AGENDA
CHANHASSEN CITY COUNCIL
MONDAY, SEPTEMBER 14, 2026
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 on the main 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 Lake Riley Boulevard Improvement Project

A.2 Presentation of Preliminary 2027 Levy and General Fund Budget

A.3 Fire Department Planning Series Session 2: Equipment, Training, & Facility

A.4 Future Work Session Schedule

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

C. PUBLIC ANNOUNCEMENTS

C.1 Teen Volunteer Recognition

D. 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.

D.1 Approve City Council Meeting Minutes dated August 31, 2026

D.2 Approve City Council Work Session Meeting Minutes dated August 31, 2026

D.3 Approve Claims Paid dated September 14, 2026

D.4 Approve an Encroachment Agreement between the City of Chanhassen and the property

owner at 8113 Marsh Drive (Lot 41, Block 2, Hidden Valley)

D.5 Award Construction Contract - Red Cedar Point Stormwater Improvement Project

D.6 Approve Stormwater Operations and Maintenance Agreement for Santa Vera Apartments Phase II (25-07)

D.7 Resolution 2026-XX: Request for Municipal State Aid Variances for the Pleasant View Road Rehabilitation Project

D.8 Resolution 2026-XX: Call Public Improvement Hearing for the 2027 City Pavement Rehabilitation Project. City Project No. 27-01

E. 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).

E.1 Balakrishna Chintaginjala Citizen Action Request

F. FIRE DEPARTMENT/LAW ENFORCEMENT UPDATE

G. PUBLIC HEARINGS

G.1 Resolution 2026-XX: Lake Riley Blvd Reconstruction Project Improvement Hearing

H. GENERAL BUSINESS

H.1 Resolution Approving the Preliminary 2026 Tax Levy, Collectible in 2027, and Establishing the Truth-in-Taxation Public Meeting Date

I. COUNCIL PRESENTATIONS

J. ADMINISTRATIVE PRESENTATIONS

J.1 Second Quarter Financial Report

K. CORRESPONDENCE DISCUSSION

L. 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

September 14, 2026

Item	Lake Riley Boulevard Improvement Project	
File No.	ENG 27-02	**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 N/A - Discussion only	
Motion Type	N/A
Strategic Priority	Asset Management

SUMMARY

Staff will give an overview of the project ahead of the public hearing scheduled for tonight's regular City Council meeting agenda.

BACKGROUND

N/A

DISCUSSION

N/A

BUDGET

N/A

RECOMMENDATION

N/A

ATTACHMENTS

Lake Riley Blvd Presentation

Lake Riley Boulevard Improvements

City Project No. 27-02

City Council Work Session

September 14, 2026

Topics

1. Discuss whether the project should include widening of the street
   - Has a direct relationship with No Parking designation

2. Discuss whether the project should implement full reconstruction
   - Has a direct relationship with Stormwater management
   - Has a direct relationship with long term PMP Financial Planning



Existing Conditions North end (looking south)

- Street is 26 feet wide
- Realigned and widened with Lyman Boulevard Improvement Project completed in 1996



Existing Conditions Midpoint (looking south)

- Current street is ~20 feet wide
- Pavement was established with 1977 sewer project
- Gravel road for access to lake properties since 1940’s



Existing Conditions end of the road (looking west)

- Existing cul-de-sac does not meet standards for a turn around

Why/When to establish No Parking

- To adhere to City Code Section 18-57, Streets
- This section of Code was specifically adopted from the 2015 Minnesota State Fire Code and associated appendices
  - Intent is to ensure the city maintains a high level of fire safety compliance
  - Added to City Code by Ordinance on August 12, 2019
- The relevant concern is the Fire Apparatus Access Road Width
  - The Code requires an unobstructed width of 26-feet
    - Meant to provide adequate operation of a fire truck w/ outriggers
  - The Code requires an unobstructed width of 20-feet for the intended driving/maneuvering path, developed based on a building site, but does technically apply to public streets
    - For a street, it's unknown where a truck will need to operate in case of an emergency response (as opposed to a building site), and this is where a risk-based decision needs to be made concerning street widths and no parking



24-01 Example

- Street width is 28 feet
- Provides an unobstructed path of 12 feet if cars parked on both sides
- Parking is allowed on both sides
- City standard for new streets is 31 feet wide



Lake Riley Boulevard

- Street width is 20 feet
- Provides an unobstructed path of 4 feet if vehicles are parked on both sides of the street
- Parking currently allowed on both sides

*Although no data or anecdotes are documented as to the challenges of the narrow street condition, it's reasonable to consider limiting parking to one side of the street if elected to not widen

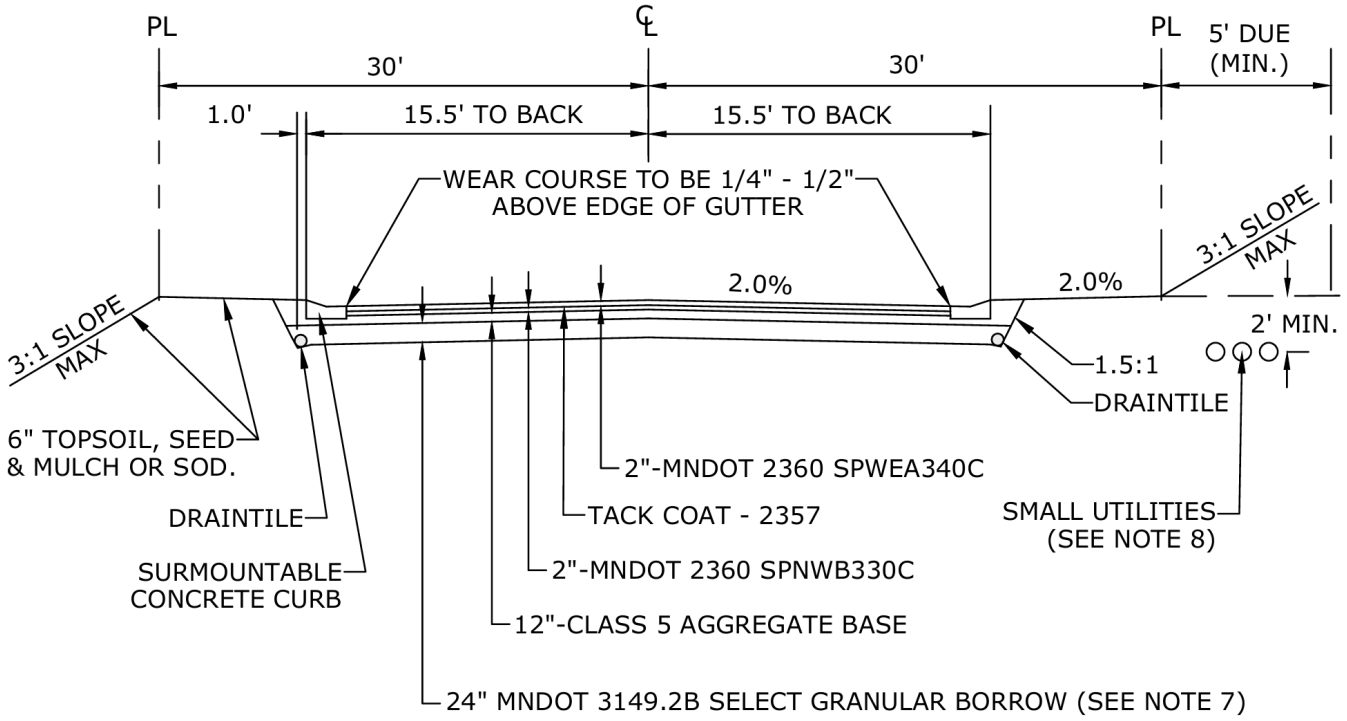


Pavement Structure

- Current pavement OCI is ~6 (scale of 0-100)

- Existing pavement section varies
  - 2-5” of bituminous
  - 6-12” of aggregate base

- Standard pavement section
  - 4” of bituminous
  - 12” of aggregate base
  - 24” of sand w/ draintile



Pavement History

- Gravel road until 1977 sanitary sewer extension project re-graded the street and installed 1.5” bituminous over 6” aggregate (49 years ago)
  - labeled as ‘interim pavement’

- Lyman Boulevard improvement project in 1996 extended watermain and patched the excavation with 3” bituminous over 8” aggregate (30 years ago)
  - North end full width
  - Rest of corridor only where watermain was trenched in

- Sealcoat performed in 2005 (21 years ago)
  - Pavement management practices potentially not prioritized due to possible assumption of a future full reconstruction

Considerations

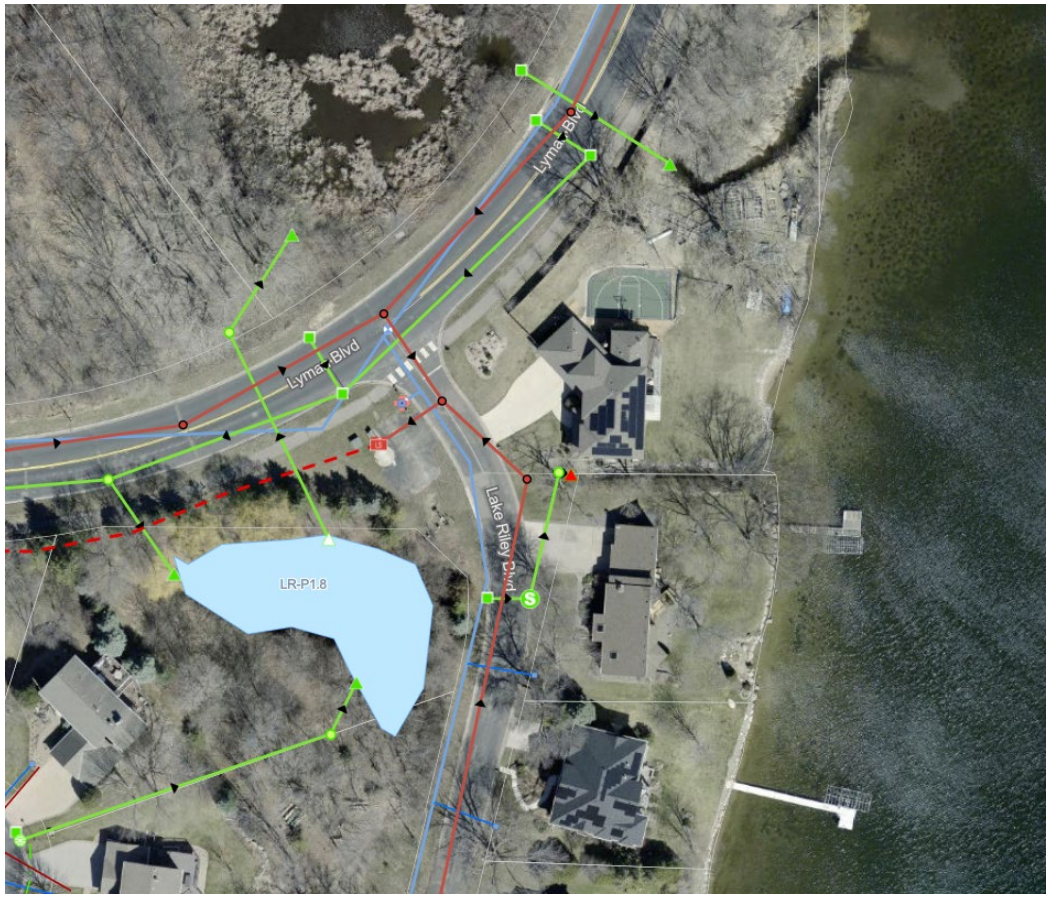
- Full reconstruction requires the need for robust stormwater management
- It is feasible to fully reconstruct the street regardless of widening decision
- Full Depth Reclamation (FDR) in lieu of reconstruction is feasible, however would not align with long-term financial planning
  - The street at some point will require reconstruction, which unless stormwater rules change, will require a stormwater management solution
  - FDR could be completed with or without adding curb
- Mill and overlay is not feasible

Stormwater Management

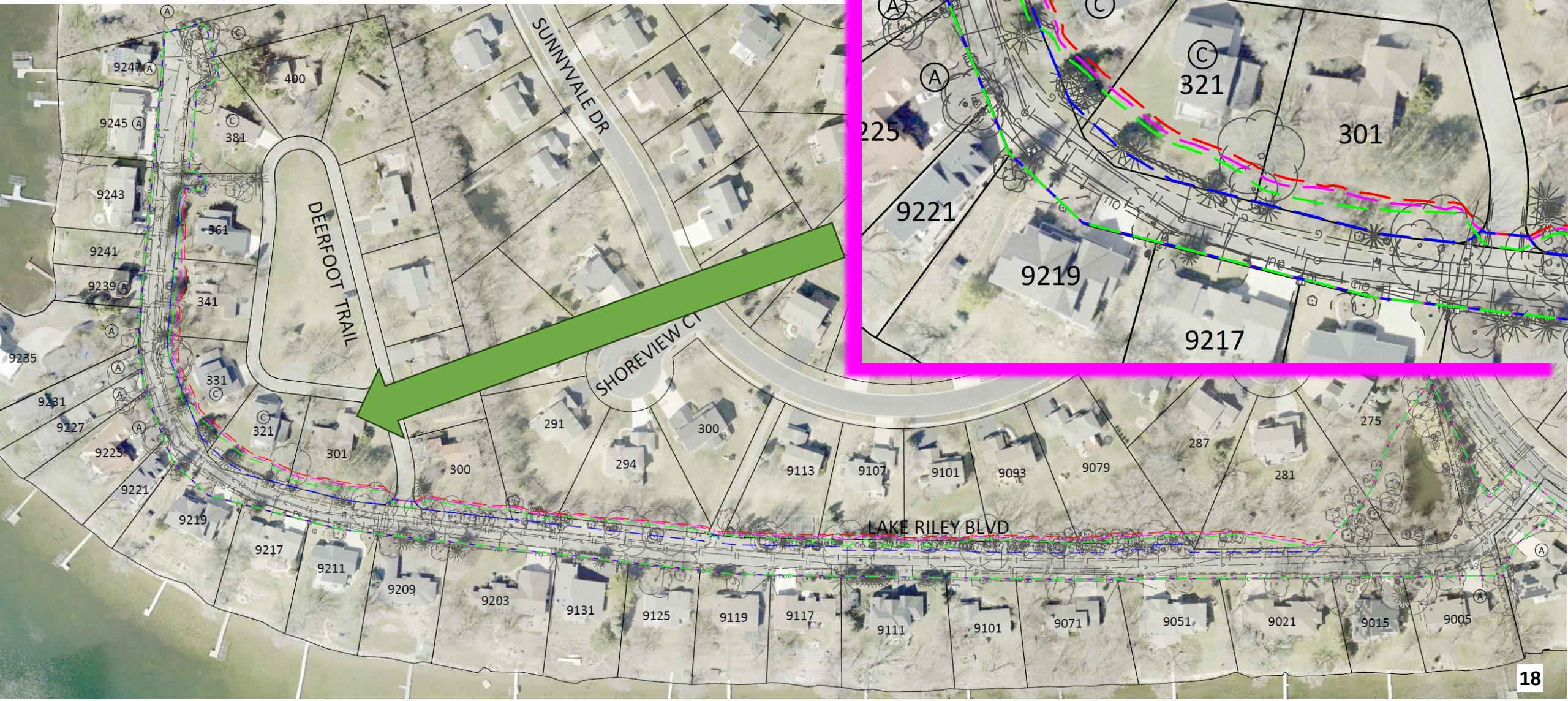
- A ditch on the west/north side has been conceptually developed as it is the most economical strategy to manage the stormwater to meet permit requirements
  - Utilizes the existing public right of way and easements
  - Layouts developed are conceptual, and have not accounted for protection measures (i.e. walls)

- The street already has watermain, sanitary sewer, and forcemain
  - Limited room to add storm sewer and/or underground storage pipes
  - No other city owned property along the corridor
  - No large tracts of undeveloped property exist along the corridor

- Potential to modify the existing stormwater pond at north end to treat northern half of corridor in lieu of treatment ditch



Potential Impacts



Council Discussion

City Council Item

September 14, 2026

Item	Presentation of Preliminary 2027 Levy and General Fund Budget	
File No.		**Item No:** A.2
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Kelly Grinnell, Finance Director	
Reviewed By	Laurie Hokkanen	

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

SUMMARY

Staff will review the current draft of the 2027 General Fund budget, levy projections for taxes payable in 2027, and projected impacts on taxpayers in anticipation of the adoption of a 2027 preliminary levy. If needed, the preliminary levy could be adopted at the September 28, 2026 meeting.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Memo - Prelim 2027 Budget and Levy Adoption 2026-09-14
Budget Presentation for Work Session

CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

Date: September 14, 2026
To: Mayor and Council Members
From: Kelly Grinnell, Finance Director
Re: Preliminary 2027 Budget & Levy Adoption

2027 General Fund Budget

Since June, staff has worked on the 2027 General Fund budget. In July department heads submitted budget requests, and those requests were incorporated into the budget, resulting in a $200,000 preliminary deficit. Staff met with department heads to pare down budget requests, resulting in a draft 2027 General Fund budget that is balanced, with revenues equal to expenditures. There have been two council work sessions. Staff has not made any adjustments to the General Fund budget since the last work session on August 31.

Wages and Benefits

The current union contract is in effect through 2028. The contract includes a minimum of 3% COLA for union employees each year, so a 3% COLA is budgeted for both union and non-union employees for 2027.

In 2026 the city completed a market wage study. Based on the results of the study, a tenth step was added to the pay scale and a few positions were regraded. These changes were incorporated into the 2026 budget. No further adjustments are recommended for 2027. A full compensation study will likely be completed in 2030 or 2031. Step increases for eligible employees are incorporated into the budget.

The city sent an RFP for health insurance out, with proposals due by September 3, 2026. Our insurance broker is currently reviewing the results. The one-year increases range from a 16% increase to a 39% increase with our current carrier. None of the proposals contains a 2nd year rate cap, but our broker is inquiring about that. Some of the proposals have higher deductible and out-of-pocket costs or more restrictive networks, so we will analyze all the options. The current budget draft includes a 20% increase and there is also $100,000 in assigned fund balance for health insurance. This is enough to cover a 32% increase, which should work with at least one of the insurance proposals.

There are some planned staff additions in the 2027 budget. One is for the addition of a custodian for city facilities. This position was hired in 2026 at a net neutral cost. The city had been contracting out for janitorial services, but after reviewing the cost and quality of those services it was determined that it made more sense to hire an employee for that service.

The other staff additions for 2027 are for the hiring of four full-time firefighters. The city has struggled with filling fire shifts during 2026, and several firefighters have worked long shifts during the year (sometimes 72 consecutive hours) due to difficulties with hiring and retaining staff. There were also some medical leaves of absence that contributed to the issue. The hiring of the four additional firefighters would be contingent upon the city receiving a SAFER grant and council approval. The city expects to find out if it has received the grant by the end of September and the employees would be hired by March 2027, if approved. The SAFER grant covers about 50% of the cost of the positions for the first three years based on a descending reimbursement. The table below shows the city portion versus grant portion through 2030:

Year	City Portion	SAFER Grant	Total for Both	Comments
2027	$122,223	$261,907	$384,130	March 15-December 31
2028	$201,485	$328,508	$529,993	Full year
2029	$394,168	$188,825	$582,993	Full year
2030	$610,211	$31,081	$641,292	Grant ends March 2030
Total	**$1,328,087**	**$810,320**	**$2,138,408**	

With all these changes, the current budget shows the overall wages and benefits portion of the 2027 General Fund budget is increasing by 6.7%, or $615,435, from $9,238,900 to $9,854,335.

Other Expenses

Other expenses for the 2026 General Fund budget are expected to increase 5.9%, or $450,043, from $7,685,370 to $8,135,413. Some of the significant changes include:

- Policing expenditures – up $194,161, due to a 7.0% increase in the contract with Carver County
- Electric and natural gas expenses for the new City Hall are projected to increase by $48,000 based on conservative budget estimates – we still do not have a full year of history with the solar panels to accurately forecast these line items
- Addition of the Civic Campus Park Building division – this is new, due to the opening of the park building and expenses for staffing, concessions, utilities, and other expenses, adding $24,400 to operating expenses (and $14,974 in wages and benefits)
- Legal services are increasing by $15,000 and county assessment expenses are increasing by $28,000 – these line items have not been adjusted for a few years, so this is largely due to that adjustment
- Street maintenance expenses are increasing by $63,000 for added sealcoating, pavement marking, and contract patching expenses
- Recycling and yard waste expenses are increasing by $40,700, which is partially offset by resident fees
- Software implementation and annual license fees for the new park and recreation software is adding $18,300 in expense, but this is partially offset by revenue each year

Overall Expenses

Total expenses for the current draft of the 2027 General Fund budget are $17,989,748, up 6.3%, or $1,065,477, compared to $16,924,270 for 2026.

Revenues

Total revenues for the current draft of the 2027 General Fund budget are $17,991,195, up 6.3%, or $1,066,925, compared to $16,924,270 for 2026. Most of the increase is due to a 4.3% increase in the General Fund levy, which adds $538,000. Overall permit revenue is expected to increase by $388,925, due to an increase in the number of permits and an increase in the permit fee schedule, which has not been increased for about four years. The city uses a multi-year average for permit revenue. Charges for service are projected to increase by $117,100.

2027 Other Funds

The City has several other budgeted funds, including special revenue funds and capital project funds. Staff is working on updates to the Capital Improvement Plan (CIP) for 2027-2031 and adding projections for 2032-2036. The 2027-2031 CIP will be presented at a future work session.

The City has three Enterprise (or Utility) Funds: Water, Sewer, and Storm Water. These funds do not have a property tax levy and are operated like a business, with user fees set to cover operating, capital, and debt expenses. Budgets for these funds will be considered in the fall.

Property Tax Levy Projections

The table below shows levy projections from the December 2025 Truth in Taxation meeting based on the 6.9% increase in 2026 and the increasing levy for City Hall Campus debt:

	Fund	2025 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected
	General	$ 12,090,000	$ 12,574,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000
	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000
	Transportation Infrastructure Mgmt	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000
	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,438,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,068,000**	**$ 1,162,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**
	% Levy Increase from Prior Year	**6.3%**	**6.9%**	**7.1%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**

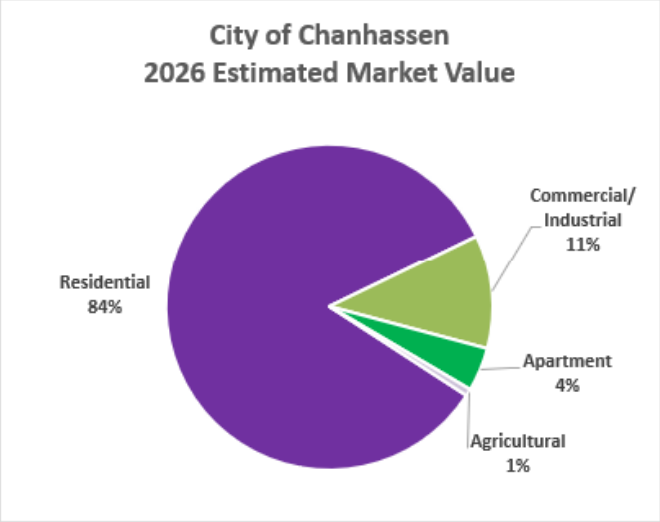
Staff reviewed the projections and does not have any recommended changes. The City will be issuing bonds for a portion of the Community Center project later this fall, however, those bonds will be repaid by the local option sales tax and do not impact the levy. In 2027, the city will issue additional bonds for the remaining amount of the project and the levy for that debt service is expected to begin in 2028.

Market Values and Tax Capacity for Taxes Payable in 2027

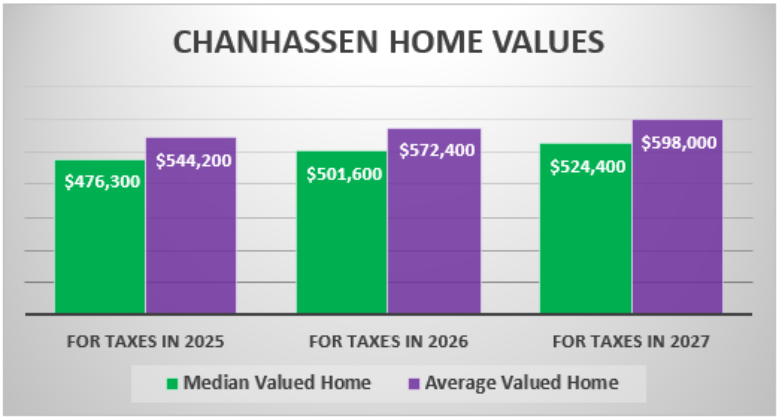
How much a property owner pays for property taxes depends on several factors. The first step is determining the property's estimated market value (EMV). The city contracts with Carver County for assessment services, which determines the EMV. They set a value each January 1 for each property. The table below shows the totals as of January 1, 2026 (for taxes payable in 2027) compared to 2025 EMV.

Assessment Summary	Residential	Commercial/ Industrial	Apartment	Agricultural	Total
2026 EMV	$5,800,661,100	$785,150,000	$300,217,100	$47,815,400	$6,933,843,600
2025 EMV	$5,559,121,800	$739,472,700	$188,296,100	$51,733,000	$6,538,623,600
Total Value Change	**$241,539,300**	**$45,677,300**	**$111,921,000**	**($3,917,600)**	**$395,220,000**
New Construction	$26,473,600	$40,648,900	$87,563,600	$978,200	$155,664,300
Market Change	$215,065,700	$5,028,400	$24,357,400	($4,895,800)	$239,555,700
% New Construction	0.48%	5.50%	46.50%	1.89%	2.38%
% Market Change	3.87%	0.68%	12.94%	-9.46%	3.66%
2026 Total % Change	**4.34%**	**6.18%**	**59.44%**	**-7.57%**	**6.04%**
2025 Total % Change	5.33%	4.94%	-2.57%	19.20%	5.14%

Overall EMV for the city increased by 6.04%, with new construction accounting for 39.4% of the increase and change in market value accounting for 60.6% of the increase. Existing residential properties increased in value by an average of 3.87% and existing commercial/industrial properties increased in value by an average of 0.68%. Residential properties make up about 84% of the market value in the city.



The chart below shows the changes in median and average home values for Chanhassen homes for the last three years.



The next step in calculating property taxes is to determine taxable market value (TMV). Homes valued below $517,200 receive a homestead market value exclusion which reduces TMV. For homesteads valued at $95,000 or less, the exclusion is 40% of the market value, creating a maximum exclusion of $38,000. The exclusion is reduced as property values increase and phases out for homesteads valued at $517,200 or more. TMV may also be adjusted for various deferments, exclusions, or other reductions.

The city's estimated TMV for taxes payable in 2027 is $6,837,303,176, compared to $6,444,941,784 for taxes payable in 2026. This is an increase of 6.1%, which tracks with the increase in EMV.

The next step in calculating property taxes is to determine the tax capacity of properties. Depending on the property use, a class rate is applied to the parcel at class rates determined by Minnesota law. Residential homestead properties have a class rate of 1.0% up to $500,000 and 1.25% for value over $500,000. Commercial/industrial properties have a class rate of 1.5% for the first $150,000 and 2.0% for value over $150,000. There are several other class rates in effect.

The city's tax capacity for taxes payable in 2027 is $75,021,574 after adjustments for tax increment and fiscal disparities. This compares to tax capacity of $71,388,412 for taxes payable in 2026. This is an increase of 5.1%, which is slightly below the increase in EMV and TMV. This is due to tax increment adjustments.

The final step in calculating property taxes is taking the tax capacity of each parcel and multiplying it by the city's tax rate. For taxes payable in 2027, the estimated city tax rate is 22.547%, up from 22.04% for last year.

Projected Property Taxes in 2027

Projected Property Tax Increases for Various Properties

The table below shows projected property tax increases for various residential properties. The impact to residential property owners is higher than the impact to commercial/industrial property owners since market values increased 3.87% on average for residential compared to 0.68% for commercial/industrial.

Sample Home	Tax Year	Scenario	Estimated Market Value	Value Increase	Value %	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase
Home A	2024	Adopted 7.4% Levy Inc.	$ 356,464	$ 7,024	2.01%	20.94%	$ 736	6.0%	$ 42	$ 3.47
	2025	Adopted 6.3% Levy Inc.	$ 360,278	$ 3,814	1.07%	21.74%	$ 753	2.3%	$ 17	$ 1.41
	2026	Adopted 6.9% Levy Inc.	$ 376,599	$ 16,321	4.53%	22.04%	$ 802	6.6%	$ 50	$ 4.13
	2027	Prelim 7.1% Levy Inc.	$ 391,173	$ 14,574	3.87%	22.55%	$ 856	6.8%	$ 54	$ 4.52
Home B	2024	Adopted 7.4% Levy Inc.	$ 594,106	$ 11,706	2.01%	20.94%	$ 1,293	6.2%	$ 76	$ 6.30
	2025	Adopted 6.3% Levy Inc.	$ 600,463	$ 6,357	1.07%	21.74%	$ 1,360	5.2%	$ 67	$ 5.56
	2026	Adopted 6.9% Levy Inc.	$ 627,664	$ 27,201	4.53%	22.04%	$ 1,454	6.9%	$ 94	$ 7.81
	2027	Prelim 7.1% Levy Inc.	$ 651,954	$ 24,291	3.87%	22.55%	$ 1,556	7.0%	$ 102	$ 8.49
Home C	2024	Adopted 7.4% Levy Inc.	$ 831,749	$ 16,389	2.01%	20.94%	$ 1,915	6.1%	$ 109	$ 9.12
	2025	Adopted 6.3% Levy Inc.	$ 840,649	$ 8,900	1.07%	21.74%	$ 2,013	5.1%	$ 97	$ 8.11
	2026	Adopted 6.9% Levy Inc.	$ 878,730	$ 38,081	4.53%	22.04%	$ 2,145	6.6%	$ 133	$ 11.06
	2027	Prelim 7.1% Levy Inc.	$ 912,737	$ 34,007	3.87%	22.55%	$ 2,291	6.8%	$ 145	$ 12.10
Home D	2024	Adopted 7.4% Levy Inc.	$ 1,069,391	$ 21,071	2.01%	20.94%	$ 2,537	6.0%	$ 143	$ 11.95
	2025	Adopted 6.3% Levy Inc.	$ 1,080,833	$ 11,442	1.07%	21.74%	$ 2,665	5.0%	$ 128	$ 10.67
	2026	Adopted 6.9% Levy Inc.	$ 1,129,795	$ 48,962	4.53%	22.04%	$ 2,837	6.4%	$ 172	$ 14.31
	2027	Prelim 7.1% Levy Inc.	$ 1,173,518	$ 43,723	3.87%	22.55%	$ 3,026	6.6%	$ 188	$ 15.71
Home E	2024	Adopted 7.4% Levy Inc.	$ 1,307,034	$ 25,754	2.01%	20.94%	$ 3,159	5.9%	$ 177	$ 14.78
	2025	Adopted 6.3% Levy Inc.	$ 1,321,019	$ 13,985	1.07%	21.74%	$ 3,318	5.0%	$ 159	$ 13.23
	2026	Adopted 6.9% Levy Inc.	$ 1,380,861	$ 59,842	4.53%	22.04%	$ 3,529	6.3%	$ 211	$ 17.55
	2027	Prelim 7.1% Levy Inc.	$ 1,434,301	$ 53,439	3.87%	22.55%	$ 3,761	6.6%	$ 232	$ 19.32

The table below shows projected property tax increases for two commercial/industrial properties.

Commercial/ Industrial Property Owner	Tax Year	Scenario	Estimated Market Value	Value Increase	Value % Inc	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase/ (Decrease)
Taxpayer 1	2024	Adopted 7.4% Levy Inc.	$ 1,155,409	$ 79,409	7.38%	20.94%	$ 2,763	12.1%	$ 299	$ 24.89
	2025	Adopted 6.3% Levy Inc.	$ 1,215,028	$ 59,619	5.16%	21.74%	$ 3,030	9.7%	$ 268	$ 22.30
	2026	Adopted 6.9% Levy Inc.	$ 1,218,187	$ 3,159	0.26%	22.04%	$ 3,081	1.7%	$ 51	$ 4.21
	2027	Prelim 7.1% Levy Inc.	$ 1,226,471	$ 8,284	0.68%	22.55%	$ 3,175	3.1%	$ 95	$ 7.89
Taxpayer 2	2024	Adopted 7.4% Levy Inc.	$ 5,777,044	$ 397,044	7.38%	20.94%	$ 14,860	11.5%	$ 1,531	$ 127.56
	2025	Adopted 6.3% Levy Inc.	$ 6,075,139	$ 298,095	5.16%	21.74%	$ 16,237	9.3%	$ 1,378	$ 114.81
	2026	Adopted 6.9% Levy Inc.	$ 6,090,935	$ 15,795	0.26%	22.04%	$ 16,505	1.6%	$ 268	$ 22.30
	2027	Prelim 7.1% Levy Inc.	$ 6,132,353	$ 41,418	0.68%	22.55%	$ 17,004	3.0%	$ 499	$ 41.56

Total Monthly Cost of City Services

In addition to property taxes, residents and business owners pay a monthly utility bill for water, sewer, and storm water management. Rates for monthly utilities are set to cover the cost of providing water, sewer, and storm water management services and need to cover operating, debt service, and capital costs. Ehlers helped the city conduct a rate study in 2022. Based on that study, rates for utility services are expected to increase as follows: Water 4.5%, Sewer 8.5%, and Storm Water Management 15%. A customer using 9,000 gallons monthly would see their bill increase from $92.38 to $99.57.

The table below shows the total monthly cost of city services for the average valued home for 2027 compared to 2026:

Average Valued Home $598,000	2026	2027	$ Change	% Change
City Property Taxes	$ 109.25	$ 117.00	$ 7.75	7.1%
Utility Billing	$ 92.38	$ 99.57	$ 7.19	7.8%
Total for City Services	$ 201.63	$ 216.57	$ 14.94	7.4%

Next Steps

The council is required to adopt a preliminary tax levy by September 30 of each year and hold a Truth in Taxation (TNT) public meeting prior to adopting a final levy and budget before the end of the calendar year.

The plan is to adopt the preliminary tax levy at the council meeting on September 14, 2026. A resolution to adopt the preliminary levy is included the regular council agenda packet. If necessary, the preliminary tax levy could be adopted at the September 28, 2026, meeting. The final tax levy cannot exceed the amount of the preliminary tax levy, but it can be lower.

Additional budget work sessions are planned for October and November, before the TNT meeting on December 14, 2026.

City of Chanhassen Preliminary 2027 Levy & Budget

September 14, 2026

Discussion Items

- 2027 General Fund Budget
- 2027 Other Funds & CIP
- Pay 2027 Property Tax Levy
  - Impact on Various Properties
- Next Steps



Preliminary 2027 General Fund Budget

Wages & Benefits

- Current union contract -> 2028, contract provides for minimum 3% COLA ↑ in 2027 and 2028, same COLA applies to non-union employees
- Step increase of 3% for eligible employees
- Market wage study completed in 2026 – resulted in addition of Step 10 and pay reclassification for positions below 90% of benchmarks
- Health insurance – 20% increase budgeted currently for 2027
    - Have $100K in assigned fund balance for large premium increase – this is enough to cover an insurance increase up to 32% (when including 20% increase already in budget)
    - Currently reviewing results of RFP for insurance – should have enough between budget and fund balance
- Total FTE count – up by 5 – 1 for Custodian (swap for contractual services line item) and 4 Firefighters (subject to SAFER grant award)
- Current projection is 6.7% overall increase from 2026 wages and benefits - $9.239M to $9.854M

Preliminary 2027 General Fund Budget

Other Items

- Sheriff's Contract – 7.0% ↑, or $194,161
- Utility expenses for new Civic Campus up $48,000 – projections based on conservative estimates – we do not have a full year history of usage with the solar panels to forecast
- Addition of Civic Campus Park Building – expenses for staffing, concessions, utilities, and other expenses, adds $24,400 to operating expenses ($14,974 in wages and benefits)
- Legal services up $15,000 and county assessor contract up $28,000
- Street maintenance up $63,000 for added sealcoating, pavement marking, and contract patching – part of street maintenance planning process
- Others – yard waste expense $40,700 (plus Saturday staffing), park and rec software (offset by reduced fees)
- Total for non-wage/benefit expenditures up 6.3% from 2026 budget - $7.685M to $8.135M

Preliminary 2027 General Fund Budget

Expenditures by Function

Function	2026 Budget	2027 Preliminary	$ Increase	% Increase
General Government	$3,794,197	$3,637,348	$-156,849	-4.1%
Public Safety	$6,161,781	$6,752,947	$591,166	9.6%
Public Works	$3,154,505	$3,317,810	$163,305	5.2%
Parks & Recreation	$3,054,420	$3,287,460	$233,040	7.6%
Community Development	$759,367	$994,183	$234,816	30.9%
Total Expenditures	$16,924,270	$17,989,748	$1,065,478	6.3%

Preliminary 2027 General Fund Budget

Revenues by Type

Function	2026 Budget	2027 Preliminary	$ Increase	% Increase
Property Tax	$12,574,000	$13,112,000	$538,000	4.3%
Cable Franchise Fees	$125,000	$115,000	$-10,000	-8.0%
Licenses & Permits	$1,733,700	$2,132,125	$398,425	23.0%
Fines & Penalties	$75,000	$75,000	$0	0.0%
Intergovernmental	$627,370	$673,370	$46,000	7.3%
Charges for Service	$666,900	$784,000	$117,100	17.6%
Investment Income	$325,000	$375,000	$50,000	15.4%
Other Income	$387,300	$393,700	$6,400	1.7%
Transfers In	$410,000	$331,000	$-79,000	-19.3%
Total Revenues	$16,924,270	$17,991,195	$1,066,925	6.3%

Preliminary 2027 General Fund Budget

General Fund Budget currently balanced

Includes the following items:

1. Hiring of 4 FT Firefighters assuming SAFER grant awarded – should know by the end of September 2026
2. Use of assigned fund balance for one-time items: 2027 special election, portion of health insurance premium increase, council strategic planning session, and search firm cost for new city manager

Outlook for Other Funds

Special Revenue Funds

- No property tax levies
- Transferring $331K from Grants Fund to General Fund – use of Public Safety aid (last of three-year planned use)

Debt Service Funds

- Property tax levies for 2 funds in 2027 – PW Facility & Civic Campus
- Chanhassen Comm Center bonds levy expected to start in 2028

Capital Funds

- Fleet & Equipment – Fire Engine in 2029
- Facilities
- Pavement Management Program
- Transportation Infrastructure Management (TIM)
- Do not expect significant change from last year's projections
- CIP will be updated to include 2031 (staff working on adding projections through 2036)

Utility Funds

- Budget work begins in fall
- Will update projections from Utility Rate Study
- Expect to continue with planned rate increases

Property Tax Levy Projection

	Fund	2025 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected
	General	$ 12,090,000	$ 12,574,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000
	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000
	Transportation Infrastructure Mgmt	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000
	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,438,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,068,000**	**$ 1,162,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**
	% Levy Increase from Prior Year	**6.3%**	**6.9%**	**7.1%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**

Market Values for Taxes Payable in 2027

- Total market value of all properties in city is almost $7 Billion, up about $400M
- New construction added $156M in tax base
- Increased value in existing properties added $240M in tax base
- Combined increase of 6.04%, compared to 5.14% in 2025, 2.25% in 2024

Assessment Summary	Residential	Commercial/ Industrial	Apartment	Agricultural	Total
2026 EMV	$5,800,661,100	$785,150,000	$300,217,100	$47,815,400	$6,933,843,600
2025 EMV	$5,559,121,800	$739,472,700	$188,296,100	$51,733,000	$6,538,623,600
Total Value Change	**$241,539,300**	**$45,677,300**	**$111,921,000**	**($3,917,600)**	**$395,220,000**
New Construction	$26,473,600	$40,648,900	$87,563,600	$978,200	$155,664,300
Market Change	$215,065,700	$5,028,400	$24,357,400	($4,895,800)	$239,555,700
% New Construction	0.48%	5.50%	46.50%	1.89%	2.38%
% Market Change	3.87%	0.68%	12.94%	-9.46%	3.66%
2026 Total % Change	**4.34%**	**6.18%**	**59.44%**	**-7.57%**	**6.04%**
2025 Total % Change	5.33%	4.94%	-2.57%	19.20%	5.14%

Property Tax Impact on Residential

Sample Home	Tax Year	Scenario	Estimated Market Value	Value Increase	Value %	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase
Home A	2024	Adopted 7.4% Levy Inc.	$ 356,464	$ 7,024	2.01%	20.94%	$ 736	6.0%	$ 42	$ 3.47
	2025	Adopted 6.3% Levy Inc.	$ 360,278	$ 3,814	1.07%	21.74%	$ 753	2.3%	$ 17	$ 1.41
	2026	Adopted 6.9% Levy Inc.	$ 376,599	$ 16,321	4.53%	22.04%	$ 802	6.6%	$ 50	$ 4.13
	2027	Prelim 7.1% Levy Inc.	$ 391,173	$ 14,574	3.87%	22.55%	$ 856	6.8%	$ 54	$ 4.52
Home B	2024	Adopted 7.4% Levy Inc.	$ 594,106	$ 11,706	2.01%	20.94%	$ 1,293	6.2%	$ 76	$ 6.30
	2025	Adopted 6.3% Levy Inc.	$ 600,463	$ 6,357	1.07%	21.74%	$ 1,360	5.2%	$ 67	$ 5.56
	2026	Adopted 6.9% Levy Inc.	$ 627,664	$ 27,201	4.53%	22.04%	$ 1,454	6.9%	$ 94	$ 7.81
	2027	Prelim 7.1% Levy Inc.	$ 651,954	$ 24,291	3.87%	22.55%	$ 1,556	7.0%	$ 102	$ 8.49
Home C	2024	Adopted 7.4% Levy Inc.	$ 831,749	$ 16,389	2.01%	20.94%	$ 1,915	6.1%	$ 109	$ 9.12
	2025	Adopted 6.3% Levy Inc.	$ 840,649	$ 8,900	1.07%	21.74%	$ 2,013	5.1%	$ 97	$ 8.11
	2026	Adopted 6.9% Levy Inc.	$ 878,730	$ 38,081	4.53%	22.04%	$ 2,145	6.6%	$ 133	$ 11.06
	2027	Prelim 7.1% Levy Inc.	$ 912,737	$ 34,007	3.87%	22.55%	$ 2,291	6.8%	$ 145	$ 12.10
Home D	2024	Adopted 7.4% Levy Inc.	$ 1,069,391	$ 21,071	2.01%	20.94%	$ 2,537	6.0%	$ 143	$ 11.95
	2025	Adopted 6.3% Levy Inc.	$ 1,080,833	$ 11,442	1.07%	21.74%	$ 2,665	5.0%	$ 128	$ 10.67
	2026	Adopted 6.9% Levy Inc.	$ 1,129,795	$ 48,962	4.53%	22.04%	$ 2,837	6.4%	$ 172	$ 14.31
	2027	Prelim 7.1% Levy Inc.	$ 1,173,518	$ 43,723	3.87%	22.55%	$ 3,026	6.6%	$ 188	$ 15.71
Home E	2024	Adopted 7.4% Levy Inc.	$ 1,307,034	$ 25,754	2.01%	20.94%	$ 3,159	5.9%	$ 177	$ 14.78
	2025	Adopted 6.3% Levy Inc.	$ 1,321,019	$ 13,985	1.07%	21.74%	$ 3,318	5.0%	$ 159	$ 13.23
	2026	Adopted 6.9% Levy Inc.	$ 1,380,861	$ 59,842	4.53%	22.04%	$ 3,529	6.3%	$ 211	$ 17.55
	2027	Prelim 7.1% Levy Inc.	$ 1,434,301	$ 53,439	3.87%	22.55%	$ 3,761	6.6%	$ 232	$ 19.32

Property Tax Impact on Commercial

Commercial/ Industrial Property Owner	Tax Year	Scenario	Estimated Market Value	Value Increase	Value % Inc	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase/ (Decrease)
Taxpayer 1	2024	Adopted 7.4% Levy Inc.	$ 1,155,409	$ 79,409	7.38%	20.94%	$ 2,763	12.1%	$ 299	$ 24.89
	2025	Adopted 6.3% Levy Inc.	$ 1,215,028	$ 59,619	5.16%	21.74%	$ 3,030	9.7%	$ 268	$ 22.30
	2026	Adopted 6.9% Levy Inc.	$ 1,218,187	$ 3,159	0.26%	22.04%	$ 3,081	1.7%	$ 51	$ 4.21
	2027	Prelim 7.1% Levy Inc.	$ 1,226,471	$ 8,284	0.68%	22.55%	$ 3,175	3.1%	$ 95	$ 7.89
Taxpayer 2	2024	Adopted 7.4% Levy Inc.	$ 5,777,044	$ 397,044	7.38%	20.94%	$ 14,860	11.5%	$ 1,531	$ 127.56
	2025	Adopted 6.3% Levy Inc.	$ 6,075,139	$ 298,095	5.16%	21.74%	$ 16,237	9.3%	$ 1,378	$ 114.81
	2026	Adopted 6.9% Levy Inc.	$ 6,090,935	$ 15,795	0.26%	22.04%	$ 16,505	1.6%	$ 268	$ 22.30
	2027	Prelim 7.1% Levy Inc.	$ 6,132,353	$ 41,418	0.68%	22.55%	$ 17,004	3.0%	$ 499	$ 41.56

Reduce Levy Increase from 7.1%?

To get to a 6.9% Levy Increase

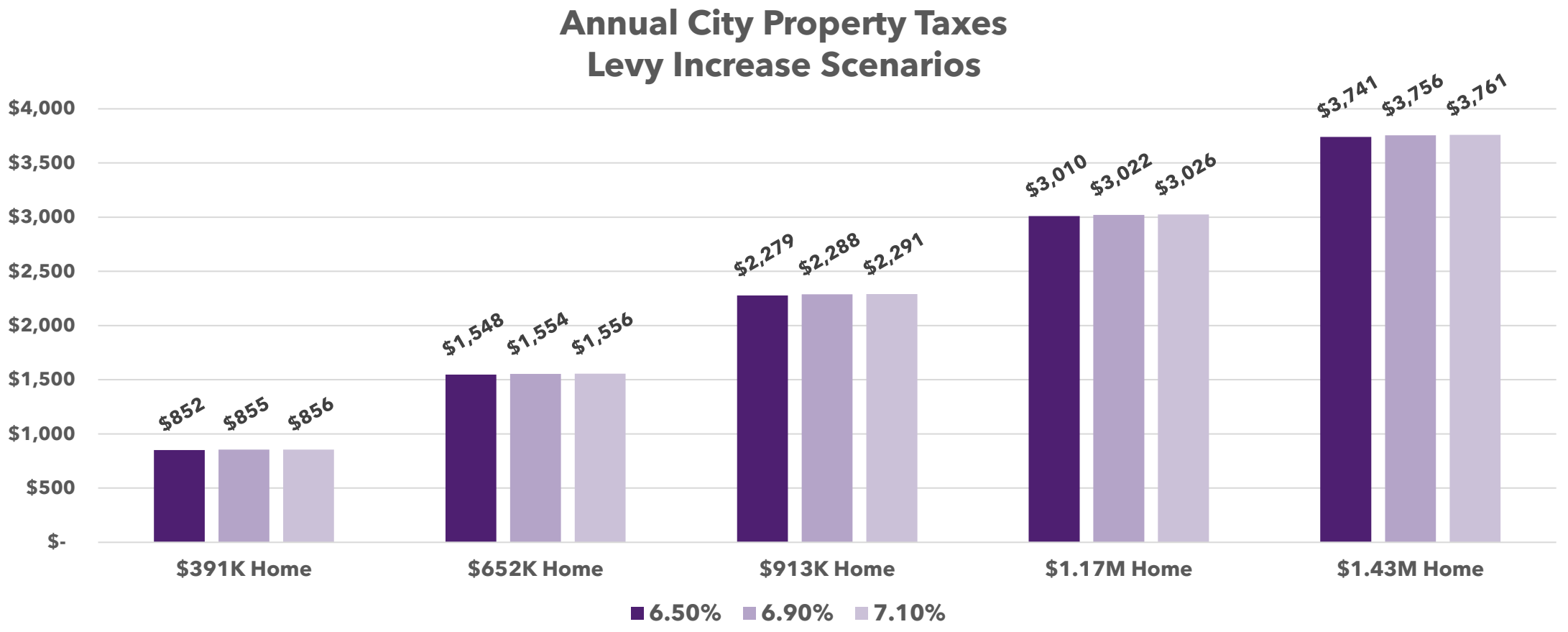
- Would need to cut $21K from the levy

To get to a 6.5% Levy Increase

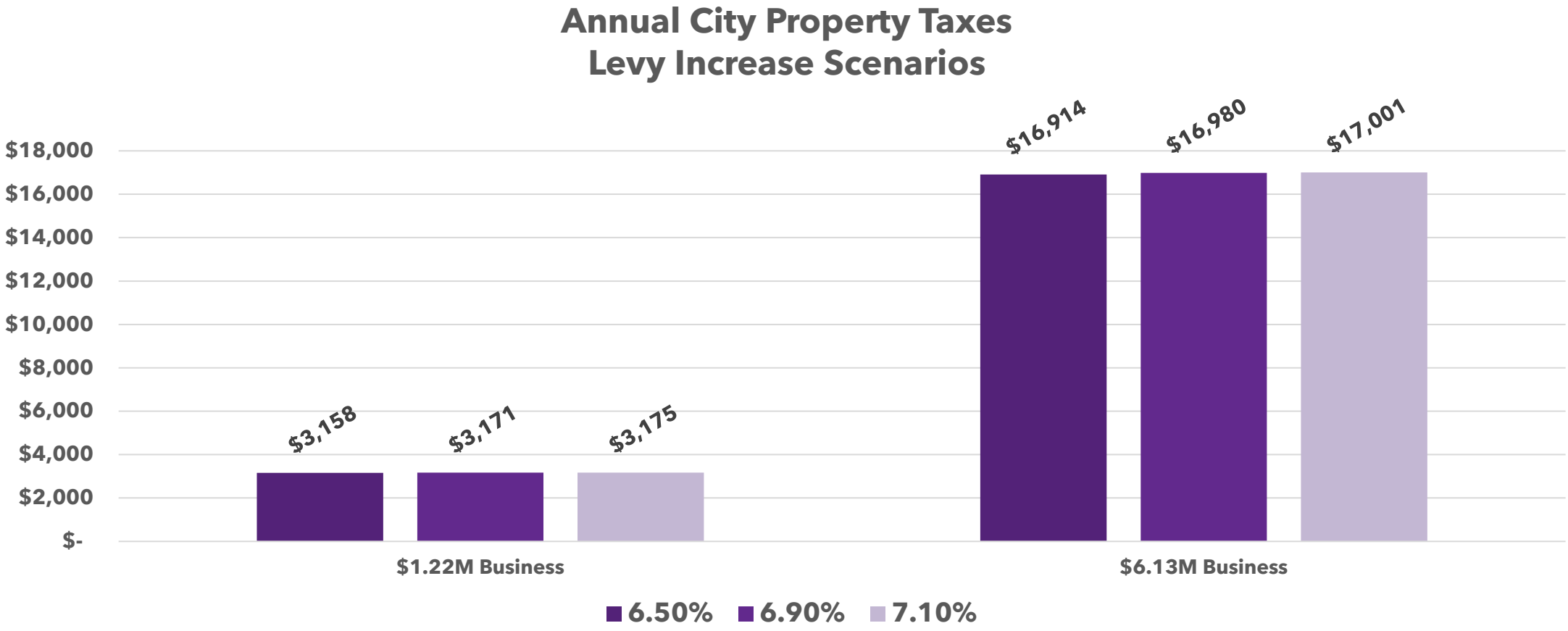
- Would need to cut $87K from the levy

	Fund	2025 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected
	General	$ 12,090,000	$ 12,574,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000
	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000
	Transportation Infrastructure Mgmt	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000
	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,438,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,068,000**	**$ 1,162,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**
	% Levy Increase from Prior Year	**6.3%**	**6.9%**	**7.1%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**

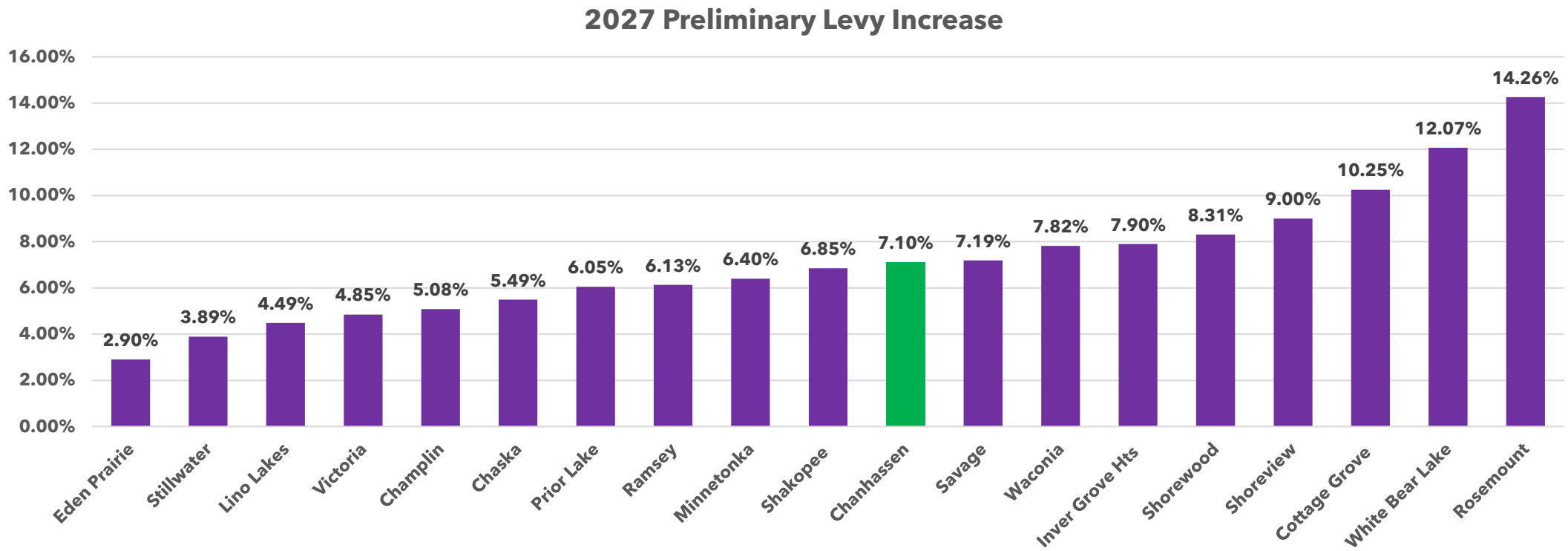
Impact of Reducing Levy - Residential



Impact of Reducing Levy - Commercial



Levy Comparison to Other Cities





Total Cost of Monthly Services

What is the total cost of city services each month for an average home in Chanhassen?

Average Home	2026	2027	$ Change	% Change
City Property Taxes*	$109.25	$117.00	$7.75	7.1%
Utility Bill**	$92.38	$99.57	$7.19	7.8%
Total for City Services	$201.63	$216.57	$14.94	7.4%

**City portion of property taxes based on average value home of $598,000*

***Utility billing based on water usage of 9,000 gallons*



Budget Calendar - City Council

June 22, 2026	Work Session – Completed!
August 31, 2026	Work Session – Completed!
September 14, 2026	**Work Session & Council Meeting**
	Set preliminary property tax levy (could be set on September 28 if needed)
October 26, 2026	Work Session
November 9, 2026	Work Session
November 23, 2026	Work Session
December 14, 2026	**Council Meeting**
	Adopt final levy and budget

Next Steps



Feedback for staff on budget presented

What should preliminary levy be set at?

Work Session & Council Meeting - September 14, 2026 – Goal is to adopt preliminary levy

City Council Item

September 14, 2026

Item	Fire Department Planning Series Session 2: Equipment, Training, & Facility	
File No.		**Item No:** A.3
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Andrew Heger, Fire Chief	
Reviewed By		

SUGGESTED ACTION

No formal action will be taken.

Motion Type	N/A
Strategic Priority	Operational Excellence

SUMMARY

Staff will meet with the City Council to provide educational sessions on future fire department needs and planning. This will be part of a series of discussions scheduled throughout the remainder of the year, with each session offering a deeper exploration of specific focus areas relevant to the fire department.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Fire Department Update - September 14th, 2026

Fire Department Planning Series

September 14th, 2026

Agenda Series Topics

- Fire department staffing and structure-September 14th
- Equipment, training, & facility-September 28th
- Emergency Medical Services-October 12th
- Service delivery & response metrics-October 26th
- Putting it all together-November 23rd



Equipment, Training & Facilities

Equipment, Training & Facilities

- Overview of existing apparatus fleet
- Minimum training requirements for new firefighters
- Ongoing training requirements for existing firefighters
- Facility overview

Suppression Apparatus

Engine 1



Engine 11



Suppression Apparatus

Engine 13



Truck 1



Apparatus Fleet

Grass 11



Utility 21



Specialty Apparatus

Boat



UTV



Support Apparatus

Command Vehicles (5)



Utility 11



New Firefighter Training

- NFPA 1010 curriculum
  - Firefighter I
  - Firefighter 2
  - Hazardous Materials Operations
  - 192 hours
- EMT certification
  - Practical & classroom skills
  - 140 hours
- Fire apparatus operator, Blue Card, Fire Officer, Fire Instructor, Fire Inspector, etc. all additional training courses.

Existing Firefighter Training

- MBFTE Licensing
  - 72 hours every three years
- MFSCB certifications
  - 24 hours every three years in each discipline
- EMT/EMR certifications
  - EMR 16 hours every two years
  - EMT 40 hours every two years
- Incident command certifications
  - 36 hours every three years

Facility

- Effective service delivery
  - More details to come in Part 4
- Training limitations
- Health & safety concerns for firefighters
- Future staffing capacity
- Historical direction regarding facilities

Current Station 1



- Originally constructed as Village Hall and Fire Station in 1966
- Remodeled in 1981, 1989, 2019, & 2023
- 2026 Space Needs analysis identified a potential large remodel/addition project

Decommissioned Station 2



- Constructed in 1989
- Decommissioned in 2021
- Leased to Ridgeview Ambulance Service through 2032

One Time Planned Station 3



View From Lyman Blvd. Looking South



View From Lyman Blvd. Looking Southwest



View From Lyman Blvd. Looking Southeast

- Site obtained in 2008 as part of the Highway 212 project
- 2.4 acres
- Pipeline easement through northern one third on property
- Site viability
- No title restrictions

Key Takeaways

- Maintain replacement of existing apparatus in compliance with NFPA guidelines.
- Staffing and service delivery may impact future apparatus needs.
- Training demands will continue to grow as firefighters face additional response challenges.
- A facility plan will need to be developed to address staffing growth, health and safety concerns, and effective service delivery.

Questions?

City Council Item

September 14, 2026

Item	Future Work Session Schedule	
File No.		**Item No:** A.4
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

September 28, 2026
- Discuss outdoor storage of recreational vehicles
- City Council Roundtable

October 12, 2026
- Fire Department Planning (3 of 5)

October 26, 2026
- Presentation of Capital Fund Budgets and 2027-2031 CIP
- Fire Department Planning (4 of 5)

November 9, 2026
- Presentation of Preliminary 2027 Utility Fund Budgets and 2027-2031 Utility Fund CIP

November 23, 2026

- Final Review of Proposed 2027 Levy, Budgets, and CIP for all funds
- Fire Department Planning (5 of 5)

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 pm in conjunction with the regular City Council meeting, but may be scheduled for other times as needed. The public is invited and welcome to listen to the presentations and discussion, but public comment is not taken at work sessions.

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

September 14, 2026

Item	Teen Volunteer Recognition	
File No.		**Item No:** C.1
Agenda Section	**PUBLIC ANNOUNCEMENTS**	
Prepared By	Priya Wall, Recreation Manager	
Reviewed By	Jerry Ruegemer	

SUGGESTED ACTION

None

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

On behalf of the City Council and Park & Recreation Commission, I would like to recognize the 2026 Teen Volunteers. These 13-16 year-olds were selected to serve as volunteers for city-sponsored recreation programs from June through August. Programs included the Summer Concert Series, Summer Discovery Playground Program, Lake Ann Adventure Camp, Senior Center activities and Rec Center sports programs.

The city would like to thank this year's Teen Volunteers for their service. Together, they compiled over 1,200 hours of service to the City of Chanhassen.

2026 Teen Volunteers
Keegan Beers
Caleb Boarder
Neil Collins
Tennyson Duwe
Avery Ewasiuk

Bryn Gavin
Elias Gunderson
Anabel Hay
Celeste Hay
Stella Hoff
Katie Lee
Emma Niemeyer
Jay Petersen
Olivia Pettingill
Genevieve Pettit
Nikhil Pradhan
Saharsh Rajuri
Aakansha Srinivasan
Mahi Suri
Will Terschan
Ava Tkachuk
Carolyn Tzucker
Keane Tzucker
Lizzy Vasatka
Quinn Vasatka
Nizhoni Vukelich
Isabella Wu
Maddie Zeigler

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

September 14, 2026

Item	Approve City Council Meeting Minutes dated August 31, 2026	
File No.		**Item No:** D.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 August 10, 2026."

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 August 31, 2026.

ATTACHMENTS

City Council Meeting minutes dated August 31, 2026

CHANHASSEN CITY COUNCIL
REGULAR MEETING
MINUTES
AUGUST 31, 2026

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 von Oven, Councilmember Schubert, and Councilmember Kimber.

COUNCIL MEMBERS ABSENT: None.

STAFF PRESENT: Laurie Hokkanen, City Manager; Matt Unmacht, Assistant City Manager; Eric Maass, Community Development Director; Charlie Howley, Public Works Director/City Engineer; Jerry Ruegemer, Parks and Recreation Director; Patrick Gavin, Communications Manager; Kelly Grinnell, Finance Director; Andrew Heger, Fire Chief; and Jenny Potter, City Clerk.

PUBLIC PRESENT: Clara Christenson, Youth Commissioner

PUBLIC ANNOUNCEMENTS:

1. Presentation of Certificates of Appreciation to Outgoing Youth Commissioners

Mayor Ryan recognized Clara Christenson for her contribution as a Youth Commissioner on the Park & Recreation Commission for two consecutive one-year terms. She also thanked Tanvi Akuhota for serving as a Youth Environmental Commissioner.

CONSENT AGENDA: Councilmember McDonald moved, Councilmember Kimber seconded that the City Council approve the following consent agenda items 1 through 14 pursuant to the City Manager's recommendations:

1. Approve City Council Minutes dated August 10, 2026

2. Approve City Council Work Session Minutes dated August 10, 2026

3. Receive Commission on Aging Minutes dated June 12, 2026

4. Approve Claims Paid dated August 31, 2026

5. Appoint Youth Commissioners

6. RecTrac Park and Recreation Software Services Agreement

7. Approve an Encroachment Agreement between the City of Chanhassen and the property owner at 282 Lakeview Road East (Lot 3, Block 2, Reflections at Lake Riley 2nd Addition)

8. 2026 Trail and Parking Lot Improvement Project

9. Water Meter Reading Collector at Power Hill Park

10. Approve the Reassignment of a Site Plan Agreement for the Construction of a 12-unit and 16-unit Apartment located at 621 Santa Vera Drive

11. Approve Construction Materials Testing Agreement for the Chanhassen Community Center Project

12. Award Design and Construction Administration Services Contract for the 2026 Stormwater Pond Maintenance Project

13. Approve Agreement with Westwood Community Church for the Fire Training at The Hope House

14. Resolution 2026-65: Call Public Improvement Hearing for the 2027 Lake Riley Blvd Reconstruction Project. City Project No. 27-02

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

VISITOR PRESENTATIONS.

1. Balakrishna Chintaginjala Citizen Action Request

Balakrishna Chintaginjala, Resident, was not present at the meeting.

FIRE DEPARTMENT/LAW ENFORCEMENT UPDATES. None.

PUBLIC HEARINGS.

1. This Public Hearing is Canceled – Resolution 2026-XX: Accept Feasibility Study, Conduct Public Improvement Hearing, and Authorize Preparation of Plans and Specifications for the 8850 and 8900 Audubon Road Sewer Extension

GENERAL BUSINESS. None.

COUNCIL PRESENTATIONS. None.

ADMINISTRATIVE PRESENTATIONS. None.

CORRESPONDENCE DISCUSSION.

1. **Thank You from St. Louis Park**

2. **Letter from Chanhassen to Met Council regarding Proposed Amendment to its Transportation Policy Plan**

3. **Letter from Representative Tom Emmer – Support for Fire and Emergency Response (SAFER) Grant Program**

Councilmember Schubert moved, Councilmember von Oven 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 7:07 p.m.

Submitted by Laurie Hokkanen
City Manager

Prepared by Jenny Potter
City Clerk

City Council Item

September 14, 2026

Item	Approve City Council Work Session Meeting Minutes dated August 31, 2026	
File No.		**Item No:** D.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 Meeting minutes dated August 31, 2026."	
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 Meeting minutes dated August 31, 2026.

ATTACHMENTS

City Council Work Session Meeting minutes dated August 31, 2026

CHANHASSEN CITY COUNCIL
WORK SESSION
MINUTES
August 31, 2026

Mayor Ryan called the work session to order at 6:00 P.M.

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

COUNCIL MEMBERS ABSENT:

STAFF PRESENT: Laurie Hokkanen, City Manager; Charlie Howley, Public Works Director/City Engineer; Eric Maass, Community Development Director; Patrick Gavin, Kelly Grinnell, Finance Director; Communications Manager; Jerry Ruegemer, Park & Recreation Director; Andrew Heger, Fire Chief

PUBLIC PRESENT:

Review Early Draft of 2027 General Fund Budget and Levy

Kelly Grinnell, Finance Director, presented a balanced preliminary General Fund budget of approximately $17.99 million, a 6.3% increase over 2026. The budget initially faced a roughly $200,000 deficit, which staff addressed through departmental reductions and a proposed 5% increase in building permit fees (first increase in five years). Wages and benefits are projected to increase 6.7% to approximately $9.85 million, reflecting scheduled wage adjustments, four additional firefighters contingent on receiving a federal SAFER grant and a budgeted 20% increase in health insurance premiums. Ms. Grinnell said the city's current health insurance provider has proposed a 39% increase, although the city is seeking competing proposals before determining the final cost. Other increases include approximately $194,000 for the Carver County Sheriff's Office contract, additional street maintenance and expenses associated with operating the new Civic Campus Park Building.

The preliminary property tax levy is currently projected to increase 7.1%. Because residential property values increased more than commercial and industrial values, residential properties would generally experience a larger percentage increase. For example, a home valued at approximately $650,000 would see an estimated $102 annual increase in city property taxes under the current proposal.

City Council members expressed interest in continuing to look for reductions, with staff noting that approximately $20,000 in additional cuts would bring the levy increase to 6.9%. At the Sept. 14 work session, staff will provide updated health insurance information and a broader look at the total city tax and utility impact on residents. The council is expected to set the preliminary levy in September, with final budget and levy adoption scheduled for December.

Review Employee Survey Results

Matt Unmacht, Assistant City Manager, reviewed results from the city's annual employee survey, which gathered feedback from staff about their workplace experience, organizational culture and opportunities for improvement. The city has conducted employee surveys since 2022 as part of its strategic focus on operational excellence and its goal of being an employer of choice.

This year's survey had an 87% participation rate. Employees gave the city an average satisfaction rating of 4.12 out of 5, while 91% reported being very satisfied, somewhat satisfied or neutral about Chanhassen as a place to work. In addition, 85% said they had not applied for another job in the past six months, the strongest result for that question since 2022.

Mr. Unmacht also highlighted strong trust and collaboration among coworkers, while 93% of respondents rated communication from city leadership as excellent, good or OK. Open-ended responses identified staffing and workload as areas of concern, along with interest in expanding the city's use of artificial intelligence to improve efficiency.

Leadership plans to prepare an FAQ addressing additional employee comments and explaining how feedback is being considered. The City Council members praised the results and thanked employees and department leaders for their work to maintain a positive workplace culture.

Mayor Ryan recessed the Work Session at 6:53 p.m.

Mayor Ryan reconvened the Work Session at 7:10 p.m.

Fire Department Planning Series Session 1: Fire Department Staffing and Structure

Andrew Heger, Fire Chief began a series of Fire Department planning discussions with an overview of current staffing and challenges facing the department. The sessions are intended to establish a common understanding of current operations before future decisions on staffing, facilities and service levels.

Chief Heger said the department's five-year focus is to build more operational depth through full-time and part-time staff. Future needs include an assistant chief of operations and a fire inspector. The long-term goal is to have enough daily staffing to operate two pieces of apparatus.

City Council members also discussed the current fire station, built in the 1960s for a volunteer department and now at capacity. A previous assessment estimated a remodel to better meet current staffing, health and wellness needs could cost more than $24 million without addressing response-time limitations.

Future sessions will cover service delivery and response metrics; equipment, training and facility needs; emergency medical services; and a final overall discussion.

Mayor Ryan adjourned the work session at 8:05 P.M.
Submitted by Laurie Hokkanen
City Manager

Prepared by Jenny Potter
City Clerk

City Council Item

September 14, 2026

Item	Approve Claims Paid dated September 14, 2026	
File No.		**Item No:** D.3
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 September 14, 2026."	
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 September 14, 2026:

Total Claims $1,690,462.80

BUDGET

RECOMMENDATION

ATTACHMENTS

Payment Summary

Payment Detail

Accounts Payable

Checks by Date - Summary

Vendor Name	Check Date	Void Checks	Check Amount
ADAM & ROBBIN SCHAFER	08/25/2026	0.00	31.97
ALL AMERICAN TITLE COMPANY	08/25/2026	0.00	76.09
ANDREW K. & CHERYL A. OLSON	08/25/2026	0.00	68.82
BURNET TITLE	08/25/2026	0.00	189.14
CCP NI MASTER TENANT 4 LLC	08/25/2026	0.00	13,523.01
CenturyLink	08/25/2026	0.00	65.41
EDINA REALTY TITLE	08/25/2026	0.00	93.91
EDINA REALTY TITLE	08/25/2026	0.00	191.08
EXECUTIVE TITLE OF MN	08/25/2026	0.00	13.59
EXECUTIVE TITLE OF MN	08/25/2026	0.00	45.99
FIDELITY NATIONAL TITLE INSURANCE COMPANY	08/25/2026	0.00	36.34
FIDELITY NATIONAL TITLE INSURANCE COMPANY	08/25/2026	0.00	46.31
GREAT NORTH TITLE	08/25/2026	0.00	14.69
Grill Star Catering	08/25/2026	0.00	1,330.00
JENNIFER POTTER	08/25/2026	0.00	241.99
JOHN & GINNY BLACKFORD	08/25/2026	0.00	92.21
KRAUS ANDERSON INC	08/25/2026	0.00	521.30
LAURA HATCHER	08/25/2026	0.00	45.16
LEVEL 7 DEVELOPMENT	08/25/2026	0.00	46.91
LIBERTY CAPITAL, LP, A LIMITED PARTNERSHIP	08/25/2026	0.00	50.16
MANDY MARCHEL	08/25/2026	0.00	56.37
Marco Inc	08/25/2026	0.00	1,845.00
MINNESOTA SECURED TITLE	08/25/2026	0.00	35.34
ROBERT STEVEN BARNETT	08/25/2026	0.00	10.07
RYAN & KIERSTIN SCHILLING	08/25/2026	0.00	12.26
THE BAILEY LIVING TRUST	08/25/2026	0.00	33.86
TITLEMARK	08/25/2026	0.00	27.02
VERIZON WIRELESS	08/25/2026	0.00	190.18
WATERMARK TITLE AGENCY	08/25/2026	0.00	72.24
WATERMARK TITLE AGENCY	08/25/2026	0.00	52.85
XCEL ENERGY INC	08/25/2026	0.00	48,484.17
Advanced Engineering & Environmental Services, LLC	08/26/2026	0.00	3,186.00
Anne Lapka	08/26/2026	0.00	25.00
ARAMARK Refreshment Services, LLC	08/26/2026	0.00	576.44
Architectural Sales of Minnesota Inc	08/26/2026	0.00	1,092.50
CAMPBELL KNUTSON	08/26/2026	0.00	19,563.25
CORE & MAIN LP	08/26/2026	0.00	11.31
CUT ABOVE INC	08/26/2026	0.00	1,900.00
DAKOTA SUPPLY GROUP	08/26/2026	0.00	219.99
DAYCO CONCRETE COMPANY	08/26/2026	0.00	57,459.80
DENALI CUSTOM HOMES INC	08/26/2026	0.00	3,000.00
Ebert Inc	08/26/2026	0.00	167,215.12
ECM PUBLISHERS INC	08/26/2026	0.00	90.20
Farrell Equipment & Supply Co, Inc	08/26/2026	0.00	899.90

Vendor Name	Check Date	Void Checks	Check Amount
Ferguson Waterworks #2518	08/26/2026	0.00	5,673.33
FleetPride, Inc.	08/26/2026	0.00	434.97
Flow Control Automation LLC	08/26/2026	0.00	7,324.00
GONYEA HOMES	08/26/2026	0.00	7,500.00
Hach Company	08/26/2026	0.00	6,742.00
HALLOCK COMPANY	08/26/2026	0.00	3,250.68
HAWKINS CHEMICAL	08/26/2026	0.00	28,187.65
I & S Group, Inc	08/26/2026	0.00	5,060.00
Infosend, Inc	08/26/2026	0.00	3,785.71
Innovative Office Solutions LLC	08/26/2026	0.00	97.98
Jacob Bolinger	08/26/2026	0.00	750.00
KIMLEY HORN AND ASSOCIATES INC	08/26/2026	0.00	38,648.27
LAKETOWN ELECTRIC CORPORATION	08/26/2026	0.00	39,514.09
LVC Companies Inc	08/26/2026	0.00	1,020.00
Mansfield Oil Company	08/26/2026	0.00	17,019.92
Minnesota Roadways Co	08/26/2026	0.00	15,954.14
Northern Glass & Glazing Inc	08/26/2026	0.00	8,588.00
Paul Young	08/26/2026	0.00	50.00
Pitney Bowes Inc.	08/26/2026	0.00	180.72
POMP'S TIRE SERVICE INC	08/26/2026	0.00	1,447.20
PRAIRIE RESTORATIONS INC	08/26/2026	0.00	2,116.50
Premium Waters, Inc	08/26/2026	0.00	47.67
Pro-Tree Outdoor Services	08/26/2026	0.00	16,796.80
PUMP AND METER SERVICE INC	08/26/2026	0.00	2,704.00
Ramsey Excavating Company	08/26/2026	0.00	33,808.28
SEH	08/26/2026	0.00	57,394.25
TWIN CITY HARDWARE	08/26/2026	0.00	17,195.00
US Home Corporation	08/26/2026	0.00	750.00
Vector Services LLC	08/26/2026	0.00	205.97
Vineland Tree Care	08/26/2026	0.00	560.00
Waste Management of Minnesota, Inc	08/26/2026	0.00	224.59
White Cap, LP	08/26/2026	0.00	358.81
WM MUELLER & SONS INC	08/26/2026	0.00	3,284.43
CENTURYLINK	09/02/2026	0.00	31.21
IUOE Local #49	09/02/2026	0.00	700.00
MN NCPERS LIFE INSURANCE	09/02/2026	0.00	208.00
MN VALLEY ELECTRIC COOP	09/02/2026	0.00	7,964.52
MNDNR Region 3 Fisheries Office	09/02/2026	0.00	135.00
Nokomis Energy, LLC	09/02/2026	0.00	9,691.49
Paragon Party Ponies LLC	09/02/2026	0.00	625.00
Potentia MN Solar	09/02/2026	0.00	10,309.42
VERIZON WIRELESS	09/02/2026	0.00	4,153.96
XCEL ENERGY INC	09/02/2026	0.00	9,386.80
A Better Society	09/03/2026	0.00	750.00
Across The Street Productions	09/03/2026	0.00	970.00
ALLIED BLACKTOP	09/03/2026	0.00	164,347.72
American Family Life Assurance Company of Columbus	09/03/2026	0.00	85.02
Appliance Connections, Inc.	09/03/2026	0.00	84.50
ARAMARK Refreshment Services, LLC	09/03/2026	0.00	693.89
ASPEN MILLS	09/03/2026	0.00	456.32
Boarman Kroos Vogel Group Inc	09/03/2026	0.00	45,398.44
BOLTON & MENK INC	09/03/2026	0.00	2,660.50
BOUND TREE MEDICAL LLC	09/03/2026	0.00	450.99

Vendor Name	Check Date	Void Checks	Check Amount
BRAUN INTERTEC CORPORATION	09/03/2026	0.00	23,990.50
Cintas Corporation No. 2	09/03/2026	0.00	269.13
Colonial Life & Accident Insurance Co	09/03/2026	0.00	91.26
COMPUTER INTEGRATION TECHN.	09/03/2026	0.00	312.00
Continua Interiors of Minnesota LLC	09/03/2026	0.00	10,451.07
Cozen O'Connor	09/03/2026	0.00	3,177.50
Diversified Plumbing and Heating Inc	09/03/2026	0.00	730.55
ECM PUBLISHERS INC	09/03/2026	0.00	114.80
FASTENAL COMPANY	09/03/2026	0.00	408.58
Ferguson Waterworks #2518	09/03/2026	0.00	235.63
Great River Greening	09/03/2026	0.00	14,000.00
GS DIRECT INC	09/03/2026	0.00	419.25
Guard Guys, LLC	09/03/2026	0.00	167.70
HAWKINS CHEMICAL	09/03/2026	0.00	10.00
HOISINGTON KOEGLER GROUP	09/03/2026	0.00	7,935.26
Hoxie Home & Remodeling LLC	09/03/2026	0.00	500.00
Imperial Brady	09/03/2026	0.00	822.85
Jet Line Sales & Service LLC	09/03/2026	0.00	2,115.21
Juli Al-Hilwani	09/03/2026	0.00	956.00
Kara Zenk	09/03/2026	0.00	75.00
KENNEDY & GRAVEN, CHARTERED	09/03/2026	0.00	96.00
KIMLEY HORN AND ASSOCIATES INC	09/03/2026	0.00	74,448.40
Kingdom Builders	09/03/2026	0.00	296.08
Lano Equipment	09/03/2026	0.00	176.99
Macqueen Emergency Group	09/03/2026	0.00	175.20
Midwest Pump Works	09/03/2026	0.00	14,699.08
Minnesota Equipment	09/03/2026	0.00	156.55
Minnesota Topsoil	09/03/2026	0.00	4,812.50
MN FIRE SERVICE CERTIFICATION BOARD	09/03/2026	0.00	270.00
Renee Pohl	09/03/2026	0.00	80.00
Robert Half International, Inc.	09/03/2026	0.00	227.46
Ryan Contracting Company	09/03/2026	0.00	562,220.88
SEH	09/03/2026	0.00	3,192.50
Steven Prosser	09/03/2026	0.00	150.00
Taylor Electric Company, LLC	09/03/2026	0.00	11,925.00
TRAFFIC CONTROL CORPORATION	09/03/2026	0.00	32,464.00
Tri County Water Conditioning	09/03/2026	0.00	98.20
True North Controls	09/03/2026	0.00	6,491.00
USA BLUE BOOK	09/03/2026	0.00	1,383.49
Vertex Unmanned Solutions, LLC	09/03/2026	0.00	240.00
Warning Lites of Minnesota, Inc.	09/03/2026	0.00	365.00
Water Conservation Services, Inc.	09/03/2026	0.00	464.50
WM MUELLER & SONS INC	09/03/2026	0.00	676.05
WW GRAINGER INC	09/03/2026	0.00	10.94
	Report Total:	0.00	1,690,462.80

AP
Check Detail

User: dwashburn@chanhassenmn.gov
Printed: 9/8/2026 1:10:11 PM

Last Name	Acct 1	Amount	Check Date	Description
A Better Society	101-1425-4300	750.00	9/3/2026	Mobile Bike Repair Clinic
		750.00	9/3/2026	
A Better Society		750.00		
Across The Street Productions	101-1220-4370	970.00	9/3/2026	Erdmann/Rindahl Mayday Workshop
		970.00	9/3/2026	
Across The Street Productions		970.00		
Advanced Engineering & Environmental Services, LLC	701-0000-4551	1,593.00	8/26/2026	LS28 troubleshooting
Advanced Engineering & Environmental Services, LLC	700-7019-4550	1,593.00	8/26/2026	Well 15 WTP & SCADA support
		3,186.00	8/26/2026	
Advanced Engineering & Environmental Services, LLC		3,186.00		
Al-Hilwani Juli	101-1539-4343	56.00	9/3/2026	Fit for Life August 18 and 20
Al-Hilwani Juli	101-1530-4347	300.00	9/3/2026	Personal Training-Scholder
Al-Hilwani Juli	101-1530-4347	600.00	9/3/2026	Personal Training
		956.00	9/3/2026	
Al-Hilwani Juli		956.00		
ALL AMERICAN TITLE COMPANY	700-0000-2020	1.99	8/25/2026	Refund Check 009575-000, 531 INDIAN HILL ROAD
ALL AMERICAN TITLE COMPANY	701-0000-2020	25.90	8/25/2026	Refund Check 009575-000, 531 INDIAN HILL ROAD

Last Name	Acct 1	Amount	Check Date	Description
ALL AMERICAN TITLE COMPANY	720-0000-2020	20.57	8/25/2026	Refund Check 009575-000, 531 INDIAN HILL ROAD
ALL AMERICAN TITLE COMPANY	700-0000-2020	27.63	8/25/2026	Refund Check 009575-000, 531 INDIAN HILL ROAD
		76.09	8/25/2026	
ALL AMERICAN TITLE COMPANY		76.09		
ALLIED BLACKTOP	101-1320-4542	164,347.72	9/3/2026	2026 Sealcoat Project
		164,347.72	9/3/2026	
ALLIED BLACKTOP		164,347.72		
American Family Life Assurance Company of Columbus	101-0000-2008	85.02	9/3/2026	August premium
		85.02	9/3/2026	
American Family Life Assurance Company of Columbus		85.02		
Appliance Connections, Inc.	101-1250-3306	84.50	9/3/2026	Duplicate - 466 Mission Hills Way E
		84.50	9/3/2026	
Appliance Connections, Inc.		84.50		
ARAMARK Refreshment Services, LLC	101-1120-4112	117.94	8/26/2026	Water Filter for Fire
ARAMARK Refreshment Services, LLC	101-1120-4112	458.50	8/26/2026	Water Filters for City Hall/Sr Center
		576.44	8/26/2026	
ARAMARK Refreshment Services, LLC	101-1560-4112	115.61	9/3/2026	Senior Center Coffee
ARAMARK Refreshment Services, LLC	101-1120-4112	263.12	9/3/2026	City Hall Coffee
ARAMARK Refreshment Services, LLC	101-1120-4112	240.51	9/3/2026	Public Works Coffee Order
ARAMARK Refreshment Services, LLC	101-1120-4112	74.65	9/3/2026	Fire Station Coffee Order
		693.89	9/3/2026	

Last Name	Acct 1	Amount	Check Date	Description
ARAMARK Refreshment Services, LLC		1,270.33		
Architectural Sales of Minnesota Inc	414-4010-4702	1,092.50	8/26/2026	Pay App #9 Civic Campus
		1,092.50	8/26/2026	
Architectural Sales of Minnesota Inc		1,092.50		
ASPEN MILLS	101-1220-4240	112.91	9/3/2026	Class B uniform shirt
ASPEN MILLS	101-1220-4240	343.41	9/3/2026	Uniform pins
		456.32	9/3/2026	
ASPEN MILLS		456.32		
BARNETT ROBERT STEVEN	700-0000-2020	0.98	8/25/2026	Refund Check 005626-001, 8709 CHAN HILLS DR NO
BARNETT ROBERT STEVEN	720-0000-2020	9.09	8/25/2026	Refund Check 005626-001, 8709 CHAN HILLS DR NO
		10.07	8/25/2026	
BARNETT ROBERT STEVEN		10.07		
BLACKFORD JOHN & GINNY	720-0000-2020	17.83	8/25/2026	Refund Check 103081-000, 7191 FRONTIER TRAIL
BLACKFORD JOHN & GINNY	701-0000-2020	44.91	8/25/2026	Refund Check 103081-000, 7191 FRONTIER TRAIL
BLACKFORD JOHN & GINNY	700-0000-2020	27.75	8/25/2026	Refund Check 103081-000, 7191 FRONTIER TRAIL
BLACKFORD JOHN & GINNY	700-0000-2020	1.72	8/25/2026	Refund Check 103081-000, 7191 FRONTIER TRAIL
		92.21	8/25/2026	
BLACKFORD JOHN & GINNY		92.21		
Boarman Kroos Vogel Group Inc	416-0000-4300	30,698.44	9/3/2026	Chan Community Center A/E Services
Boarman Kroos Vogel Group Inc	416-0000-4300	14,700.00	9/3/2026	Chan Community Center A/E Services
		45,398.44	9/3/2026	

Last Name	Acct 1	Amount	Check Date	Description
Boarman Kroos Vogel Group Inc		45,398.44		
Bolinger Jacob	101-0000-2073	750.00	8/26/2026	Erosion Control - 3861 Leslee Curv
		750.00	8/26/2026	
Bolinger Jacob		750.00		
BOLTON & MENK INC	101-1310-4303	2,660.50	9/3/2026	2026 Funding Support
		2,660.50	9/3/2026	
BOLTON & MENK INC		2,660.50		
BOUND TREE MEDICAL LLC	101-1220-4142	450.99	9/3/2026	Epi pen injector
		450.99	9/3/2026	
BOUND TREE MEDICAL LLC		450.99		
BRAUN INTERTEC CORPORATION	700-6054-4303	681.61	9/3/2026	Water @ 11%
BRAUN INTERTEC CORPORATION	720-6054-4303	1,549.13	9/3/2026	Storm @ 25%
BRAUN INTERTEC CORPORATION	601-6054-4303	3,408.08	9/3/2026	PMP @ 55%
BRAUN INTERTEC CORPORATION	701-6054-4303	557.68	9/3/2026	Sanitary @ 9%
BRAUN INTERTEC CORPORATION	720-6055-4303	2,030.16	9/3/2026	Storm @12%
BRAUN INTERTEC CORPORATION	601-6055-4303	12,519.32	9/3/2026	PMP @ 74%
BRAUN INTERTEC CORPORATION	700-6055-4303	1,184.26	9/3/2026	Water @ 7%
BRAUN INTERTEC CORPORATION	701-6055-4303	1,184.26	9/3/2026	Sanitary @ 7%
BRAUN INTERTEC CORPORATION	720-6055-4303	61.32	9/3/2026	Storm @7%
BRAUN INTERTEC CORPORATION	601-6055-4303	648.24	9/3/2026	PMP @ 74%
BRAUN INTERTEC CORPORATION	701-6055-4303	61.32	9/3/2026	Sanitary @ 7%
BRAUN INTERTEC CORPORATION	700-6055-4303	105.12	9/3/2026	Water @ 12%
		23,990.50	9/3/2026	
BRAUN INTERTEC CORPORATION		23,990.50		
BURNET TITLE	700-0000-2020	72.59	8/25/2026	Refund Check 103595-002, 7217 PURPLE PARKWAY

Last Name	Acct 1	Amount	Check Date	Description
BURNET TITLE	700-0000-2020	1.53	8/25/2026	Refund Check 103595-002, 7217 PURPLE PARKWAY
BURNET TITLE	720-0000-2020	15.78	8/25/2026	Refund Check 103595-002, 7217 PURPLE PARKWAY
BURNET TITLE	701-0000-2020	99.24	8/25/2026	Refund Check 103595-002, 7217 PURPLE PARKWAY
		189.14	8/25/2026	
BURNET TITLE		189.14		
CAMPBELL KNUTSON	101-0000-1155	1,120.00	8/26/2026	The Park
CAMPBELL KNUTSON	601-6058-4701	2,304.20	8/26/2026	MMSW Condemnation
CAMPBELL KNUTSON	101-1140-4302	16,139.05	8/26/2026	Legal services-July 2026
		19,563.25	8/26/2026	
CAMPBELL KNUTSON		19,563.25		
CCP NI MASTER TENANT 4 LLC	101-1120-1193	137.76	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1550-4320	429.83	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1350-4320	3,400.57	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-7019-4320	2,013.47	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-0000-4320	125.35	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1540-4320	404.20	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	701-0000-4320	1,038.79	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1350-4320	2,356.64	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	701-0000-4320	1,462.99	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1550-4320	301.16	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1540-4320	281.70	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1120-1193	95.60	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-0000-4320	90.77	8/25/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-7019-4320	1,384.18	8/25/2026	Electric Charges
		13,523.01	8/25/2026	
CCP NI MASTER TENANT 4 LLC		13,523.01		
CenturyLink	700-7043-4310	65.41	8/25/2026	Telephone & Communication Charges
		65.41	8/25/2026	
CENTURYLINK	101-1170-4310	31.21	9/2/2026	Telephone & Communication Charges

Last Name	Acct 1	Amount	Check Date	Description
		31.21	9/2/2026	
CENTURYLINK		96.62		
Cintas Corporation No. 2	101-1312-4510	269.13	9/3/2026	first aid supplies
		269.13	9/3/2026	
Cintas Corporation No. 2		269.13		
Colonial Life & Accident Insurance Co	101-0000-2008	75.96	9/3/2026	August premium
Colonial Life & Accident Insurance Co	701-0000-2008	15.30	9/3/2026	August premium
		91.26	9/3/2026	
Colonial Life & Accident Insurance Co		91.26		
COMPUTER INTEGRATION TECHN.	101-1160-4211	312.00	9/3/2026	Datto office 365 cloud backup
		312.00	9/3/2026	
COMPUTER INTEGRATION TECHN.		312.00		
Continua Interiors of Minnesota LLC	414-4010-4702	10,451.07	9/3/2026	City Hall ancillary furniture/installation
		10,451.07	9/3/2026	
Continua Interiors of Minnesota LLC		10,451.07		
CORE & MAIN LP	701-0000-4551	11.31	8/26/2026	pipe for lift station #2
		11.31	8/26/2026	
CORE & MAIN LP		11.31		
Cozen O'Connor	101-1140-4302	3,177.50	9/3/2026	Mediacom renewal

Last Name	Acct 1	Amount	Check Date	Description
		3,177.50	9/3/2026	
Cozen O'Connor		3,177.50		
CUT ABOVE INC	101-1550-4300	1,900.00	8/26/2026	tree removal
		1,900.00	8/26/2026	
CUT ABOVE INC		1,900.00		
DAKOTA SUPPLY GROUP	700-0000-4120	219.99	8/26/2026	curb stop supplies
		219.99	8/26/2026	
DAKOTA SUPPLY GROUP		219.99		
DAYCO CONCRETE COMPANY	414-4010-4702	57,459.80	8/26/2026	Pay App #19 Civic Campus
		57,459.80	8/26/2026	
DAYCO CONCRETE COMPANY		57,459.80		
DENALI CUSTOM HOMES INC	101-0000-2073	3,000.00	8/26/2026	Erosion escrow 7450 Chanhassen Road #601152
		3,000.00	8/26/2026	
DENALI CUSTOM HOMES INC		3,000.00		
Diversified Plumbing and Heating Inc	700-0000-3664	671.00	9/3/2026	Water meter - 7700 Crimson Bay Rd
Diversified Plumbing and Heating Inc	700-0000-2021	59.55	9/3/2026	Sales Tax
		730.55	9/3/2026	
Diversified Plumbing and Heating Inc		730.55		
Ebert Inc	414-4010-4702	167,215.12	8/26/2026	Pay App #13 Civic Campus

Last Name	Acct 1	Amount	Check Date	Description
		167,215.12	8/26/2026	
Ebert Inc		167,215.12		
ECM PUBLISHERS INC	101-1310-4336	90.20	8/26/2026	#26-03 Feasibility PH
		90.20	8/26/2026	
ECM PUBLISHERS INC	480-0000-4336	32.80	9/3/2026	2025 TIF Disclosure
ECM PUBLISHERS INC	481-0000-4336	32.80	9/3/2026	2025 TIF Disclosure
ECM PUBLISHERS INC	101-1120-4336	49.20	9/3/2026	Group Medical Publication
		114.80	9/3/2026	
ECM PUBLISHERS INC		205.00		
EDINA REALTY TITLE	720-0000-2020	14.72	8/25/2026	Refund Check 012567-000, 2150 CRESTVIEW DRIVE
EDINA REALTY TITLE	700-0000-2020	1.43	8/25/2026	Refund Check 012567-000, 2150 CRESTVIEW DRIVE
EDINA REALTY TITLE	701-0000-2020	34.77	8/25/2026	Refund Check 012567-000, 2150 CRESTVIEW DRIVE
EDINA REALTY TITLE	700-0000-2020	42.99	8/25/2026	Refund Check 012567-000, 2150 CRESTVIEW DRIVE
EDINA REALTY TITLE	700-0000-2020	2.45	8/25/2026	Refund Check 012448-000, 1750 LUCY RIDGE COURT
EDINA REALTY TITLE	701-0000-2020	31.97	8/25/2026	Refund Check 012448-000, 1750 LUCY RIDGE COURT
EDINA REALTY TITLE	700-0000-2020	131.26	8/25/2026	Refund Check 012448-000, 1750 LUCY RIDGE COURT
EDINA REALTY TITLE	720-0000-2020	25.40	8/25/2026	Refund Check 012448-000, 1750 LUCY RIDGE COURT
		284.99	8/25/2026	
EDINA REALTY TITLE		284.99		
EXECUTIVE TITLE OF MN	720-0000-2020	13.59	8/25/2026	Refund Check 017640-000, 6419 BEATRICE WAY
EXECUTIVE TITLE OF MN	701-0000-2020	21.79	8/25/2026	Refund Check 098661-000, 7637 CENTURY COURT
EXECUTIVE TITLE OF MN	700-0000-2020	19.54	8/25/2026	Refund Check 098661-000, 7637 CENTURY COURT
EXECUTIVE TITLE OF MN	700-0000-2020	1.67	8/25/2026	Refund Check 098661-000, 7637 CENTURY COURT
EXECUTIVE TITLE OF MN	720-0000-2020	2.99	8/25/2026	Refund Check 098661-000, 7637 CENTURY COURT
		59.58	8/25/2026	

Last Name	Acct 1	Amount	Check Date	Description
EXECUTIVE TITLE OF MN		59.58		
Farrell Equipment & Supply Co, Inc	101-1320-4157	899.90	8/26/2026	concrete form boards
		899.90	8/26/2026	
Farrell Equipment & Supply Co, Inc		899.90		
FASTENAL COMPANY	701-0000-4551	408.58	9/3/2026	lift station supplies
		408.58	9/3/2026	
FASTENAL COMPANY		408.58		
Ferguson Waterworks #2518	700-0000-4550	5,519.57	8/26/2026	meter horns
Ferguson Waterworks #2518	701-0000-4551	49.54	8/26/2026	gloves
Ferguson Waterworks #2518	701-0000-4551	104.22	8/26/2026	pipe for side sewer
		5,673.33	8/26/2026	
Ferguson Waterworks #2518	700-0000-4150	210.40	9/3/2026	meter wire
Ferguson Waterworks #2518	700-0000-4550	25.23	9/3/2026	meter horns
		235.63	9/3/2026	
Ferguson Waterworks #2518		5,908.96		
FIDELITY NATIONAL TITLE INSURANCE COMPANY	700-0000-2020	12.96	8/25/2026	Refund Check 100743-000, 8821 REFLECTIONS ROAD
FIDELITY NATIONAL TITLE INSURANCE COMPANY	720-0000-2020	14.15	8/25/2026	Refund Check 100743-000, 8821 REFLECTIONS ROAD
FIDELITY NATIONAL TITLE INSURANCE COMPANY	701-0000-2020	17.83	8/25/2026	Refund Check 100743-000, 8821 REFLECTIONS ROAD
FIDELITY NATIONAL TITLE INSURANCE COMPANY	700-0000-2020	1.37	8/25/2026	Refund Check 100743-000, 8821 REFLECTIONS ROAD
FIDELITY NATIONAL TITLE INSURANCE COMPANY	700-0000-2020	16.73	8/25/2026	Refund Check 008855-000, 2448 HUNTER DRIVE
FIDELITY NATIONAL TITLE INSURANCE COMPANY	701-0000-2020	12.41	8/25/2026	Refund Check 008855-000, 2448 HUNTER DRIVE
FIDELITY NATIONAL TITLE INSURANCE COMPANY	720-0000-2020	6.57	8/25/2026	Refund Check 008855-000, 2448 HUNTER DRIVE
FIDELITY NATIONAL TITLE INSURANCE COMPANY	700-0000-2020	0.63	8/25/2026	Refund Check 008855-000, 2448 HUNTER DRIVE
		82.65	8/25/2026	

Last Name	Acct 1	Amount	Check Date	Description
FIDELITY NATIONAL TITLE INSURANCE COMPANY		82.65		
FleetPride, Inc.	101-1320-4520	521.97	8/26/2026	Replacement batteries for truck 111
FleetPride, Inc.	101-1320-4520	-87.00	8/26/2026	battery cores
		434.97	8/26/2026	
FleetPride, Inc.		434.97		
Flow Control Automation LLC	701-7025-4705	7,324.00	8/26/2026	Lift station 4 6""gate valves
		7,324.00	8/26/2026	
Flow Control Automation LLC		7,324.00		
GONYEA HOMES	101-0000-2072	2,500.00	8/26/2026	As Built escrow 9383 Eagle Ridge Way #642985
GONYEA HOMES	101-0000-2072	2,500.00	8/26/2026	As Built escrow 9415 Eagle Ridge Way #656764
GONYEA HOMES	101-0000-2072	2,500.00	8/26/2026	As Built escrow 9463 Eagle Ridge Way #672603
		7,500.00	8/26/2026	
GONYEA HOMES		7,500.00		
GREAT NORTH TITLE	720-0000-2020	5.16	8/25/2026	Refund Check 104279-000, 6200 CARDINAL AVE
GREAT NORTH TITLE	700-0000-2020	2.52	8/25/2026	Refund Check 104279-000, 6200 CARDINAL AVE
GREAT NORTH TITLE	701-0000-2020	6.51	8/25/2026	Refund Check 104279-000, 6200 CARDINAL AVE
GREAT NORTH TITLE	700-0000-2020	0.50	8/25/2026	Refund Check 104279-000, 6200 CARDINAL AVE
		14.69	8/25/2026	
GREAT NORTH TITLE		14.69		
Great River Greening	410-4410-4300	14,000.00	9/3/2026	Lake Ann Park Preserve Grant Match - 2nd Payment of 3
		14,000.00	9/3/2026	

Last Name	Acct 1	Amount	Check Date	Description
Great River Greening		14,000.00		
Grill Star Catering	101-1120-4371	1,330.00	8/25/2026	Meal for employee training 8/26/26
		1,330.00	8/25/2026	
Grill Star Catering		1,330.00		
GS DIRECT INC	101-1120-4110	419.25	9/3/2026	Cyan Ink for Plotter (x2)
		419.25	9/3/2026	
GS DIRECT INC		419.25		
Guard Guys, LLC	101-1120-4352	167.70	9/3/2026	Background Check
		167.70	9/3/2026	
Guard Guys, LLC		167.70		
Hach Company	700-7043-4160	6,742.00	8/26/2026	fluoride
		6,742.00	8/26/2026	
Hach Company		6,742.00		
HALLOCK COMPANY	701-0000-4551	3,250.68	8/26/2026	lift station fuse disconnect
		3,250.68	8/26/2026	
HALLOCK COMPANY		3,250.68		
HATCHER LAURA	701-0000-2020	19.73	8/25/2026	Refund Check 105408-000, 7436 RIDGEHILL ROAD
HATCHER LAURA	700-0000-2020	0.50	8/25/2026	Refund Check 105408-000, 7436 RIDGEHILL ROAD
HATCHER LAURA	700-0000-2020	24.93	8/25/2026	Refund Check 105408-000, 7436 RIDGEHILL ROAD

Last Name	Acct 1	Amount	Check Date	Description
		45.16	8/25/2026	
HATCHER LAURA		45.16		
HAWKINS CHEMICAL	700-7019-4160	28,187.65	8/26/2026	chemicals
		28,187.65	8/26/2026	
HAWKINS CHEMICAL	700-7043-4160	10.00	9/3/2026	1 tons chlorine cylinder
		10.00	9/3/2026	
HAWKINS CHEMICAL		28,197.65		
HOISINGTON KOEGLER GROUP	414-4010-4300	4,665.26	9/3/2026	Civic Campus Planning & LA
HOISINGTON KOEGLER GROUP	601-6057-4303	3,270.00	9/3/2026	Downtown Entry Sign design
		7,935.26	9/3/2026	
HOISINGTON KOEGLER GROUP		7,935.26		
Hoxie Home & Remodeling LLC	101-0000-2073	500.00	9/3/2026	Erosion Escrow 10440 Bluff Circle -#673456
		500.00	9/3/2026	
Hoxie Home & Remodeling LLC		500.00		
I & S Group, Inc	601-6103-4303	5,060.00	8/26/2026	PMP @ 100%
		5,060.00	8/26/2026	
I & S Group, Inc		5,060.00		
Imperial Brady	101-1120-4110	822.85	9/3/2026	Cleaning Supplies
		822.85	9/3/2026	

Last Name	Acct 1	Amount	Check Date	Description
Imperial Brady		822.85		
Infosend, Inc	701-0000-4330	976.69	8/26/2026	July Utility Postage
Infosend, Inc	720-1130-4111	285.21	8/26/2026	July Utility Statements
Infosend, Inc	700-1130-4330	976.69	8/26/2026	July Utility Postage
Infosend, Inc	720-1130-4330	976.69	8/26/2026	July Utility Postage
Infosend, Inc	700-1130-4111	285.21	8/26/2026	July Utility Statements
Infosend, Inc	701-1130-4111	285.22	8/26/2026	July Utility Statements
		3,785.71	8/26/2026	
Infosend, Inc		3,785.71		
Innovative Office Solutions LLC	101-1120-4110	97.98	8/26/2026	Copy paper (x2)
		97.98	8/26/2026	
Innovative Office Solutions LLC		97.98		
IUOE Local #49	700-0000-2004	187.00	9/2/2026	September dues
IUOE Local #49	101-0000-2004	420.00	9/2/2026	September dues
IUOE Local #49	701-0000-2004	93.00	9/2/2026	September dues
		700.00	9/2/2026	
IUOE Local #49		700.00		
Jet Line Sales & Service LLC	720-7207-4150	2,115.21	9/3/2026	2x3 rings for catch basin
		2,115.21	9/3/2026	
Jet Line Sales & Service LLC		2,115.21		
KENNEDY & GRAVEN, CHARTERED	101-1140-4302	96.00	9/3/2026	Labor/Employment Matter
		96.00	9/3/2026	

Last Name	Acct 1	Amount	Check Date	Description
KENNEDY & GRAVEN, CHARTERED		96.00		
KIMLEY HORN AND ASSOCIATES INC	101-1310-4300	18,847.50	8/26/2026	Metronet Support Services
KIMLEY HORN AND ASSOCIATES INC	101-0000-2076	16,740.02	8/26/2026	Gigapower Support Services
KIMLEY HORN AND ASSOCIATES INC	101-1310-4300	3,060.75	8/26/2026	Mediacom Fiber Support
		38,648.27	8/26/2026	
KIMLEY HORN AND ASSOCIATES INC	700-6059-4303	553.45	9/3/2026	Water @ 5%
KIMLEY HORN AND ASSOCIATES INC	700-6057-4303	2,233.68	9/3/2026	Market Blvd Water 4%
KIMLEY HORN AND ASSOCIATES INC	601-6057-4303	30,154.63	9/3/2026	Market Blvd 54%
KIMLEY HORN AND ASSOCIATES INC	101-0000-1155	82.50	9/3/2026	Bluffs @ Lake Lucy
KIMLEY HORN AND ASSOCIATES INC	701-6059-4303	553.45	9/3/2026	Sanitary @ 5%
KIMLEY HORN AND ASSOCIATES INC	101-0000-1155	577.50	9/3/2026	Eden Springs
KIMLEY HORN AND ASSOCIATES INC	720-6059-4303	553.45	9/3/2026	Storm @ 5%
KIMLEY HORN AND ASSOCIATES INC	101-1310-4300	5,392.50	9/3/2026	Comcast Support Services
KIMLEY HORN AND ASSOCIATES INC	601-6059-4303	9,408.65	9/3/2026	PMP @ 85%
KIMLEY HORN AND ASSOCIATES INC	101-0000-1155	1,402.50	9/3/2026	Pioneer Ridge
KIMLEY HORN AND ASSOCIATES INC	720-6057-4303	23,453.59	9/3/2026	Market Blvd Storm 42%
KIMLEY HORN AND ASSOCIATES INC	101-0000-1155	82.50	9/3/2026	Avienda Row Homes
		74,448.40	9/3/2026	
KIMLEY HORN AND ASSOCIATES INC		113,096.67		
Kingdom Builders	101-0000-2033	296.08	9/3/2026	7945 Stone Creek Drive Ste 50
		296.08	9/3/2026	
Kingdom Builders		296.08		
KRAUS ANDERSON INC	700-0000-2020	483.67	8/25/2026	Refund Check 018216-010, CROSSROADS OF CHAN-SPRINKLER
KRAUS ANDERSON INC	700-0000-2020	37.63	8/25/2026	Refund Check 018216-010, CROSSROADS OF CHAN-SPRINKLER
		521.30	8/25/2026	
KRAUS ANDERSON INC		521.30		
LAKETOWN ELECTRIC CORPORATION	414-4010-4702	39,514.09	8/26/2026	Pay App #22 Civic Campus

Last Name	Acct 1	Amount	Check Date	Description
		39,514.09	8/26/2026	
LAKETOWN ELECTRIC CORPORATION		39,514.09		
Lano Equipment	101-1550-4120	176.99	9/3/2026	service manuel
		176.99	9/3/2026	
Lano Equipment		176.99		
Lapka Anne	101-1534-3753	25.00	8/26/2026	Refund for dance class
		25.00	8/26/2026	
Lapka Anne		25.00		
LEVEL 7 DEVELOPMENT	720-0000-2020	46.91	8/25/2026	Refund Check 104178-040, PID # 25-0960440
		46.91	8/25/2026	
LEVEL 7 DEVELOPMENT		46.91		
LIBERTY CAPITAL, LP, A LIMITED PARTNERSHIP	720-0000-2020	6.19	8/25/2026	Refund Check 103308-000, 8410 BURLWOOD DRIVE
LIBERTY CAPITAL, LP, A LIMITED PARTNERSHIP	700-0000-2020	2.30	8/25/2026	Refund Check 103308-000, 8410 BURLWOOD DRIVE
LIBERTY CAPITAL, LP, A LIMITED PARTNERSHIP	700-0000-2020	11.64	8/25/2026	Refund Check 103308-000, 8410 BURLWOOD DRIVE
LIBERTY CAPITAL, LP, A LIMITED PARTNERSHIP	701-0000-2020	30.03	8/25/2026	Refund Check 103308-000, 8410 BURLWOOD DRIVE
		50.16	8/25/2026	
LIBERTY CAPITAL, LP, A LIMITED PARTNERSHIP		50.16		
LVC Companies Inc	101-1170-4510	1,020.00	8/26/2026	Annual Cellular Monitoring-Fire Alarm & UL Cert
		1,020.00	8/26/2026	

Last Name	Acct 1	Amount	Check Date	Description
LVC Companies Inc		1,020.00		
Macqueen Emergency Group	101-1220-4520	175.20	9/3/2026	Air & electric quick connect/eject replacement covers
		175.20	9/3/2026	
Macqueen Emergency Group		175.20		
Mansfield Oil Company	101-1370-4170	8,387.69	8/26/2026	fuel
Mansfield Oil Company	101-1370-4170	8,632.23	8/26/2026	fuel
		17,019.92	8/26/2026	
Mansfield Oil Company		17,019.92		
MARCHEL MANDY	701-0000-2020	42.78	8/25/2026	Refund Check 020717-000, 321 DEERFOOT TRAIL
MARCHEL MANDY	720-0000-2020	13.59	8/25/2026	Refund Check 020717-000, 321 DEERFOOT TRAIL
		56.37	8/25/2026	
MARCHEL MANDY		56.37		
Marco Inc	700-0000-4410	111.00	8/25/2026	copier lease
Marco Inc	720-0000-4410	55.50	8/25/2026	copier lease
Marco Inc	701-0000-4410	111.00	8/25/2026	copier lease
Marco Inc	101-1170-4410	832.50	8/25/2026	copier lease
Marco Inc	101-1160-4411	735.00	8/25/2026	Copier lease
		1,845.00	8/25/2026	
Marco Inc		1,845.00		
Midwest Pump Works	701-7025-4705	14,699.08	9/3/2026	Lift station #9 pump
		14,699.08	9/3/2026	

Last Name	Acct 1	Amount	Check Date	Description
Midwest Pump Works		14,699.08		
Minnesota Equipment	101-1320-4530	156.55	9/3/2026	seal/bushing (141)
		156.55	9/3/2026	
Minnesota Equipment		156.55		
Minnesota Roadways Co	414-4010-4702	15,954.14	8/26/2026	Pay App #9 Civic Campus
		15,954.14	8/26/2026	
Minnesota Roadways Co		15,954.14		
MINNESOTA SECURED TITLE	700-0000-2020	1.57	8/25/2026	Refund Check 098107-000, 9496 RIVER ROCK DRIVE S
MINNESOTA SECURED TITLE	720-0000-2020	16.19	8/25/2026	Refund Check 098107-000, 9496 RIVER ROCK DRIVE S
MINNESOTA SECURED TITLE	701-0000-2020	12.68	8/25/2026	Refund Check 098107-000, 9496 RIVER ROCK DRIVE S
MINNESOTA SECURED TITLE	700-0000-2020	4.90	8/25/2026	Refund Check 098107-000, 9496 RIVER ROCK DRIVE S
		35.34	8/25/2026	
MINNESOTA SECURED TITLE		35.34		
Minnesota Topsoil	101-1425-4300	4,812.50	9/3/2026	Yard Waste Pick-up and Haul
		4,812.50	9/3/2026	
Minnesota Topsoil		4,812.50		
MN FIRE SERVICE CERTIFICATION BOARD	101-1220-4370	270.00	9/3/2026	Officer I Exam
		270.00	9/3/2026	
MN FIRE SERVICE CERTIFICATION BOARD		270.00		
MN NCPERS LIFE INSURANCE	101-0000-2037	208.00	9/2/2026	September premium

Last Name	Acct 1	Amount	Check Date	Description
		208.00	9/2/2026	
MN NCPERS LIFE INSURANCE		208.00		
MN VALLEY ELECTRIC COOP	101-1350-4320	129.75	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	53.03	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	114.91	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	51.07	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	700-0000-4320	176.79	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	110.56	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	215.76	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1600-4320	78.59	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	65.46	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	6,051.23	9/2/2026	Electric Charges
MN VALLEY ELECTRIC COOP	701-0000-4320	917.37	9/2/2026	Electric Charges
		7,964.52	9/2/2026	
MN VALLEY ELECTRIC COOP		7,964.52		
MNDNR Region 3 Fisheries Office	101-1611-4345	135.00	9/2/2026	February Festival 2027 ice fishing contest permit fee
		135.00	9/2/2026	
MNDNR Region 3 Fisheries Office		135.00		
Nokomis Energy, LLC	700-7043-4320	7,384.27	9/2/2026	Electric Charges
Nokomis Energy, LLC	700-0000-4320	619.13	9/2/2026	Electric Charges
Nokomis Energy, LLC	700-7019-4320	1,688.09	9/2/2026	Electric Charges
		9,691.49	9/2/2026	
Nokomis Energy, LLC		9,691.49		
Northern Glass & Glazing Inc	414-4010-4702	8,588.00	8/26/2026	Pay App #8 Civic Campus
		8,588.00	8/26/2026	

Last Name	Acct 1	Amount	Check Date	Description
Northern Glass & Glazing Inc		8,588.00		
OLSON ANDREW K. & CHERYL A.	701-0000-2020	15.58	8/25/2026	Refund Check 014158-000, 8290 WEST LAKE COURT
OLSON ANDREW K. & CHERYL A.	700-0000-2020	39.67	8/25/2026	Refund Check 014158-000, 8290 WEST LAKE COURT
OLSON ANDREW K. & CHERYL A.	720-0000-2020	12.38	8/25/2026	Refund Check 014158-000, 8290 WEST LAKE COURT
OLSON ANDREW K. & CHERYL A.	700-0000-2020	1.19	8/25/2026	Refund Check 014158-000, 8290 WEST LAKE COURT
		68.82	8/25/2026	
OLSON ANDREW K. & CHERYL A.		68.82		
Paragon Party Ponies LLC	101-1537-4343	625.00	9/2/2026	Petting Zoo for Barnyard Boogie
		625.00	9/2/2026	
Paragon Party Ponies LLC		625.00		
Pitney Bowes Inc.	101-1120-4410	180.72	8/26/2026	Meter rental 5/8/26 - 8/7/26
		180.72	8/26/2026	
Pitney Bowes Inc.		180.72		
Pohl Renee	101-0000-2021	6.52	9/3/2026	Room rental refund
Pohl Renee	101-1530-3755	73.48	9/3/2026	Room rental refund
		80.00	9/3/2026	
Pohl Renee		80.00		
POMP'S TIRE SERVICE INC	101-1320-4140	1,447.20	8/26/2026	pickup tires
		1,447.20	8/26/2026	
POMP'S TIRE SERVICE INC		1,447.20		
Potentia MN Solar	700-0000-4320	2,328.01	9/2/2026	Electric Charges

Last Name	Acct 1	Amount	Check Date	Description
Potentia MN Solar	101-1190-4320	4,542.64	9/2/2026	Electric Charges
Potentia MN Solar	101-1170-4320	3,438.77	9/2/2026	Electric Charges
		10,309.42	9/2/2026	
Potentia MN Solar		10,309.42		
POTTER JENNIFER	101-1180-4381	6.17	8/25/2026	snacks for PAT testing
POTTER JENNIFER	101-1180-4110	19.99	8/25/2026	ceiling hooks for Rec Center
POTTER JENNIFER	101-1180-4381	85.84	8/25/2026	mileage to and from county for elections
POTTER JENNIFER	101-1180-4110	129.99	8/25/2026	Keuring for P-4
		241.99	8/25/2026	
POTTER JENNIFER		241.99		
PRAIRIE RESTORATIONS INC	101-1425-4574	2,116.50	8/26/2026	Prairie Restorations- IPM Visit Summer 2026
		2,116.50	8/26/2026	
PRAIRIE RESTORATIONS INC		2,116.50		
Premium Waters, Inc	101-1550-4120	47.67	8/26/2026	Lake Ann Water
		47.67	8/26/2026	
Premium Waters, Inc		47.67		
Prosser Steven	101-1425-4906	150.00	9/3/2026	Tree Rebate- 2 trees
		150.00	9/3/2026	
Prosser Steven		150.00		
Pro-Tree Outdoor Services	101-1425-4571	13,556.80	8/26/2026	W. 78th Pruning Spring 2026
Pro-Tree Outdoor Services	101-1425-4572	3,240.00	8/26/2026	Removals at S Lotus Lake boat launch

Last Name	Acct 1	Amount	Check Date	Description
		16,796.80	8/26/2026	
Pro-Tree Outdoor Services		16,796.80		
PUMP AND METER SERVICE INC	101-1370-4170	2,704.00	8/26/2026	3 year Underground storage tank leak test
		2,704.00	8/26/2026	
PUMP AND METER SERVICE INC		2,704.00		
Ramsey Excavating Company	414-4010-4702	33,808.28	8/26/2026	Pay App #20 Civic Campus
		33,808.28	8/26/2026	
Ramsey Excavating Company		33,808.28		
Robert Half International, Inc.	101-1120-4300	227.46	9/3/2026	Temp to coverage for all staff training
		227.46	9/3/2026	
Robert Half International, Inc.		227.46		
Ryan Contracting Company	601-6053-4751	472,002.35	9/3/2026	PMP
Ryan Contracting Company	700-6053-4751	43,342.84	9/3/2026	Water
Ryan Contracting Company	720-6053-4751	28,172.84	9/3/2026	Storm
Ryan Contracting Company	701-6053-4751	18,702.85	9/3/2026	Sanitary
		562,220.88	9/3/2026	
Ryan Contracting Company		562,220.88		
SCHAFER ADAM & ROBBIN	701-0000-2020	7.95	8/25/2026	Refund Check 097185-000, 300 TRAPPERS PASS
SCHAFER ADAM & ROBBIN	700-0000-2020	1.21	8/25/2026	Refund Check 097185-000, 300 TRAPPERS PASS
SCHAFER ADAM & ROBBIN	720-0000-2020	12.45	8/25/2026	Refund Check 097185-000, 300 TRAPPERS PASS
SCHAFER ADAM & ROBBIN	700-0000-2020	10.36	8/25/2026	Refund Check 097185-000, 300 TRAPPERS PASS

Last Name	Acct 1	Amount	Check Date	Description
		31.97	8/25/2026	
SCHAFER ADAM & ROBBIN		31.97		
SCHILLING RYAN & KIERSTIN	701-0000-2020	5.43	8/25/2026	Refund Check 103100-000, 8361 WEST LAKE DRIVE
SCHILLING RYAN & KIERSTIN	700-0000-2020	0.42	8/25/2026	Refund Check 103100-000, 8361 WEST LAKE DRIVE
SCHILLING RYAN & KIERSTIN	700-0000-2020	2.10	8/25/2026	Refund Check 103100-000, 8361 WEST LAKE DRIVE
SCHILLING RYAN & KIERSTIN	720-0000-2020	4.31	8/25/2026	Refund Check 103100-000, 8361 WEST LAKE DRIVE
		12.26	8/25/2026	
SCHILLING RYAN & KIERSTIN		12.26		
SEH	700-6055-4303	4,314.79	8/26/2026	Water @ 12%
SEH	720-6055-4303	2,516.96	8/26/2026	Storm @ 7%
SEH	601-6055-4303	26,607.89	8/26/2026	PMP @ 74%
SEH	701-6055-4303	2,516.96	8/26/2026	Sanitary @ 7%
SEH	410-4410-4751	21,437.65	8/26/2026	Lake Ann Park Preserve
		57,394.25	8/26/2026	
SEH	700-0000-4303	3,192.50	9/3/2026	Water System Modeling
		3,192.50	9/3/2026	
SEH		60,586.75		
Taylor Electric Company, LLC	101-1550-4300	6,140.00	9/3/2026	Lake Ann Light Repair
Taylor Electric Company, LLC	101-1350-4565	5,785.00	9/3/2026	repair street lights lake dr
		11,925.00	9/3/2026	
Taylor Electric Company, LLC		11,925.00		
THE BAILEY LIVING TRUST	700-0000-2020	1.07	8/25/2026	Refund Check 012060-000, 7250 CACTUS CURVE
THE BAILEY LIVING TRUST	720-0000-2020	11.07	8/25/2026	Refund Check 012060-000, 7250 CACTUS CURVE
THE BAILEY LIVING TRUST	700-0000-2020	7.77	8/25/2026	Refund Check 012060-000, 7250 CACTUS CURVE
THE BAILEY LIVING TRUST	701-0000-2020	13.95	8/25/2026	Refund Check 012060-000, 7250 CACTUS CURVE

Last Name	Acct 1	Amount	Check Date	Description
		33.86	8/25/2026	
THE BAILEY LIVING TRUST		33.86		
TITLEMARK	720-0000-2020	9.20	8/25/2026	Refund Check 012978-000, 6240 FIR TREE
TITLEMARK	700-0000-2020	8.65	8/25/2026	Refund Check 012978-000, 6240 FIR TREE
TITLEMARK	700-0000-2020	0.89	8/25/2026	Refund Check 012978-000, 6240 FIR TREE
TITLEMARK	701-0000-2020	8.28	8/25/2026	Refund Check 012978-000, 6240 FIR TREE
		27.02	8/25/2026	
TITLEMARK		27.02		
TRAFFIC CONTROL CORPORATION	601-6057-4751	32,464.00	9/3/2026	Signal Cabinet
		32,464.00	9/3/2026	
TRAFFIC CONTROL CORPORATION		32,464.00		
Tri County Water Conditioning	101-1250-3306	98.20	9/3/2026	Refund - 2971 Village Ct (Permit P2026-02475)
		98.20	9/3/2026	
Tri County Water Conditioning		98.20		
True North Controls	701-7025-4706	6,491.00	9/3/2026	radios /supplies for lift stations
		6,491.00	9/3/2026	
True North Controls		6,491.00		
TWIN CITY HARDWARE	414-4010-4702	17,195.00	8/26/2026	Pay App #11 Civic Campus
		17,195.00	8/26/2026	

Last Name	Acct 1	Amount	Check Date	Description
TWIN CITY HARDWARE		17,195.00		
US Home Corporation	101-0000-2075	750.00	8/26/2026	Landscape Escrow- 7196 Pearl Dr.
		750.00	8/26/2026	
US Home Corporation		750.00		
USA BLUE BOOK	700-7043-4160	955.49	9/3/2026	chemicals supplies
USA BLUE BOOK	700-7043-4160	428.00	9/3/2026	chemicals supply
		1,383.49	9/3/2026	
USA BLUE BOOK		1,383.49		
Vector Services LLC	101-0000-2033	205.97	8/26/2026	Duplicate Payment - 6421 Teton Ln
		205.97	8/26/2026	
Vector Services LLC		205.97		
VERIZON WIRELESS	700-0000-4310	95.09	8/25/2026	Telephone & Communication Charges
VERIZON WIRELESS	701-0000-4310	95.09	8/25/2026	Telephone & Communication Charges
		190.18	8/25/2026	
VERIZON WIRELESS	101-1530-4310	38.41	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1370-4310	101.14	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	720-0000-4310	211.31	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1540-4310	40.01	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1320-4310	311.41	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1420-4310	173.67	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1550-4310	429.03	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	701-0000-4310	395.66	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1220-4310	645.99	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1600-4310	216.37	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	700-0000-4310	534.77	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1170-4310	115.23	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1160-4310	115.23	9/2/2026	Telephone & Communication Charges

Last Name	Acct 1	Amount	Check Date	Description
VERIZON WIRELESS	101-1312-4310	115.23	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1120-4310	131.85	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1110-4310	20.02	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1310-4310	228.07	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1250-4310	292.15	9/2/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1520-4310	38.41	9/2/2026	Telephone & Communication Charges
		4,153.96	9/2/2026	
VERIZON WIRELESS		4,344.14		
Vertex Unmanned Solutions, LLC	101-1220-4237	240.00	9/3/2026	UAV software management
		240.00	9/3/2026	
Vertex Unmanned Solutions, LLC		240.00		
Vineland Tree Care	101-1425-4572	560.00	8/26/2026	Highwood Dr. Sugar Maple Removal
		560.00	8/26/2026	
Vineland Tree Care		560.00		
Warning Lites of Minnesota, Inc.	601-6057-4300	365.00	9/3/2026	Special event market blvd
		365.00	9/3/2026	
Warning Lites of Minnesota, Inc.		365.00		
Waste Management of Minnesota, Inc	101-1550-4300	224.59	8/26/2026	shop clean Lake Ann
		224.59	8/26/2026	
Waste Management of Minnesota, Inc		224.59		
Water Conservation Services, Inc.	700-0000-4300	464.50	9/3/2026	79th and market blvd leak detection

Last Name	Acct 1	Amount	Check Date	Description
		464.50	9/3/2026	
Water Conservation Services, Inc.		464.50		
WATERMARK TITLE AGENCY	700-0000-2020	9.07	8/25/2026	Refund Check 097996-004, 7629 CENTURY BOULEVARD
WATERMARK TITLE AGENCY	700-0000-2020	1.79	8/25/2026	Refund Check 097996-004, 7629 CENTURY BOULEVARD
WATERMARK TITLE AGENCY	701-0000-2020	23.40	8/25/2026	Refund Check 097996-004, 7629 CENTURY BOULEVARD
WATERMARK TITLE AGENCY	720-0000-2020	18.59	8/25/2026	Refund Check 097996-004, 7629 CENTURY BOULEVARD
WATERMARK TITLE AGENCY	720-0000-2020	13.34	8/25/2026	Refund Check 103088-000, 1070 BUTTE COURT
WATERMARK TITLE AGENCY	700-0000-2020	1.29	8/25/2026	Refund Check 103088-000, 1070 BUTTE COURT
WATERMARK TITLE AGENCY	700-0000-2020	21.22	8/25/2026	Refund Check 103088-000, 1070 BUTTE COURT
WATERMARK TITLE AGENCY	701-0000-2020	36.39	8/25/2026	Refund Check 103088-000, 1070 BUTTE COURT
		125.09	8/25/2026	
WATERMARK TITLE AGENCY		125.09		
White Cap, LP	101-1320-4157	358.81	8/26/2026	concrete supplies/tools
		358.81	8/26/2026	
White Cap, LP		358.81		
WM MUELLER & SONS INC	101-1320-4157	275.73	8/26/2026	pothole patching
WM MUELLER & SONS INC	101-1320-4150	1,000.00	8/26/2026	rock sand
WM MUELLER & SONS INC	700-0000-4150	1,859.78	8/26/2026	rock sand
WM MUELLER & SONS INC	101-1320-4157	148.92	8/26/2026	pothole patching
		3,284.43	8/26/2026	
WM MUELLER & SONS INC	700-0000-4150	676.05	9/3/2026	water repair materials
		676.05	9/3/2026	
WM MUELLER & SONS INC		3,960.48		
WW GRAINGER INC	701-0000-4551	10.94	9/3/2026	Lift station 5 supplies

Last Name	Acct 1	Amount	Check Date	Description
		10.94	9/3/2026	
WW GRAINGER INC		10.94		
XCEL ENERGY INC	101-1350-4320	-88.92	8/25/2026	Electric Charges
XCEL ENERGY INC	700-0000-4320	11,578.20	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1600-4320	22.70	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	22.70	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1600-4320	248.10	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1220-4320	1,727.47	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1540-4320	1,585.62	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1170-4320	31.62	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1190-4320	1,145.09	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	45.79	8/25/2026	Electric Charges
XCEL ENERGY INC	700-7019-4320	5,172.76	8/25/2026	Electric Charges
XCEL ENERGY INC	700-0000-4320	121.54	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1120-1193	166.69	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1550-4320	67.38	8/25/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	26,637.43	8/25/2026	Electric Charges
		48,484.17	8/25/2026	
XCEL ENERGY INC	601-6068-4751	5,261.95	9/2/2026	Hwy 5 Project Lighting relocations
XCEL ENERGY INC	410-4410-4751	2,325.18	9/2/2026	Lk Ann Prk Preserve-Light relocation Greenwood Sh
XCEL ENERGY INC	700-7043-4320	1,799.67	9/2/2026	Electric Charges
		9,386.80	9/2/2026	
XCEL ENERGY INC		57,870.97		
Young Paul	601-6057-4300	50.00	8/26/2026	Market Blvd Business event - Vendor
		50.00	8/26/2026	
Young Paul		50.00		
Zenk Kara	101-1425-4906	75.00	9/3/2026	Tree Rebate- 1 tree

Last Name	Acct 1	Amount	Check Date	Description
		75.00	9/3/2026	
Zenk Kara		75.00		
		1,690,462.80		

City Council Item

September 14, 2026

Item	Approve an Encroachment Agreement between the City of Chanhassen and the property owner at 8113 Marsh Drive (Lot 41, Block 2, Hidden Valley)	
File No.	N/A	**Item No:** D.4
Agenda Section	**CONSENT AGENDA**	
Prepared By	Stacy Osen, Administrative 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 located on Lot 41, Block 2, Hidden Valley."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

N/A

BACKGROUND

The property owner of 8113 Marsh Drive (The Prudence L Busch Revocable Trust) desires to keep a previously constructed retaining wall located within an existing public drainage and utility easement. The property is legally described as Lot 41, Block 2, Hidden Valley. Since the improvements encroach within the easement that covers an active public utility, in this case a storm sewer pipe, an Encroachment Agreement (EA) is needed to document that the property owner is fully responsible for the private improvements within the easement 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

8113 Marsh Drive - EA

(reserved for recording information)

ENCROACHMENT AGREEMENT

AGREEMENT made this ____ day of _____, 2026, by, among, and between the **CITY OF CHANHASSEN,** a Minnesota municipal corporation ("City"), and **THE PRUDENCE L. BUSCH REVOCABLE TRUST** ("Owner").

1. **BACKGROUND.** Owner is 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. 25.3450540**
>
> Lot 41, Block 2, Hidden Valley, according to the plat thereof on file and of record in the Office of the County Recorder, in and for Carver County, Minnesota.
>
> *(Abstract Property)*

having a street address of 8113 Marsh Drive, Chanhassen, Minnesota 55317 ("Subject Property"). The City owns easements for drainage and utility purposes over portions of the Subject Property ("Easement Areas"). A retaining wall was previously constructed and installed on the Subject Property and the Owner desires to keep the retaining wall located on the Subject Property which encroaches on the Easements Areas as depicted on the attached Exhibit "A" and Exhibit "B".

2. **ENCROACHMENT AUTHORIZATION.** The City hereby approves the encroachment in its Easement Areas on the Subject Property for the retaining wall subject to the conditions set forth in this Agreement. Further conditions of encroachment approval are as follows:

- The City shall have no responsibility to maintain or repair the retaining wall located within the Easement Areas.
- The retaining wall located on the Subject Property must not impact or increase water drainage on the abutting properties or cause any adverse drainage patterns or erosion to the abutting properties.
- The Owner, their heirs, successors and assigns, are fully responsible and liable for any and all damage caused to the retaining wall within the Easement Areas
- The Owner of the Subject Property will own and maintain the retaining wall.

Further, Owner agrees that the retaining wall shall be repaired/replaced 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, Owner, for itself, its 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 the retaining wall in the Easement Areas, caused in whole or in part by the encroachment into the Easement Areas.

4. **TERMINATION OF AGREEMENT.** The City may, at its sole discretion, terminate this Agreement at any time if it is reasonably necessary for the City to occupy the Easement Areas by giving the then owner 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 owner shall remove that portion of the retaining wall to the extent it impacts the Easement Areas to the effective date of the termination of this Agreement. If the owner fails to do so, the

City may remove the retaining wall to the extent it impacts the Easement Areas and charge the cost of removal back to the owner 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 _____
Elise Ryan, Mayor

(SEAL)

And _____
Laurie Hokkanen, City Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, 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

PROPERTY OWNER:
THE PRUDENCE L. BUSCH REVOCABLE TRUST

BY: _____
Prudence L. Busch, Trustee

STATE OF Minnesota)
)ss.
COUNTY OF Carver)

The foregoing instrument was acknowledged before me this 31 day of August, 2026, by **Prudence L. Busch**, as Trustee of The Prudence L. Busch Revocable Trust, on behalf of the trust.

_____
NOTARY PUBLIC

JENNIFER ANN POTTER
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

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

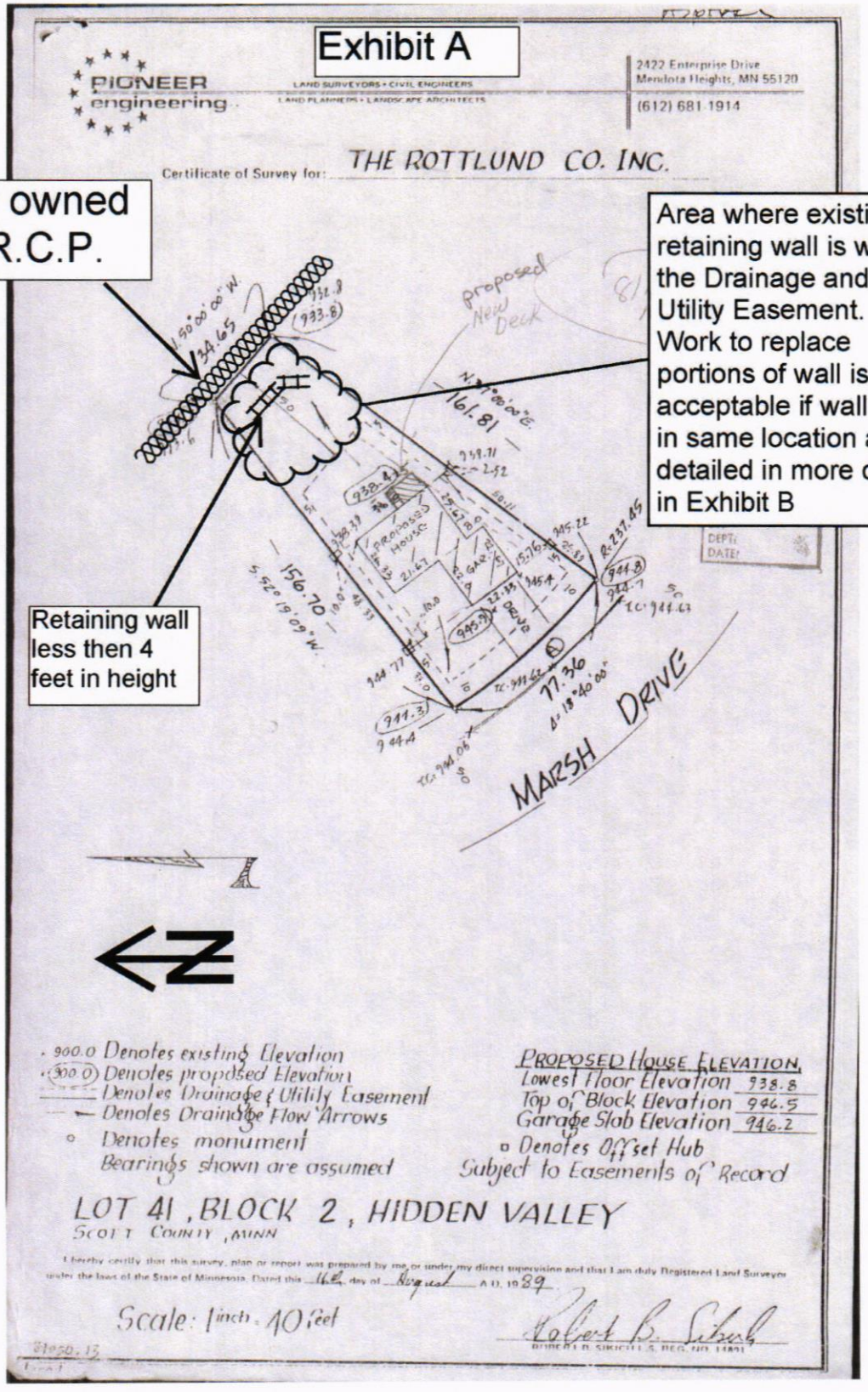
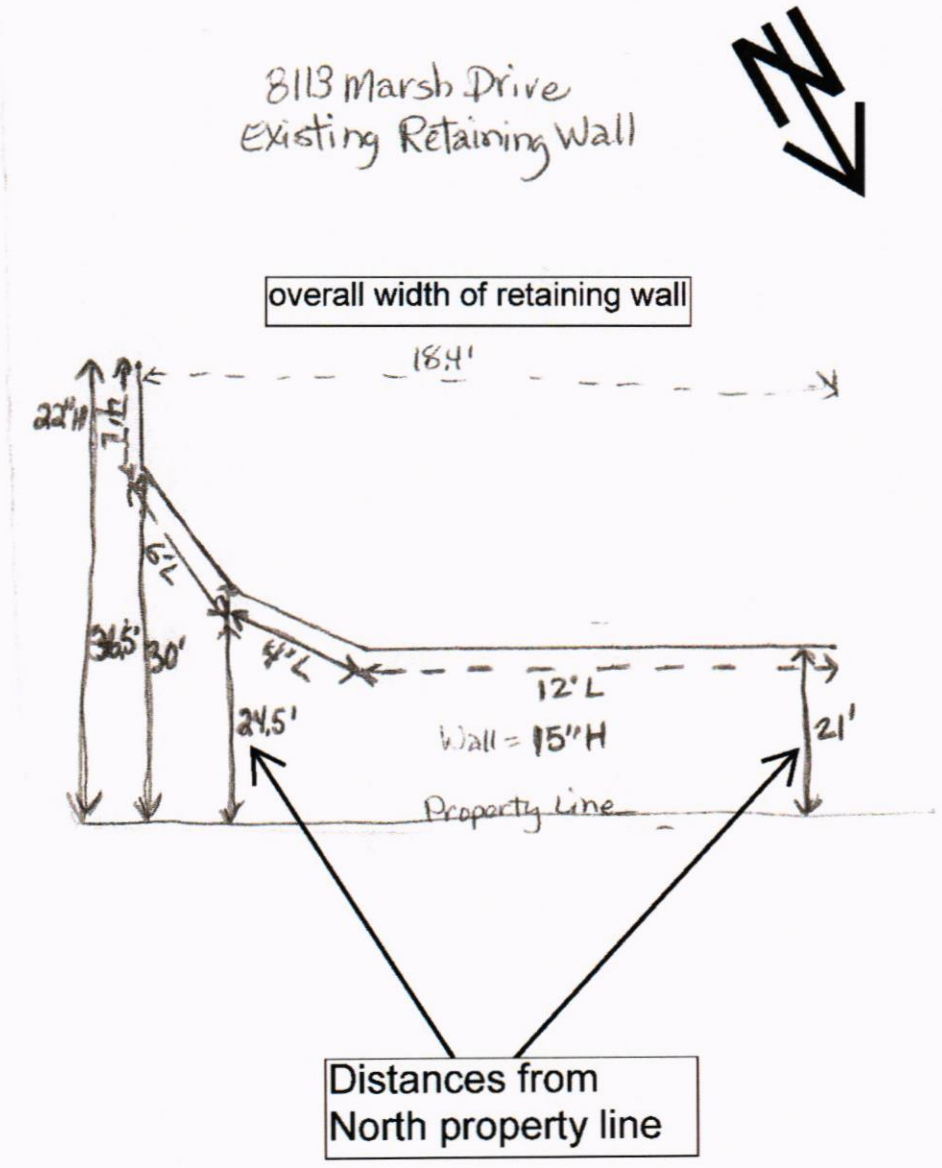

Exhibit A
PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(612) 681-1914
Certificate of Survey for: THE ROTTLUND CO. INC.
City owned 36 R.C.P.
Area where existing retaining wall is within the Drainage and Utility Easement. Work to replace portions of wall is acceptable if wall stays in same location as detailed in more detail in Exhibit B
Retaining wall less then 4 feet in height
Proposed New Deck
Proposed House
MARSH DRIVE
· 900.0 Denotes existing Elevation
(900.0) Denotes proposed Elevation
Denotes Drainage & Utility Easement
Denotes Drainage Flow Arrows
Denotes monument
Bearings shown are assumed
PROPOSED House ELEVATION
Lowest Floor Elevation 938.8
Top of Block Elevation 946.5
Garage Slab Elevation 946.2
Denotes Offset Hub
Subject to Easements of Record
LOT 41, BLOCK 2, HIDDEN VALLEY
SCOTT COUNTY, MINN
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 16 day of August A.D. 1989
Scale: 1inch = 40 feet
Robert B. Sikich
ROBERT B. SIKICH L.S. REG. NO. 14891

Exhibit B


8113 Marsh Drive
Existing Retaining Wall
overall width of retaining wall
18.4'
22"H
7"L
6"L
4"L
36.5'
30'
24.5'
12' L
Wall = 15"H
21'
Property Line
Distances from
North property line

[Reserved for Recording Data]

CERTIFICATE OF TRUST

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

Prudence L. Busch, being first duly sworn on oath, state or affirm under penalties of perjury, that:

1. The name of the trust is:
The Prudence L. Busch Revocable Trust.

2. The date of the trust instrument is: _____.

3. The name and address of each trustee empowered to act under the trust instrument at the time of execution of this Certificate of Trust is:

Prudence L. Busch
8113 Marsh Drive
Chanhassen, MN 55317

4. The trustee is authorized by the trust instrument to sell, convey, pledge, mortgage, lease or transfer title to any interest in real or personal property, except as limited by the following: **None**.

5. The number of trustees required to act is: **1**

6. The trust has not been terminated.

7. The trust instrument has not been revoked.

Pursuant to Minn. Stat. 501c.1013, subd. 2:

The name of each settlor of the trust is: **Prudence L. Busch**.
The name of each original Trustee is: **Prudence L. Busch**.

X The Affidavit of Trustee, consisting of 2 pages, is attached to this Certificate of Trust.

The statements contained in this Certificate of Trust are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit (i) the powers of the trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to interest in real or personal property, or (ii) the authority of the trustees to exercise any other power identified in this Certificate of Trust.

SIGNATURE OF TRUSTEE:
THE PRUDENCE L. BUSCH REVOCABLE TRUST

BY: Prudence L. Busch
Prudence L. Busch, Trustee

STATE OF Minnesota)
)ss.
COUNTY OF Carver)

The foregoing instrument was acknowledged before me this 31 day of August, 2026, by **Prudence L. Busch**, as Trustee of The Prudence L. Busch Revocable Trust, on behalf of the trust.

JENNIFER ANN POTTER
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

NOTARY PUBLIC

THIS INSTRUMENT WAS
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

[Reserved for Recording Data]

AFFIDAVIT OF TRUSTEE

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

Prudence L. Busch, being first duly sworn on oath, say that:

1. Affiant is the Trustee named in that certain Certificate of Trust to which this Affidavit is attached ("Trust Instrument"), which Certificate of Trust was executed by Affiant and which relates to real property in Carver County, Minnesota, legally described as follows:

   Lot 41, Block 2, Hidden Valley, according to the plat thereof on file and of record in the Office of the County Recorder, in and for Carver County, Minnesota.

2. The name and address of the Trustee empowered to act under the Trust Instrument at the time of the execution of this Affidavit is:

   Prudence L. Busch
   8113 Marsh Drive
   Chanhassen, MN 55317

3. The Trustee who has executed that certain Encroachment Agreement relating to the real property described above, between, The Prudence L. Busch Revocable Trust and the City of Chanhassen, dated _____, 2026:

   (a) is empowered by the Trust Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real property held in trust; and

(b) is the only Trustee required by the Trust Instrument to execute and deliver such an instrument.

4. The Trust has not terminated and the Trust Instrument has not been revoked.

5. There has been no amendment to the Trust Instrument which limits the power of the Trustee to execute and deliver the instrument described in paragraph 3.

6. The Trust is not supervised by any Court.

7. Affiant does not have actual knowledge of any facts indicating the Trust is invalid.

SIGNATURE OF TRUSTEES:
THE PRUDENCE L. BUSCH REVOCABLE TRUST

BY: Prudence L. Busch
Prudence L. Busch, Trustee

STATE OF Minnesota)
)ss.
COUNTY OF Carver)

The foregoing instrument was acknowledged before me this 31 day of August, 2026, by **Prudence L. Busch**, as Trustee of The Prudence L. Busch Revocable Trust, on behalf of the trust.

JENNIFER ANN POTTER
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

NOTARY PUBLIC

THIS INSTRUMENT WAS
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

City Council Item

September 14, 2026

Item	Award Construction Contract - Red Cedar Point Stormwater Improvement Project	
File No.	Eng 26-10	**Item No:** D.5
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 awarding a construction contract to Sunram Construction for the Red Cedar Point Stormwater Improvement Project."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

This project is for two small scale stormwater improvements in the Red Cedar Point area. These improvements were budgeted with the 2025 Annual Stormwater Pond Maintenance project.

BACKGROUND

The first area is on the west end of Hickory Road, where poor drainage persists along the vacated public right of way between Hickory Road and Lake Minnewashta. The improvements include re-grading of the end of the street and the channel to the lake, followed by restoration. A plunge pool at the north end of the channel is being added to collect and treat surface runoff before entering the lake.

The second area is at the far east end of Red Cedar Point Road, where the public street ends and transitions to a private road. The improvements include re-grading of the end of the street and the channel to the lake, followed by restoration. A catch basin and sump structure (Rain Guardian) is being

added to collect and treat surface runoff before entering the lake.

DISCUSSION

These two locations have had drainage issues for many years, and the adjacent property owners have been requesting the city make improvements in the area.

The work is planned to be completed this fall.

BUDGET

The total Project budget is $525,000 (see attached).

Due to the expected cost of the work, the consultant sent the bidding documents directly to five contractors for quotes rather than holding a public bid opening. One quote was received. The quote was below the engineers estimate ($172,059) and within budget.

Consultant Fees	$ 112,393
2025 Pond Contract	$ 215,516
Red Cedar Point Quote	$ 169,453
TOTAL PROJECT COST	$ 497,362

The quote received was from Sunram Construction, who is a reputable contractor that we have worked with successfully in the past.

The contract is the city's standard construction contract.

RECOMMENDATION

Staff recommends approving the contract.

ATTACHMENTS

Project Location Map
Red Cedar Point Bid Summary
Red Cedar Point Bid Tabulation
Red Cedar Point Letter of Recommendation
CIP Project Sheet

RED CEDAR POINT DRAINAGE IMPROVEMENTS

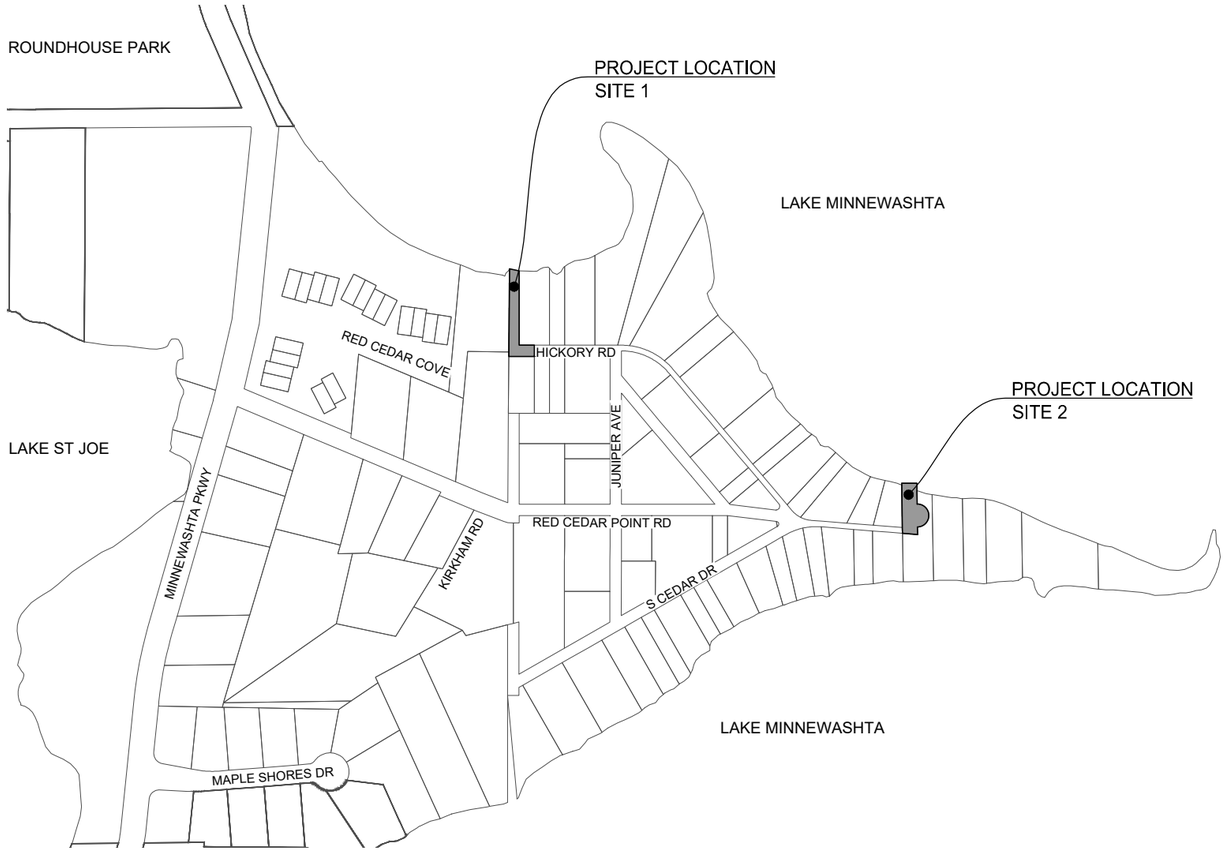
CITY OF CHANHASSEN

EXISTING PLAN SYMBOLS

- PROPERTY LINES/RIGHT-OF-WAY
- UTILITY EASEMENT
- TREE LINE
- SIGN
- DECIDUOUS TREE
- SHRUB
- CONIFEROUS TREE

EXISTING UTILITY SYMBOLS

- FIBER OPTIC CABLE — F/O
- UNDERGROUND TELEPHONE — UGT
- GAS LINE — G
- UNDERGROUND CABLE
- CABLE TV — CTV
- OVERHEAD COMMUNICATIONS LINE — OH
- UNDERGROUND POWER — UGE
- OVERHEAD POWER — OHE
- UNDERGROUND ELECTRIC — UGE
- OVERHEAD TELEPHONE — OHT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- CATV VAULT
- POWER POLE
- ELECTRIC BOX
- CATCH BASIN
- STORM APRON
- STORM SEWER MANHOLE
- GATE VALVE
- HYDRANT
- SANITARY SEWER MANHOLE



PROJECT LOCATION MAP

GOVERNING SPECIFICATIONS

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF THE "CITY OF CHANHASSEN STANDARD SPECIFICATIONS AND DETAIL PLATES".

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

PLAN SET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES
3	MISCELLANEOUS DETAILS
4	MISCELLANEOUS DETAILS
5	MISCELLANEOUS DETAILS
6	REMOVAL & RESTORATION PLAN - WEST
7	REMOVAL & RESTORATION PLAN - EAST
8	SITE-PLAN - WEST
9	SITE-PLAN - EAST

THIS PLAN SET CONTAINS 9 SHEETS

THIS PLAN SET HAS BEEN PREPARED FOR:

CITY OF CHANHASSEN
7700 MARKET BOULEVARD
P.O. BOX 147
CHANHASSEN, MN 55317
(952) 227-1100

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

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.

WILLIAM C. ALMS, P.E.

DATE: 08/19/2026 LICENSE NUMBER: 54301

EXCAVATION NOTICE SYSTEM

A CALL TO GOPHER STATE ONE (651-454-0002) IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.



PROJECT LOCATION
COUNTY: CARVER

CARVER COUNTY COORDINATES
DATUM HORIZONTAL = NAD83 (2011)
DATUM VERTICAL = NAVD88

N

0 300 600
SCALE IN FEET

UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

GOPHER ONE CALL TICKET NUMBER: 252731385, 252731384

PLAN REVISIONS

DATE	DESCRIPTION	APPROVED BY

WSB PROJ. NO. 032009-000
CLIENT PROJ. NO. 26-10

SHEET 1 OF 9

C:\ACCACDocs\WSB\032009-000\Project Files\05_Discipline\Drainage\03_Sheets\STREET PLANS\032009-000-G-COVR-SHET.dwg 8/18/2026 3:58:36 PM

QUOTE TABULATION SUMMARY

PROJECT:
Red Cedar Point Drainage Improvements

CITY PROJECT NO.:
26-10

OWNER:
City of Chanhassen

WSB PROJECT NO.:
032009-000

Quotes Due: Thursday, September 3, 2026, at 10:00 am

	Contractor	Grand Total Bid
1	Sunram Construction, Inc.	$169,453.00
	Engineer's Opinion of Cost	$172,059.00

I hereby certify that this is a true and correct tabulation of the quotes as received on September 3, 2026.

Bill Alms, Sr. Project Manager

Denotes corrected figure

QUOTE TABULATION

Red Cedar Point Drainage Improvements
City Project No. 26-10
City of Chanhassen
WSB Project No. 032009-000
Quotes Due: 09/03/2026 10:00 AM CDT
DENOTES CORRECTED FIGURE

					Engineer Estimate		Sunram Construction, Inc.	
Line #	Item #	Item Description	Units	Quantity	Unit Price	Extension	Unit Price	Extension
BASE BID								
1	2021.501	MOBILIZATION	LS	1	$10,000.00	$10,000.00	$8,070.00	$8,070.00
2	2101.505	CLEARING	ACRE	0.3	$10,000.00	$3,000.00	$7,250.00	$2,175.00
3	2101.505	GRUBBING	ACRE	0.3	$10,000.00	$3,000.00	$3,000.00	$900.00
4	2104.503	REMOVE CURB & GUTTER	L F	58	$15.00	$870.00	$19.00	$1,102.00
5	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	233	$4.00	$932.00	$3.00	$699.00
6	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	220	$35.00	$7,700.00	$4.00	$880.00
7	2104.518	REMOVE GRAVEL ROADWAY	S F	184	$20.00	$3,680.00	$2.50	$460.00
8	2104.618	SALVAGE BRICK PAVERS	S F	50	$8.00	$400.00	$17.00	$850.00
9	2106.601	SITE GRADING	LS	1	$10,000.00	$10,000.00	$8,700.00	$8,700.00
10	2106.607	EXCAVATION - CHANNEL AND POND (LV)	C Y	140	$30.00	$4,200.00	$77.00	$10,780.00
11	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	59	$70.00	$4,130.00	$82.00	$4,838.00
12	2231.604	BITUMINOUS PATCH SPECIAL	S Y	43	$150.00	$6,450.00	$125.00	$5,375.00
13	2301.504	CONCRETE PAVEMENT 8.0" HIGH EARLY	S Y	185	$175.00	$32,375.00	$200.00	$37,000.00
14	2503.603	CLEAN & VIDEO TAPE PIPE SEWER (SANITARY)	L F	153	$20.00	$3,060.00	$65.00	$9,945.00
15	2506.502	ADJUST FRAME & RING CASTING	EACH	1	$1,000.00	$1,000.00	$550.00	$550.00
16	2506.602	CONST DRAINAGE STRUCTURE DESIGN SPECIAL 1	EACH	1	$4,000.00	$4,000.00	$4,500.00	$4,500.00
17	2506.618	CONST DRAINAGE STRUCTURE DESIGN SPECIAL 2	S F	2264	$10.00	$22,640.00	$14.50	$32,828.00
18	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	25	$70.00	$1,750.00	$65.00	$1,625.00
19	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	S Y	5	$200.00	$1,000.00	$585.00	$2,925.00
20	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	L F	168	$50.00	$8,400.00	$65.00	$10,920.00
21	2540.602	INSTALL BOLLARD BRACKETS	EACH	2	$300.00	$600.00	$425.00	$850.00
22	2540.618	INSTALL BRICK PAVERS	S F	50	$35.00	$1,750.00	$87.00	$4,350.00
23	2563.601	TRAFFIC CONTROL	LS	1	$2,000.00	$2,000.00	$2,500.00	$2,500.00
24	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	1,572	$4.00	$6,288.00	$4.25	$6,681.00
25	2573.602	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	2	$3,000.00	$6,000.00	$600.00	$1,200.00
26	2574.507	COMMON TOPSOIL BORROW	C Y	44	$60.00	$2,640.00	$75.00	$3,300.00
27	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	S Y	510	$5.00	$2,550.00	$3.00	$1,530.00
28	2575.518	SEEDING	S F	4,580	$4.50	$20,610.00	$0.50	$2,290.00
29	2575.608	SEED TURFGRASS RESIDENTIAL	LB	8	$13.00	$104.00	$25.00	$200.00
30	2575.608	SEED WET DITCH	LB	6	$80.00	$480.00	$225.00	$1,350.00
31	2575.608	SEED WINTER WHEAT	LB	10	$45.00	$450.00	$8.00	$80.00
		TOTAL BASE BID				**$172,059.00**		**$169,453.00**

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

Certified By: _____ ***License No.*** ***54301***

Date: ***September 3, 2026***

September 3, 2026

Honorable Mayor and City Council
City of Chanhassen
7700 Market Blvd
P.O. Box 147
Chanhassen, MN 55317

Re: Red Cedar Point Drainage Improvements
City Project No. 26-10
City of Chanhassen
WSB Project No. 032009-000

Dear Mayor and Council Members:

Quotes were received for the above-referenced project on Thursday, September 3, 2026, and were opened and read aloud. WSB reached out to five contractors and one quote was received. The quotes were checked for mathematical accuracy. Please find enclosed the quote summary indicating the low quote as submitted by Sunram Construction, Inc., Corcoran, Minnesota in the amount of $169,453.00. The Engineer's Estimate was $172,059.00.

We recommend that the City Council consider these quotes and award a contract in the amount of $169,453.00 to Sunram Construction, Inc. based on the results of the quotes received.

Sincerely,

WSB

Bill Alms, PE
Sr. Project Manager

Attachments

ams

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

Stormwater - Annual Stormwater Pond Improvements

Overview

Request Owner	Charlie Howley, PW Director/City Engineer
Department	Surface Water Gen Operations
Form Type	Capital Improvement
Request Type	Water, Sewer, and Surface Water Improvements
Project Number	SWMP-032

Description

This program will provide for our required annual maintenance of various City stormwater ponds. This work may include sediment removal, vegetation management and assessment, repair and replacement of inlet and outlet structures.

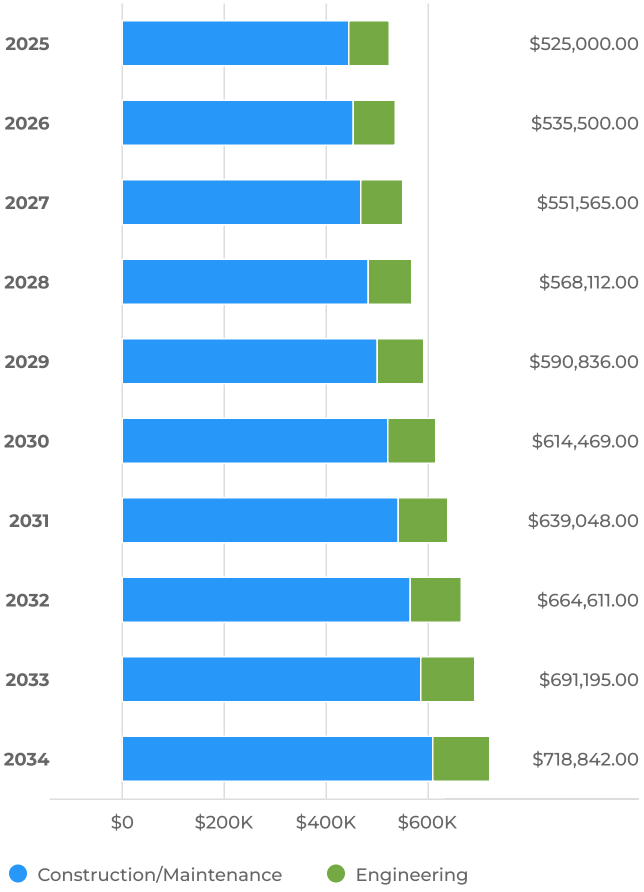
Details

Type of Project	Improvement

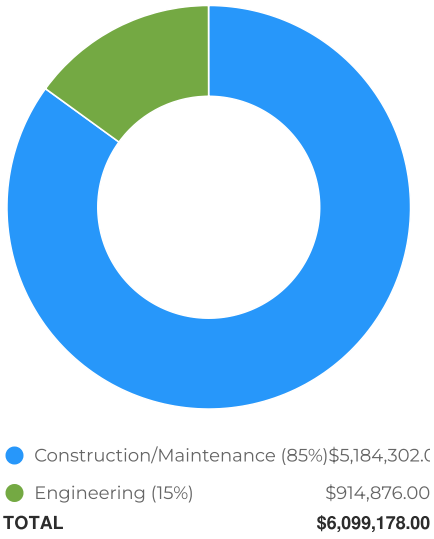
Capital Cost

FY2025 Budget	Total Budget (all years)	Project Total
$525,000	$6.099M	$6.099M

Capital Cost by Year



Capital Cost for Budgeted Years



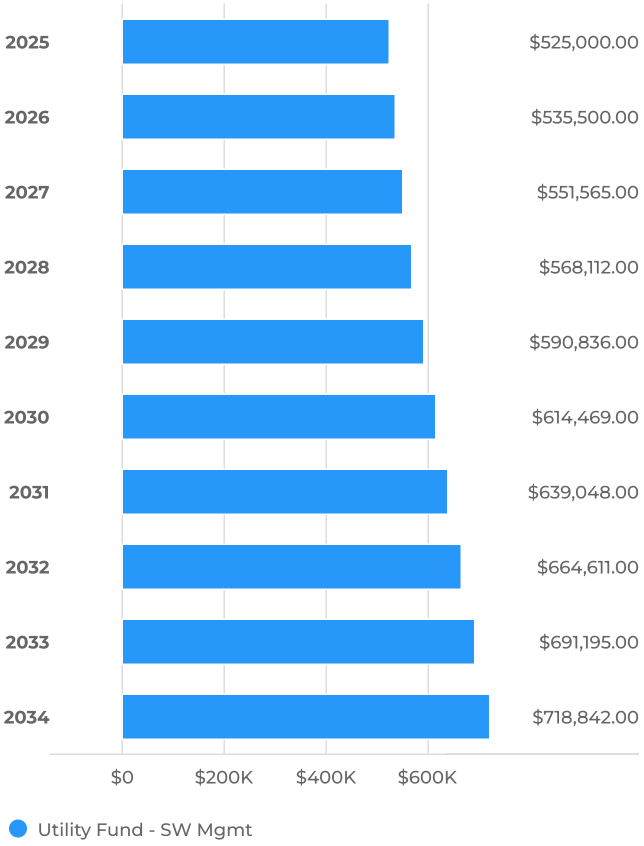
Capital Cost Breakdown

Capital Cost	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Engineering	$78,750	$80,325	$82,735	$85,217	$88,625	$92,170	$95,857	$99,692
Construction/Maintenance	$446,250	$455,175	$468,830	$482,895	$502,211	$522,299	$543,191	$564,919
Total	**$525,000**	**$535,500**	**$551,565**	**$568,112**	**$590,836**	**$614,469**	**$639,048**	**$664,611**

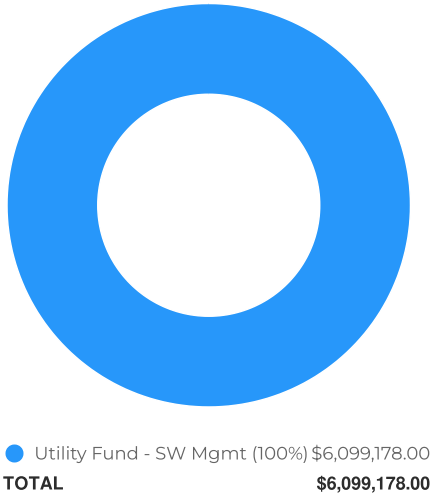
Funding Sources

FY2025 Budget	Total Budget (all years)	Project Total
$525,000	$6.099M	$6.099M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY203
Utility Fund - SW Mgmt	$525,000	$535,500	$551,565	$568,112	$590,836	$614,469	$639,048	$664,611	$691,195	$718,8
Total	**$525,000**	**$535,500**	**$551,565**	**$568,112**	**$590,836**	**$614,469**	**$639,048**	**$664,611**	**$691,195**	**$718,**

City Council Item

September 14, 2026

Item	Approve Stormwater Operations and Maintenance Agreement for Santa Vera Apartments Phase II (25-07)	
File No.	25-07	**Item No:** D.6
Agenda Section	**CONSENT AGENDA**	
Prepared By	Rachel Jeske, Planner	
Reviewed By	Eric Maass	

SUGGESTED ACTION

"The Chanhassen City Council approves the stormwater operations and management agreement for Santa Vera Apartments Phase II, subject to minor modifications as may be approved by the city attorney."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

A stormwater operations and maintenance agreement is a standard city practice to ensure long-term operations of private stormwater management systems which treat private stormwater associated with private development.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the agreement as presented with minor modifications as may be approved by the city attorney.

ATTACHMENTS

Santa Vera Phase II Stormwater Operations & Maintenance Agreement

STORMWATER MAINTENANCE AGREEMENT/
BEST MANAGEMENT PRACTICE FACILITIES

THIS AGREEMENT is made and entered into as of the ___ day of _____, 2026, by and between **SV PROPERTY LLC**, a Minnesota limited liability company, hereinafter referred to as the "Owner" and the **CITY OF CHANHASSEN,** a Minnesota municipal corporation, hereinafter referred to as the "City".

RECITALS

A. The Owner is the owner of certain real property located in Carver County, Minnesota, legally described in **Exhibit A** attached hereto ("Property"); and

B. The Owner is proceeding to develop the Property and has received site plan approval for the Property; and

C. The final plans for the Site Plan ("Plans"), which are expressly made a part hereof, as approved or to be approved by the City, provides for detention/retention of stormwater within the confines of the Property; and

D. The City and the Owner agree that the health, safety, and welfare of the residents of the City of Chanhassen, Minnesota, require that on-site stormwater management/BMP facilities be constructed and maintained on the Property; and

E. The City and the Owner agree that the health, safety, and welfare of the residents of the City of Chanhassen, Minnesota, require that on-site stormwater management/BMP facilities be constructed and maintained on the Property; and

F. The City requires that on-site stormwater infrastructure including but not limited to the conveyance pipes, structures, ditches, filtration basins, wet ponds, natural channel, and reuse

system ("Stormwater Facilities") as shown on the Plans be constructed and adequately maintained by the Owner as a condition of Site Plan approval; and

G. The Owner is required to enter into this Agreement as a condition of Site Plan approval and grant to the City a license to enter the Property to inspect and, if necessary, complete work required under the terms of this Agreement.

NOW, THEREFORE, in consideration of mutual covenants of the parties set forth herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Construction of Stormwater Improvements. Owner shall construct the Stormwater Facilities in accordance with the plans and specifications identified in the Plans or pursuant to any modification of the Plans approved by the City during construction of the Stormwater Facilities as provided in **Exhibit B.** The Owner shall submit to the City any updates with "as builts" for the Stormwater Facilities within 1 year of installation. If Plan modification substantially changes the size, location, or operations and maintenance of the stormwater facility the owner shall provide updated Exhibits to the City.

2. Maintenance of Stormwater Improvements.

A. The owner of the Stormwater Facilities from time-to-time, including but not limited to, Owner and its successors and assigns shall adequately maintain the Stormwater Facilities in accordance with the Stormwater Maintenance Plan and the City engineering standards for stormwater treatment facilities attached hereto as **Exhibit C**. This includes all pipes, channels, and other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.

B. The Owner will perform the work necessary to keep these Stormwater Facilities in good working order as appropriate. In the event a maintenance schedule for the Stormwater Facilities (including sediment removal) is outlined in **Exhibit C**, the schedule will be followed and comply with all applicable federal, state, and local regulations relating to the disposal of material, such as sediment.

3. Inspection and Reporting. The Owner shall cause the Stormwater Facilities to be inspected and submit an inspection report annually and shall be responsible for the payment of any associated costs. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities. Deficiencies shall be noted in the inspection report. A storage treatment basin will be considered inadequate if it is not compliant with all requirements of the approved Plan and City engineering standards set forth in **Exhibit C**.

4. City Access and Maintenance Rights.

A. The Owner hereby grants a license to the City, its authorized agents and employees, to enter upon the Property to inspect the Stormwater Facilities whenever the City deems necessary as shown on **Exhibit B,** and to complete any maintenance, if necessary subject and pursuant to the

terms of subparagraph B, below. The City shall provide written notice to the Owner fourteen (14) days prior to entry. The City shall provide the Owner, copies of the inspection findings and a directive to commence with the repairs if necessary ("Inspection Report").

B. In the event the Owner its successors and assigns, fails to maintain the Stormwater Facilities in good working condition acceptable to the City and such failure continues for 60 days after the City gives the Owner written notice of such failure, the City may enter upon the Property and take whatever steps necessary, including excavation and the storage of materials and equipment, to correct deficiencies identified in the Inspection Report. The City's notice shall specifically state which maintenance tasks are to be performed. The City may charge the costs, including assessing the City's costs to the Owner's property taxes, to the Owner. This provision shall not be construed to allow the City to erect any structure of permanent nature outside of the area of the Stormwater Facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. In addition, Owner agrees that it is, and will be, solely responsible to address complaints and legal claims brought by any third party with regard to the maintenance and operation and the consequences there from the Stormwater Facilities. The Owner shall defend and hold the City harmless from any such third-party claim, except to the extent of the City's or its agents', contractors' or employees' negligence or willful misconduct.

5. Reimbursement of Costs. The Owner shall reimburse the City for all costs reasonably incurred by the City in the enforcement of this Agreement, or any portion thereof, including court costs and reasonable attorneys' fees.

6. Indemnification. This Agreement imposes no liability of any kind whatsoever on the City. The Owner shall indemnify and hold harmless the City and its agents and employees against any and all claims, demands, losses, damages, and expenses (including reasonable attorneys' fees) arising out of or resulting from the Owner or the Owner's agents' or employees' negligent or intentional acts, or any violation of any safety law, regulation or code in the performance of this Agreement, without regard to any inspection or review made or not made by the City, its agents or employees or failure by the City, its agents or employees to take any other prudent precautions, except to the extent of the City's or its agents', contractors' or employees' negligence or willful misconduct. In the event the City, upon the failure of the Owner to comply with any conditions of this Agreement, performs said conditions pursuant to its authority in this Agreement, the Owner shall indemnify and hold harmless the City, its employees, agents and representatives from any cost, damage or harm, except to the extent resulting from the City's or its agents', or employees' negligent acts in the performance of the Owner's required work under this Agreement. Failure to perform any of the Owner's required work shall not be considered negligence by the City, its employees, agents or representatives.

7. Notice. All notices required under this Agreement shall either be personally delivered or be sent by certified or registered mail and addressed as follows:

To the Owner:

SV PROPERTY LLC
C/O Ridgeline Partners
Attention: Ryan Sailer
10650 Red Circle Drive, Suite 200
Minnetonka, MN 55343
(651) 271-1230

To the City: City of Chanhassen
Attention: Water Resources Engineer
7700 Market Boulevard
P.O. Box 147
Chanhassen, Minnesota 55317

All notices given hereunder shall be deemed given when personally delivered or two business days after being placed in the mail properly addressed as provided herein.

8. Successors/Covenants Run With the Property. The terms and conditions of this Agreement shall run with the Property. All duties and obligations of Owner under this Agreement shall be duties and obligations of Owner's successors and assigns, jointly and severally. In connection with the development of the Property, Owner, or its successors or assigns, shall record a declaration against the Property and establish a homeowner's association to govern certain matters relating to the Property under the terms of such declaration which shall include the obligation of the homeowner's association to comply with the terms of this Agreement. Effective upon the recording of the declaration against the Property and conveyance of a parcel within the Pioneer Ridge plat, such association, as Owner's assign hereunder, shall thereafter be a party hereto.]

9. Covenants Run with Property. The terms and conditions of this Agreement shall run with the Property and shall be binding upon future owners of the Property.

[*Remainder of page intentionally left blank.*
Signature page follows.]

OWNER:
SV PROPERTY LLC

By: SV GP LLC, its Manager

By: SV RP Manager LLC, its Managing Member

By:
_____
Ryan Sailer
Its: Chief Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of September, 2026, by Ryan Sailer, the Chief Manager of SV RP Manager LLC, which is the Managing Member of SV GP LLC, which is the Manager of SV Property LLC, a Minnesota limited liability company, on behalf of said entity.

_____
Notary Public

CITY:
CITY OF CHANHASSEN

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 _____, 2026, by **Elise Ryan** and **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

DRAFTED BY:
City of Chanhassen
7700 Market Boulevard
P.O. Box 147
Chanhassen, MN 55317

EXHIBIT A
TO
STORMWATER MAINTENANCE AGREEMENT

Legal Description of the Property

Lot 2, Block 1, Saratoga 3rd Addition

EXHIBIT B

Stormwater BMP Exhibit

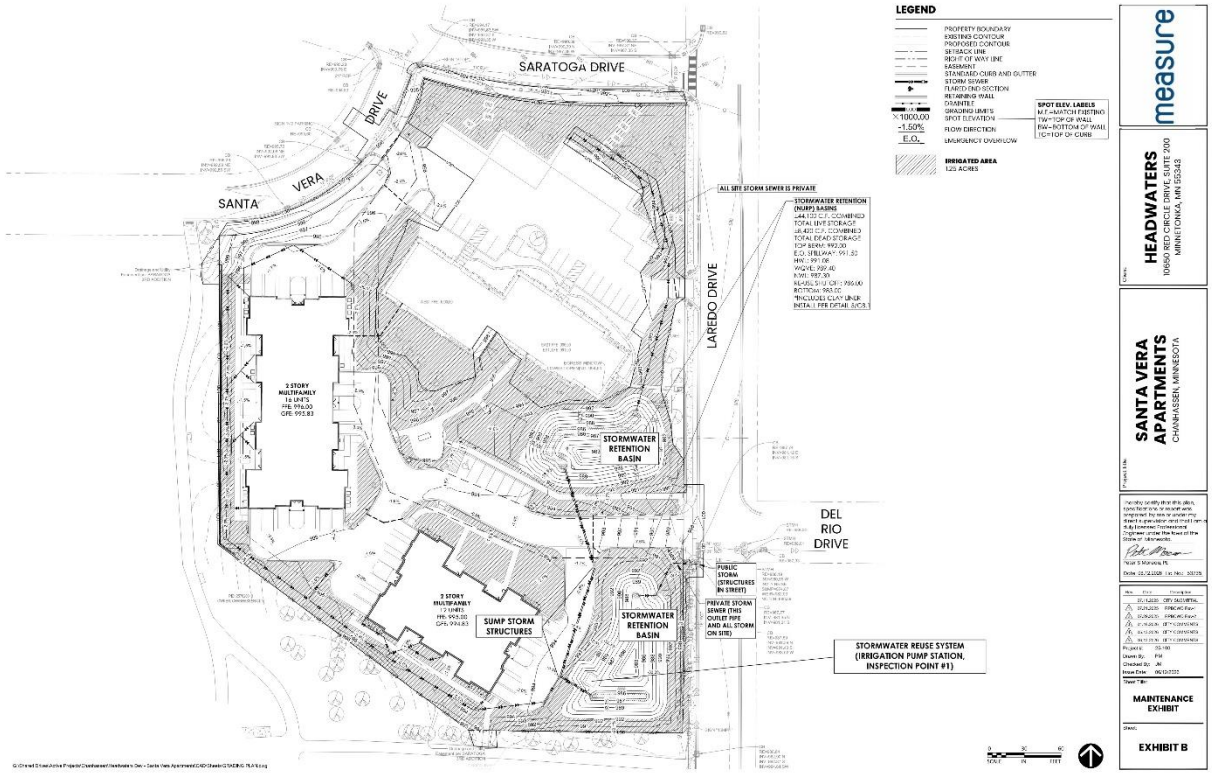


EXHIBIT C

Stormwater Facility Operations and Maintenance Plan and Inspection Checklist

The Owner, shall be vested with and shall be responsible for conducting an annual inspection of the stormwater facility as depicted and attached hereto, utilizing the stormwater facility maintenance inspection checklist, attached hereto, and shall make any repairs to the stormwater facility necessary for its intended design and function, as determined by the City's Water Resources Engineer for the remaining life of the Stormwater Facility. The owner shall complete checklist and submit maintenance inspection report to the City of Chanhassen annually. Email engdept@chanhassen.gov or mail to:

Chanhassen Engineering Department
7700 Market Boulevard
Chanhassen, MN 55317

Stormwater Facility Maintenance and Inspection Checklist
Property Name: Santa Vera Apartments Property Address: 621 Santa Vera Dr.

Inspection Date: _____ Inspector: _____ Date Last Inspected: _____

*Inspection Frequency
A = Annually
BA = Bi-annually (spring & fall)
M = Monthly
M/A = Monthly for the first year after installation, then as needed or min. annually

Maintenance Item	Satisfactory	Unsatisfactory	Inspection Frequency*	Comments/Actions Required
1. Debris Clean out				
Clear of trash and debris – North Basin			M	
Clear of trash and debris - South Basin			M	
2. Vegetation Management				
Invasive vegetation present			A	
Maintain min. 80% surface area coverage free of erosion			A	
3. Pond Outlets and Overflow Spillway				

Evidence of soil erosion on banks or contributing drainage areas and outlet – All Ponds			A	
Sediment build-up or blockage – All ponds			A	
4. Roadways				
Street Sweeping			BA	
Remove Debris & Sediment from Storm Inlets			BA	
5. Winter Maintenance				
Evaluate BMPs for snow & ice management to minimize chloride pollution			A	
Select deicer materials and application rates based on pavement temperature & trend			A	
Collect excess deicers from dry pavement and reuse during winter			A	
6. Storm Sewer Sump Manholes				
Trash/debris, oils and sediment build-up. Remove build-up when sump is >50% full			M/A	
7. Stormwater Reuse				
Reference Owner's Manual for Checklist and Maintenance of the pump system			BA	
Irrigation System – Check to ensure operational, winterize in the late fall. Confirm all sprinkler heads are operational and check for leaks in the system.			BA	
Vertical filter wall clogging. Verify area in plans is being irrigated.			A	
8. Storm Sewer Infrastructure				
Inspect pipes, storm sewer structures and Flared end aprons for debris or sediment- Remove as needed. Inspect infrastructure and repair as needed.			A	
9. Swales and Natural Channel				
Inspect Swales, remove debris as necessary, confirm there is not standing water.			BA	

Natural Swale – Inspect for erosion issues, confirm landscape is alive and growing.			BA	

Maintenance Actions Taken: [If any of the above items were marked "U" for unsatisfactory, explain the actions taken and time table for correction. Attach additional pages as necessary.]

Additional Comments:

(Send copy on an annual basis to City of Chanhassen at engdept@chanhassenmn.gov)

City Council Item

September 14, 2026

Item	Resolution 2026-XX: Request for Municipal State Aid Variances for the Pleasant View Road Rehabilitation Project	
File No.	ENG 26-03	**Item No:** D.7
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 requesting multiple variance requests from Municipal State Aid Standards for the Pleasant View Road Rehabilitation Project."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

Pleasant View Road is an established Municipal State Aid (MSA) street. The rehabilitation project planned for 2027 and currently in final design is proposing to use MSA funding as the primary source of revenue for the project. Due to the desired scope of the project to limit impacts to private property and not be a full reconstruction scope, certain MSA design standards cannot be attained. In order for the project to be eligible to still use MSA funds, variances need to be approved by the State Aid office. Having a City Council resolution requesting the variances is a requirement of our submittal package.

BACKGROUND

N/A

DISCUSSION

The variance requests involve lane width, horizontal curve geometry, and vertical curve geometry.

BUDGET

The project is currently planning on utilizing approximately $2.3M in MSA funds for the project.

RECOMMENDATION

Staff recommends approval of the resolution.

ATTACHMENTS

Resolution 2026-XX - Request for MSA Variances for 26-03 Pleasant View Rd

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: September 14, 2026 **RESOLUTION NO: 2026-XX**

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION REQUESTING VARIANCES FROM MUNICIPAL STATE AID STANDARDS FOR THE PLEASANT VIEW ROAD REHABILITATION PROJECT (SAP 194-109-002)

WHEREAS, the City of Chanhassen is preparing construction plans for the rehabilitation of Pleasant View Road (MSAS 109) from Powers Boulevard (CSAH 17) to Chanhassen Road (TH 101); and

WHEREAS, Minnesota Rules for State Aid Operation 8820.9936 require alignments to meet 30 mph design speeds for horizontal and vertical curves; and

WHEREAS, Minnesota Rules for State Aid Operation 8820.2500 require a minimum of 60 feet of Right-of-Way; and

WHEREAS, the reason for the variance request is due to various factors including the width of existing right-of-way, proximity of adjacent private property, and proximity to environmentally sensitive areas, all of which limit the possible elevation changes and changes to alignments of the roadway to incorporate the standard geometry.

NOW, THEREFORE BE IT RESOLVED, that the City of Chanhassen City Council does hereby request a variance from the Minnesota Department of Transportation State Aid Operations Rules Chapter 8820.9936 to permit the rehabilitation of Pleasant View Road be designed with less than 30 mph design speed for various horizontal and vertical curves along the corridor;

BE IT FURTHER RESOLVED, that the City of Chanhassen City Council does hereby request a variance from the Minnesota Department of Transportation State Aid Operations Rules Chapter 8820.2500 to permit the continued use of 30-foot Right-of-Way in certain locations along the corridor;

BE IT FURTHER RESOLVED, that the City of Chanhassen City Council hereby indemnifies, saves and hold harmless the State of Minnesota and its agents and employees of and from claims, demands, actions, or causes of action arising out of or by reason of sub-standard municipal state aid design in accordance with Minnesota Rules 8820.9936.

PASSED AND ADOPTED by the Chanhassen City Council this 14th day of September 2026.

ATTEST:

Jenny Potter, City Clerk	Elise Ryan, Mayor

YES	NO	ABSENT

City Council Item

September 14, 2026

Item	Resolution 2026-XX: Call Public Improvement Hearing for the 2027 City Pavement Rehabilitation Project. City Project No. 27-01	
File No.	ENG Project No. 27-01 CIP No. ST-012	**Item No:** D.8
Agenda Section	**CONSENT AGENDA**	
Prepared By	George Bender, Assistant City Engineer	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council adopts a resolution calling for a Public Hearing regarding the improvements for the 2027 City Pavement Rehabilitation Project No. 27-01 to be held on September 28, 2026."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

Consider calling for a Public Hearing regarding the feasibility of the proposed improvements to be held at the City Council meeting on September 28, 2026.

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 2027 project includes approximately 3.4 miles of city street to be rehabilitated within the following neighborhoods:

- Bluff Creek Estates (Valley Ridge Trl area)
- Chanhassen Estates (Dakota Ave/Cheyenne Ave/Erie Ave area)

- 86th St and Tigua Ln
- Lake Susan Hills (east of Powers)

Key dates and items relative to the project:

On March 11, 2026, the Engineering Department released a Request for Proposals (RFP) for geotechnical services for the 27-01, 27-02, and 27-03 projects.

On March 20, 2026, the Engineering Department released a Request for Proposals (RFP) for engineering design and construction services for the 27-01 project.

On April 2, 2026, the Engineering Department received 2 proposals for geotechnical professional services related to the 27-01, 27-02, and 27-03 projects.

On April 10, 2026, the Engineering Department received 6 proposals for engineering professional services related to the 27-01 project.

On April 13, 2026, the City Council approved a Professional Services Agreement with Braun Intertec for geotechnical exploration and engineering services in association with the 27-01, 27-02, and 27-03 design contracts.

On April 27, 2026, the City Council approved a Professional Services Agreement with SEH for design and construction services for the 27-01 project.

On September 16, 2026, the Engineering Department will host an Open House meeting with the impacted properties to discuss the project and respond to questions.

The project webpage is:
https://www.chanhassenmn.gov/government/projects/street-projects/2027-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 September 9, 2026, there are 431 email addresses subscribed to receive project updates.

DISCUSSION

Staff utilized the City's Pavement Management Program and site investigations to determine the project limits as shown in the attached 5-year CIP map representing the years 2026 through 2030. The Lake Riley Blvd project area (City Project No. 27-02) was separated from the four 27-01 project areas to help ensure all of the work was completed within the 2027 construction season.

Schedule

Task	Date
Call for Public Hearing regarding the Improvements	September 14, 2026
Public Open House/Neighborhood Meeting #1	September 16, 2026

Accept Feasibility Study, Conduct Public (Improvement) Hearing, and Order Project	September 28, 2026
Approve Plans and Specifications. Authorize Advertisement for Bids	February 8, 2027
Bid Opening	March 10, 2027
Call for Public (Assessment) Hearing	April 12, 2027
Public Open House/Neighborhood Meeting #2	April 13, 2027
Conduct Public (Assessment) Hearing, Accept Bids, Adopt Assessment Roll, and Award Construction Contract	April 26, 2027
Begin Construction	May 2027
Substantial Completion	Early November 2027
Final Completion	June 2028

BUDGET

The overall project budget approved with the 2026-30 Capital Improvement Plan is shown in the table below, and the CIP budgetary sheet from FY 2026 has been attached for reference. The CIP sheet represents both the 27-01 and 27-02. The 27-02 project area (Lake Riley Blvd reconstruction) was split from the four 27-01 project areas to ensure all of the project areas can be constructed in 2027. Mapping has been attached that identifies the streets proposed to be rehabilitated and/or reconstructed with the 27-01 project.

Fund	Budget
PMP (Street)	$3,197,000
Surface Water	$310,000
Sanitary Sewer	$317,000
Watermain	$517,000
Total	**$4,341,000**

RECOMMENDATION

Staff recommends the City Council call for a Public Hearing regarding the improvements for City Project Number 27-01 to be held during the Council meeting on September 28, 2026, to facilitate receiving public input regarding the feasibility of the project.

ATTACHMENTS

Resolution - Call Improvement PH for 27-01_9.14.26
Streets 5-Year CIP 11x17 - 2026-2030
27-01 and 27-02 combined CIP Project Sheet

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: September 14, 2026 **RESOLUTION NO: 2026-XX**

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION CALLING FOR A PUBLIC HEARING FOR THE 2027 CITY PAVEMENT REHABILITATION PROJECT NO. 27-01

WHEREAS, pursuant to resolution of the Council adopted April 27, 2026, a feasibility report is currently being prepared by SEH, Inc. with reference to the above-referenced project, and this report will be received by the Council on September 28, 2026, and

WHEREAS, the feasibility report will provide 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.

NOW THEREFORE, BE IT RESOLVED by the Chanhassen City Council:

1. The Council will receive and accept the feasibility study on September 28, 2026, 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. A public hearing for the proposed improvements within the 2027 City Pavement Rehabilitation Project No. 27-01 shall be held on September 28, 2026, in the Council Chambers of City Hall at 7:00 PM.

Passed and adopted by the Chanhassen City Council this 14th day of September 2026.

ATTEST:

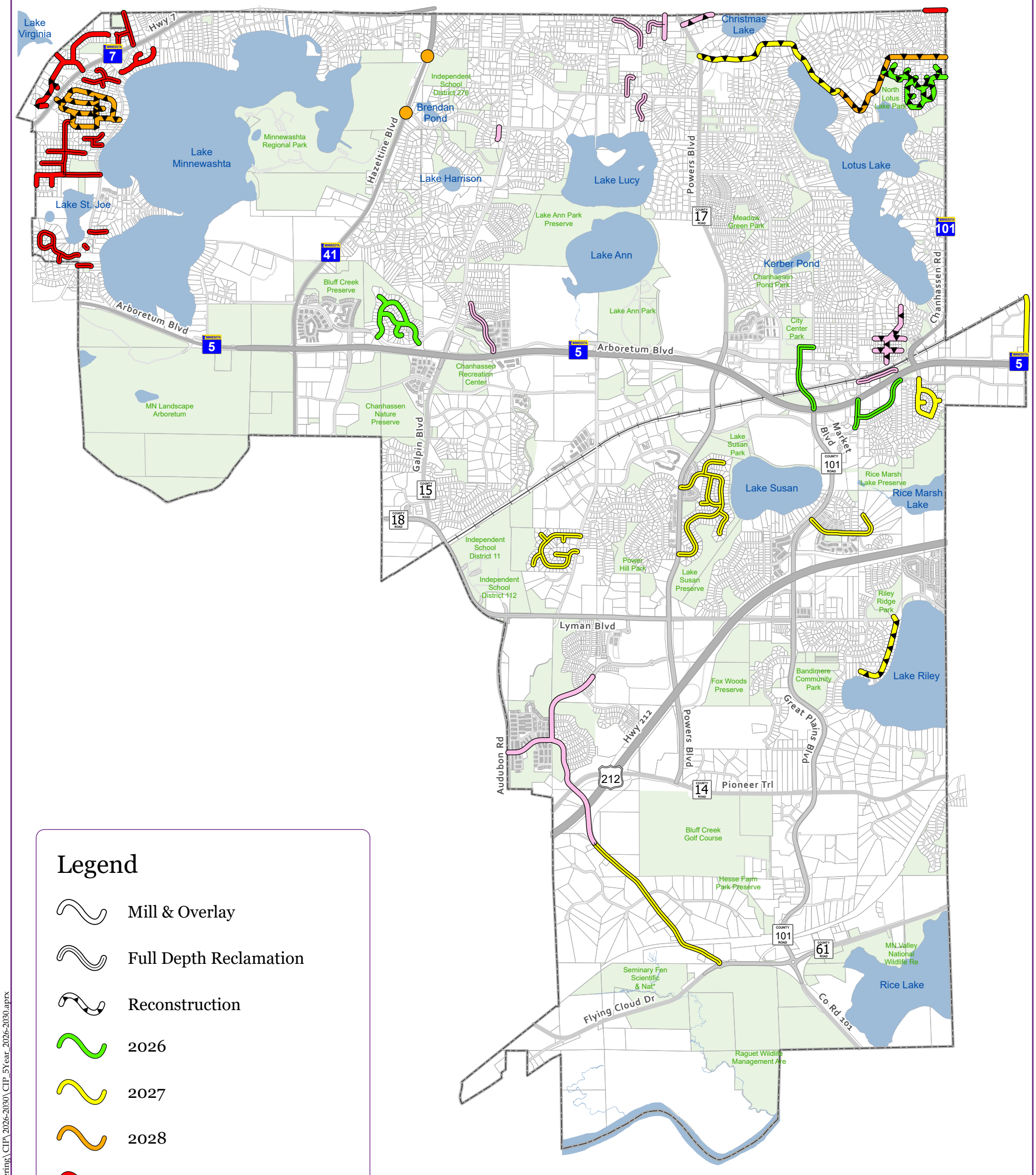
_____ _____

Jenny Potter, City Clerk Elise Ryan, Mayor

YES NO ABSENT

City of Chanhassen

5-Year CIP Pavement Management Plan (PMP) - Streets (2026-2030)



Legend

- Mill & Overlay
- Full Depth Reclamation
- Reconstruction
- 2026
- 2027
- 2028
- 2029
- 2030

N W E S

0 3,000 Feet

0 0.5 Mile

Created By: City of Chanhassen - Engineering Department
Date Created: 12/8/2025

Document Path: K:\Departments\Engineering\CIP\2026-2030\CIP_5Year_2026-2030.aprx

Streets - 2027 Street Improvements

This budget represents both 27-01 and 27-02

Overview

Request Owner	Charlie Howley, PW Director/City Engineer
Department	Annual Pvmnt Mgmt Contracted
Form Type	Capital Improvement
Request Type	Street Construction/Reconstruction
Project Number	ST-012-2027

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.

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.

Details

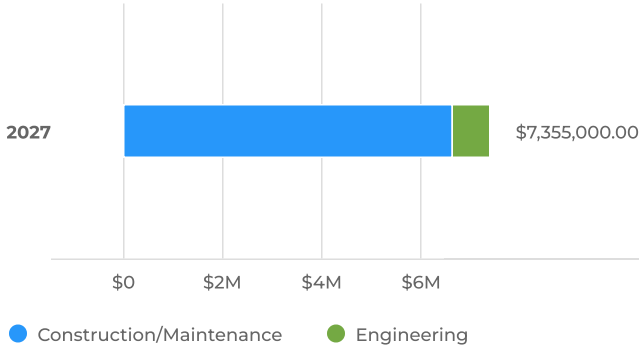
Type of Project	Resurface Current Road

Capital Cost

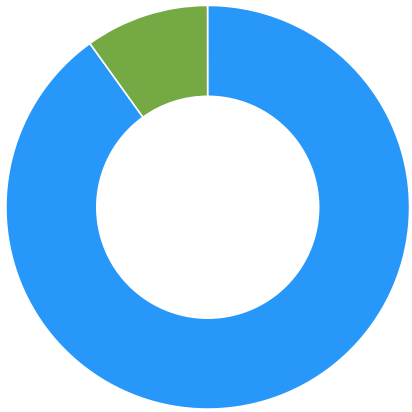
Total Budget (all years)
$7.355M

Project Total
$7.355M

Capital Cost by Year



Capital Cost for Budgeted Years



Construction/Maintenance (90%)	$6,625,000.
Engineering (10%)	$730,000.00
TOTAL	**$7,355,000.00**

Capital Cost Breakdown

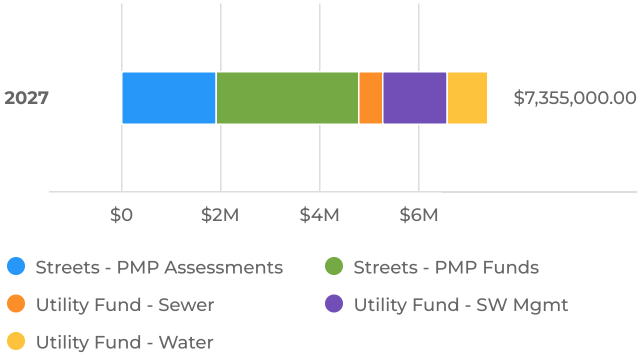
Capital Cost	FY2027	Total
Engineering	$730,000	$730,000
Construction/Maintenance	$6,625,000	$6,625,000
Total	**$7,355,000**	**$7,355,000**

Funding Sources

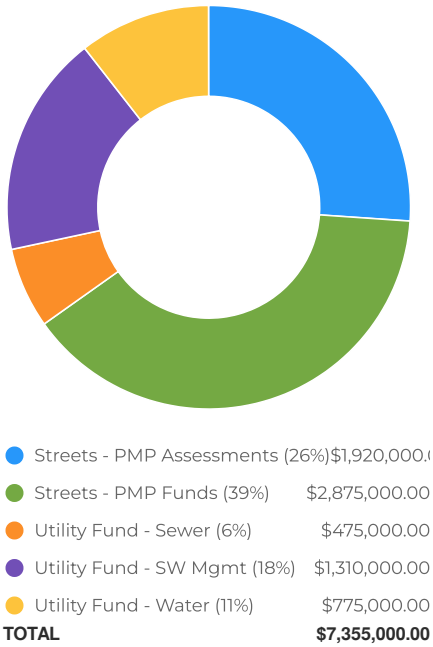
Total Budget (all years)
$7.355M

Project Total
$7.355M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2027	Total
Streets - PMP Funds	$2,875,000	$2,875,000
Streets - PMP Assessments	$1,920,000	$1,920,000
Utility Fund - Water	$775,000	$775,000
Utility Fund - Sewer	$475,000	$475,000
Utility Fund - SW Mgmt	$1,310,000	$1,310,000
Total	**$7,355,000**	**$7,355,000**

PMP Sum = $4,795,000

27-01 Budget:
PMP = $3,197,000 (74%)
Surface Water = $310,000 (7%)
Sanitary Sewer = $317,000 (7%)
Water = $517,000 (12%)
Total = $4,341,000

27-02 Budget:
PMP = $1,598,000 (53%)
Surface Water = $1,000,000 (33%)
Sanitary Sewer = $158,000 (5%)
Water = $258,000 (9%)
Total = $3,014,000

City Council Item

September 14, 2026

Item	Balakrishna Chintaginjala Citizen Action Request	
File No.		**Item No:** E.1
Agenda Section	**VISITOR PRESENTATIONS**	
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

Balakrishna Chintaginjala Citizen Action Request

Submission #	4931942
IP Address	174.20.144.67
Submission Recorded On	07/07/2026 9:57 AM
Time to Take Survey	15 minutes, 12 seconds

Page 1

Complete this form and submit it prior to the City Council meeting date you wish to present your request.

The City of Chanhassen invites citizens to submit a request in their native or preferred language. Upon doing so, the city will utilize its resources and do everything in its power to translate the request appropriately.

Select City Council Meeting date you would like to attend:

08/10/2026

The Chanhassen City Council meets on the second and fourth Mondays of each month.

Printable Meeting Calendar

View and/or print this calendar to assist with determining when city council meetings are held in order to make your date selection above.

Resident Information

* **Name**

Balakrishna Chintaginjala

* **Address**

8982 SW Village loop
8982 Minnesota Chanhassen 55317

* **Phone**

(952) 994-4815

* **Email**

balakrishna_chintaginjala@yahoo.com

Council Action Requested

* **Provide a brief description of the action you are requesting from the City Council.**

I am requesting that the City Administration help inform Chanhassen residents about a new federal child investment program available through TrumpAccounts.gov. This program, created under recent federal legislation, provides tax advantaged investment accounts for children under 18 and offers significant financial benefits to eligible families. Because these benefits require parents to actively apply, many families may miss out without clear public awareness. Trump Accounts function as traditional IRAs for minors, allowing long term, tax deferred investment growth. Eligible U.S. citizen children born between 2025 and 2028 may receive a $1,000 federal seed deposit when parents file IRS Form 4547. In addition, the Michael & Susan Dell Foundation is providing a $250 contribution for children age 10 or younger who live in ZIP codes with median household income below $150,000. Chanhassen's ZIP code 55317 meets this criterion, meaning many local families qualify for this additional assistance. Some children may receive both contributions, totaling $1,250 in early investment support. Minnesota families follow the same federal rules as all states, and Minnesota employers may also contribute up to $2,500 per year toward employees' children's accounts. Because these benefits can significantly improve long term financial stability for local children, it is important that families are aware of eligibility requirements, deadlines, and application steps. I am requesting that the City Council authorize or encourage the City Administration, particularly Communications and Community Services, to share informational guidance with residents through appropriate channels such as the city website, newsletters, social media, or community outreach. This is not a request for funding or policy change, but simply for public awareness so families in Chanhassen can access federal and philanthropic benefits already available to them.

Summary of Information

* **Provide a narrative of the request including need, costs, timetable, background, etc.**

TrumpAccounts.gov is a new federal child investment program that provides tax advantaged accounts for children under 18. Eligible U.S. citizen children born between 2025 and 2028 may receive a $1,000 federal seed deposit when parents file IRS Form 4547. In addition, the Michael & Susan Dell Foundation offers a $250 contribution for children age 10 or younger living in ZIP codes with median household income below $150,000. Chanhassen's ZIP code 55317 meets this criterion, meaning many local families qualify. Some children may receive both deposits, totaling $1,250. The need for City involvement is public awareness: families must actively apply, and many may miss the opportunity without clear guidance. No funding or policy changes are requested. The timetable aligns with federal deadlines, including April 15, 2026, filing requirement. I am asking the City Council to support outreach through City communications so residents can access these federal and philanthropic benefits.

What Happens Next?

Immediately upon submission of this form, staff will be notified by email and will provide copies to the City Council prior to the selected meeting date.

Contact

Questions? Contact City Clerk Jenny Potter at 952-227-1107 or by email.

Data Notice

Please note: information you submit through this form may be considered government data and, unless protected by law, could be available to the public upon request under the Minnesota Government Data Practices Act.

City Council Item

September 14, 2026

Item	Resolution 2026-XX: Lake Riley Blvd Reconstruction Project Improvement Hearing	
File No.	ENG Project No. 27-02 CIP No. ST-012	**Item No:** G.1
Agenda Section	**PUBLIC HEARINGS**	
Prepared By	George Bender, Assistant 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 2027 Lake Riley Blvd Reconstruction Project No. 27-02."

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 2027 project includes approximately 0.5 miles of city street to be reconstructed within the Lake Riley neighborhood. Deerfoot Trail is not included in this project because it is a private street managed by the HOA.

Key dates and items relative to the project:

- On March 11, 2026, the Engineering Department released a Request for Proposals (RFP) for geotechnical services for the 27-01, 27-02, and 27-03 projects.
- On March 20, 2026, the Engineering Department released a Request for Proposals (RFP) for engineering design and construction services for the 27-02 project.
- On April 2, 2026, the Engineering Department received 2 proposals for geotechnical professional services related to the 27-01, 27-02, and 27-03 projects.
- On April 10, 2026, the Engineering Department received 5 proposals for engineering professional services related to the 27-02 project.
- On April 13, 2026, the City Council approved a Professional Services Agreement with Braun Intertec for geotechnical exploration and engineering services in association with the 27-01, 27-02, and 27-03 design contracts.
- On April 27, 2026, the City Council approved a Professional Services Agreement with Bolton & Menk for design and construction services for the 27-02 project.
- On August 31, 2026, the City Council called for a Public Hearing regarding the Improvements to be held on September 14, 2026.
- On September 2, 2026, the Engineering Department hosted an Open House meeting with the impacted properties to discuss the project and respond to questions.

The project webpage is:
https://www.chanhassenmn.gov/government/projects/street-projects/lake-riley-blvd-reconstruction-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 September 9, 2026, there are 313 email addresses subscribed to receive project updates.

DISCUSSION

Staff utilized the City's Pavement Management Program and site investigations to determine the project limits as shown in the attached 5-year CIP map representing the years 2026 through 2030. The Lake Riley Blvd project area was separated from the 27-01 project areas to help ensure all of the work was completed within the 2027 construction season. Lake Riley Blvd is in a poor condition and as such was planned to be reconstructed. The street was last reviewed and rated in June of 2024. At that time it was scored an 18 out of 100. A rating in this range typically indicates a reconstruction should be performed

from the perspective of effective pavement management. The City's Asset Management software utilizes an average degradation curve which estimates the current OCI as a 6 out of 100.

A number of communication methods have been utilized to engage affected residents in a discussion regarding the project. The primary methods included the project webpage, a resident survey, a Story Map, and the Open House. Staff and Council have received a significant amount of feedback regarding the project approach. A summary of the comments received from the Story Map and the Resident Survey have been attached to this staff report. In general, there is a consensus the residents do not desire a significantly improved street and want it to remain similar to its existing condition. There are other residents which have also reached out which feel otherwise and want the street improved to bring it up to current standards.

Essentially, the approaches presented to the residents and considered in the Feasibility Study center around improving the street to meet current standards and Fire Code. Fire Code requires the street be constructed a minimum of 26' wide from face-of-curb to face-of-curb to allow on-street parking on one side of the street. This code is based on risk and emergency services ability to respond to a call for service. The existing street is approximately 20' wide.

Widening the street, or simply reconstructing the street at its current width, brings stormwater management requirements due to a need to meet Watershed District rules. The consultant has developed the concept of a ditch be added in certain areas of the west side of the street to most efficiently meet these rules. The street widening in combination with a ditch has a significant impact on the existing trees and vegetation on the west side of the roadway.

Should full reconstruction not be used, a full depth reclamation of the pavement would be required, as a mill and overlay is not feasible due to the pavement condition. From a short-term financial perspective this would be the lowest cost for the project, however from a long-term perspective the FDR would be less financially sustainable as we would not be following recommended pavement management practices. At some point in the future, a full reconstruction will be required.

SCHEDULE

Task	Date
Accept Feasibility Study, Conduct Public (Improvement) Hearing,and Order Project	September 14, 2026
Approve Plans and Specifications. Authorize Advertisement for Bids	January 25, 2027
Bid Opening	February 18, 2027
Call for Public (Assessment) Hearing	March 8, 2027
Public Open House/Neighborhood Meeting #2	March 10, 2027
Conduct Public (Assessment) Hearing, Accept Bids, Adopt Assessment Roll, and Award Construction Contract	March 22, 2027
Begin Construction	May 2027
Substantial Completion	Early November 2027
Final Completion	June 2028

BUDGET

The overall project budget approved with the 2026-30 Capital Improvement Plan is shown in the table below, and the CIP budgetary sheet from FY 2026 has been attached for reference. The CIP sheet represents both the 27-01 and 27-02. The 27-02 project area (Lake Riley Blvd reconstruction) was split from the 27-01 project areas to ensure all of the project areas can be constructed in 2027. Mapping has been attached that identifies the streets proposed to be rehabilitated and/or reconstructed with the 27-01 and 27-02 projects. The budget for 27-02 is based on a reconstruction.

Fund	Budget
PMP (Street)	$1,598,000
Surface Water	$1,000,000
Sanitary Sewer	$158,000
Watermain	$258,000
Total	**$3,014,000**

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 27-02. Staff will continue to refine the design approach for the street based on the guidance provided by City Council.

ATTACHMENTS

Resolution 26-XX - Accept Feasibility Study - Conduct PH - Order P&S for 27-02_9.14.26
Streets 5-Year CIP 11x17 - 2026-2030
27-01 and 27-02 combined CIP Project Sheet
Resident Survey Summary for project_9.10.26
2026-09-14_2027 Lake Riley Boulevard Feasibility Study
Comment Summary from Story Map for project_9.10.26
Presentation

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: September 14, 2026 RESOLUTION NO: 2026-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 2027 LAKE RILEY BLVD RECONSTRUCTION PROJECT NO. 27-02

WHEREAS, pursuant to resolution of the Council adopted April 27, 2026, a feasibility report has been prepared by Bolton & Menk with reference to the above-referenced project, and this report is being received by the Council on September 14, 2026, 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 August 31, 2025, the City Council called for the public hearing to be held on September 14, 2026, for the 2027 Lake Riley Blvd Reconstruction Project No. 27-02. The project includes street, drainage, and utility system improvements along Lake Riley Blvd. It does not include improvements to Deerfoot Trl which is a private street, 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 14th day of September, 2026, 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 received and accepted the feasibility study on September 14, 2026, and considered 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 April 27, 2026.

4. The Council authorizes preparation of plans and specifications for the 2027 Lake Riley Reconstruction Project No. 27-02.

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 14th day of September, 2026.

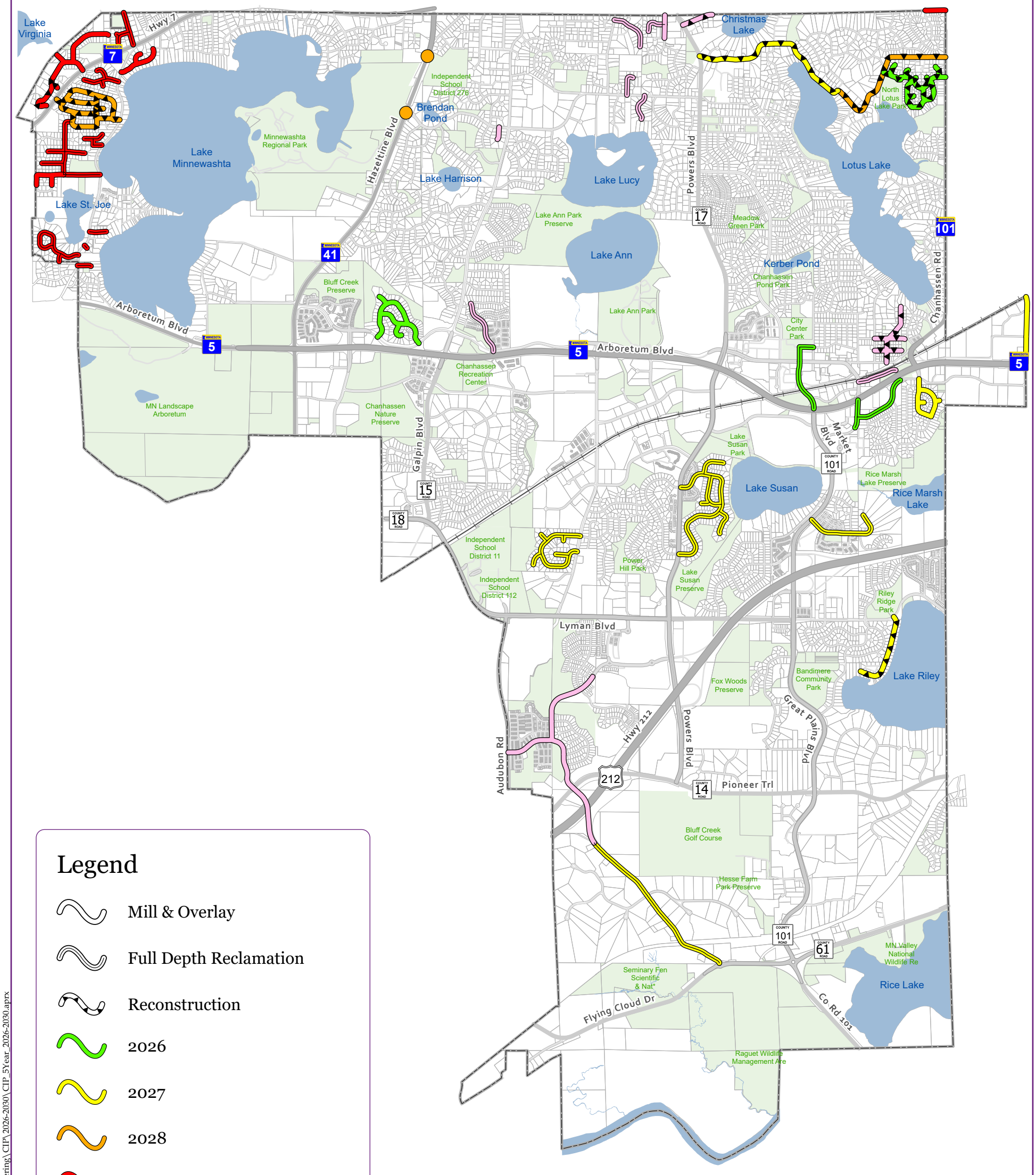
ATTEST:

Jenny Potter, City Clerk	Elise Ryan, Mayor

YES	NO	ABSENT

City of Chanhassen

5-Year CIP Pavement Management Plan (PMP) - Streets (2026-2030)



Legend

- Mill & Overlay
- Full Depth Reclamation
- Reconstruction
- 2026
- 2027
- 2028
- 2029
- 2030

Created By: City of Chanhassen - Engineering Department
Date Created: 12/8/2025

Document Path: K:\Departments\Engineering\CIP\2026-2030\CIP_5Year_2026-2030.aprx

Streets - 2027 Street Improvements

This budget represents both 27-01 and 27-02

Overview

Request Owner	Charlie Howley, PW Director/City Engineer
Department	Annual Pvmnt Mgmt Contracted
Form Type	Capital Improvement
Request Type	Street Construction/Reconstruction
Project Number	ST-012-2027

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.

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.

Details

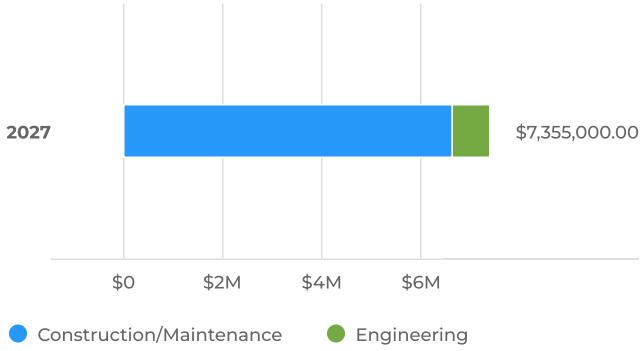
Type of Project	Resurface Current Road

Capital Cost

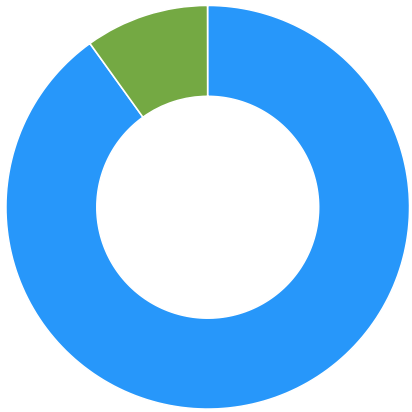
Total Budget (all years)
$7.355M

Project Total
$7.355M

Capital Cost by Year



Capital Cost for Budgeted Years



Construction/Maintenance (90%)	$6,625,000.
Engineering (10%)	$730,000.00
TOTAL	**$7,355,000.00**

Capital Cost Breakdown

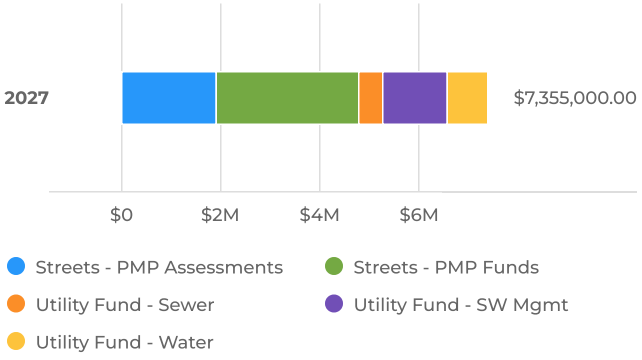
Capital Cost	FY2027	Total
Engineering	$730,000	$730,000
Construction/Maintenance	$6,625,000	$6,625,000
Total	**$7,355,000**	**$7,355,000**

Funding Sources

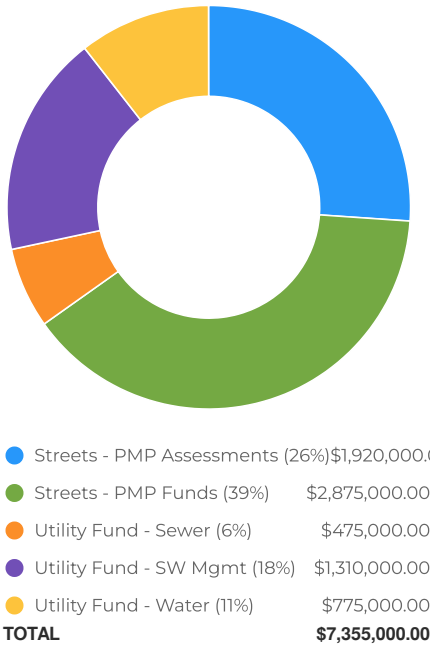
Total Budget (all years)
$7.355M

Project Total
$7.355M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2027	Total
Streets - PMP Funds	$2,875,000	$2,875,000
Streets - PMP Assessments	$1,920,000	$1,920,000
Utility Fund - Water	$775,000	$775,000
Utility Fund - Sewer	$475,000	$475,000
Utility Fund - SW Mgmt	$1,310,000	$1,310,000
Total	**$7,355,000**	**$7,355,000**

PMP Sum = $4,795,000

27-01 Budget:
PMP = $3,197,000 (74%)
Surface Water = $310,000 (7%)
Sanitary Sewer = $317,000 (7%)
Water = $517,000 (12%)
Total = $4,341,000

27-02 Budget:
PMP = $1,598,000 (53%)
Surface Water = $1,000,000 (33%)
Sanitary Sewer = $158,000 (5%)
Water = $258,000 (9%)
Total = $3,014,000

2027 Lake Riley Boulevard Reconstruction

Resident Survey Summary

Summary Dashboard and Survey Log

Executive Summary

- The workbook records 25 survey responses. Four are identified as requiring follow-up, with two follow-up items shown as open on the dashboard.
- Parking and roadway width preferences lean toward maintaining the current street width with no parking: 13 responses selected that option, including 6 respondents with Lake Riley Boulevard addresses and 7 respondents with addresses on adjacent streets. Eight responses selected a wider street with parking, two did not respond, and one requested another or clarified approach.
- Potential property impacts are a dominant concern. Eighteen responses note landscaping or trees near the curb, 16 note irrigation or sprinklers, 8 note invisible fences, and 8 identify special turf requirements.
- Drainage concerns are present at several properties. The dashboard identifies 4 drainage issues and 2 residents with yes/maybe interest in a rain garden. Two sanitary sewer issues are also recorded.
- No items are currently marked as confirmed design impacts or construction notes needed. These fields should continue to be updated as design advances and property-specific impacts become better defined.

Dashboard Snapshot

Metric	Count	City Interpretation
Total surveys received	25	Broad resident input is available for preliminary design review.
Design impacts marked Yes	0	Property impacts have not yet been confirmed in the tracker.
Construction notes needed	0	No items have yet been carried into construction notes.
Drainage issues	4	Field/design review should consider property-specific drainage comments.
Sanitary sewer issues	2	Private service concerns may warrant coordination or documentation.
Landscaping/trees near curb	18	This is the most common potential property-impact category.
Irrigation/sprinklers	16	Private systems are common and may affect restoration coordination.
Invisible fences	8	Private pet-containment systems should be considered during coordination.

Metric	Count	City Interpretation
Special turf requirements	8	Restoration expectations should be documented by property.

Key Themes from the Survey Log

1. Roadway Width and Parking

- The largest single preference group supports the current street width with no parking. Of the 13 responses in this group, 6 are associated with properties on Lake Riley Boulevard and 7 are associated with properties on adjacent streets, including Deerfoot Trail, Greenleaf Court, Shoreview Court, and Sunnyvale Drive. Several comments also suggest maintaining the current width while allowing parking on one side, adding no-parking controls, or considering occasional pull-out spaces.
- Residents selecting a wider street with parking often paired that preference with location-specific concerns, including which side widening would occur on and how yards, driveways, mailboxes, or landscaping could be affected.
- Comments reflect strong views in both directions. Future communication should continue to present alternatives as preliminary and explain that property impacts will depend on the selected concept and advancing design.

2. Trees, Landscaping, and Restoration

- Tree loss, privacy, shade, and perceived property impacts are recurring concerns, particularly along backyard frontages and properties with mature trees or planted berms.
- Residents identified shrubs, perennial beds, mailbox landscaping, retaining or block walls, edging, paver or concrete areas, and other improvements close to the roadway.
- Restoration expectations vary and include matching existing turf, repairing grass, protecting mature vegetation where feasible, and addressing specialty features. These comments should be retained at the property level rather than treated as uniform commitments.

3. Drainage, Water Quality, and Sanitary Service

- Drainage comments include standing water, snowmelt ponding, erosion, runoff across driveways and yards, pond or easement maintenance, and sediment or debris moving toward Lake Riley.
- Some residents expressed interest in possible drainage or rain garden improvements, while others were uncertain or not supportive of placing features on their property.
- Two sanitary sewer concerns are recorded, including root-related maintenance and a private service-line condition. The log does not show a project-wide sanitary pattern, so these should remain property-specific review items.

4. Private Utilities and Access

- Irrigation systems are frequently noted. Invisible fences, private wiring or conduit, roof/gutter/sump discharge, well-related items, utility boxes, and potential overhead-to-underground electric work also appear in the comments.
- Two responses identify an EV or daily charging need. Residents also asked about driveway access, garbage and service vehicle access, construction duration, and advance notice.

5. Lighting, Pedestrian Use, Traffic, and Character

- Street lighting received mixed feedback. Some comments identify darkness or safety concerns, while others oppose lighting due to neighborhood character, lake setting, wildlife, or spill-light concerns.

- Comments also address pedestrian comfort, sidewalk interest or opposition, traffic using the cul-de-sac to turn around, trailers seeking lake access, and possible signage to clarify that there is no lake access.
- Several residents emphasized preserving the existing residential or “cabin road” character. These qualitative concerns may be useful when comparing concept-level tradeoffs.

2027 Lake Riley Boulevard Improvements Project

Feasibility Report

City of Chanhassen, MN
City Project No. 27-02
September 14, 2026

Real People. Real Solutions.

Submitted by:
Bolton & Menk, Inc.
2638 Shadow Lane – Suite 200
Chaska, MN 55318
P: (952) 448-8838

Certification

Feasibility Report

For

2027 Lake Riley Boulevard Improvements Project

City of Chanhassen, MN
Carver County
BMI Project No. 26X.143234.000
City Project No. 27-02

September 14, 2026

PROFESSIONAL ENGINEER

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

Signature: _____

Typed or Printed Name: Andrew Budde, P.E.

Date: 9/14/2026 License Number: 46585

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Appendix A: Preliminary Cost Estimates

Appendix B: Figures

Appendix C: Preliminary Assessment Roll

I. EXECUTIVE SUMMARY

A. Background and Introduction

As requested by the City of Chanhassen, Bolton & Menk, Inc. has evaluated the feasibility for the proposed 2027 Lake Riley Boulevard Improvement Project. The existing roadway is approximately 20 feet wide and has a Pavement Condition Index of 18, indicating the need for evaluating full reconstruction. The feasibility report includes three different street improvement options of Lake Riley Boulevard and presents various trade-offs related to design elements of a project. During the street improvements, storm drainage infrastructure, watermain, and sanitary sewer would also be repaired in targeted locations as needed to maintain long-term function and reliability. The project and feasibility report are both steps in achieving the city goals that support the City's Strategic Priorities.

B. Proposed Improvements

All improvements addressed within this report are considered technically feasible. The alternatives evaluated address aging infrastructure, drainage concerns, property impacts, and long-term maintenance needs within the neighborhood.

1. Street Improvements

Three conceptual street improvement alternatives have been developed for evaluation. Each alternative is technically feasible and provides a different balance between roadway width, drainage improvements, storm water treatment, meeting state fire code, on-street parking opportunities, construction impacts, tree removals, right of way & easement needs, and overall project cost. The alternatives include:

- Option A: 26-foot-wide reconstruction
- Option B: 23-foot-wide reconstruction
- Option C: 23-foot-wide full-depth reclamation

All alternatives generally maintain the existing roadway alignment and profile. The added width of additional pavement and curb and gutter are generally assumed to be on the west and north sides of the roadway, as that is where the most available city owned right of way exists. Option A accommodates on-street parking on one side of the roadway and meets state fire codes. Options B and C reduce impacts and costs relative to Option A but only meet current fire codes if parking is not allowed on either side of the street and bump outs of 26 foot wide street width are provided at all hydrants.

Existing sidewalks and trails within the project area have been reviewed and, in order to achieve compliance with current ADA standards and incorporate the city's ADA Transition Plan, replacement of all existing non-compliant pedestrian ramps is proposed.

2. Stormwater Runoff Management System Improvements

Options A and B will require robust stormwater treatment systems to be permitted by the Riley Purgatory Bluff Creek Watershed District (RPBCWD). The most economical method to achieve the permit requirements given the narrow right of way and existing poor soils for infiltration is by constructing a linear filtration ditch along as much of the roadway as possible. This ditch is proposed on the west and north sides, as that is where the most available city owned right of way exists. It is anticipated that this project will be permitted by the RPBCWD as a Maximum Extents Practicable,

which means capable of being put into practice and being used. Both options will also include sump manholes with baffles, drainage tile, and manufactured treatment devices to meet water quality standards, volume abstraction, and rate control.

Option C is designed to stay below the RPBCWD thresholds of 10,000 square foot of new impervious and 25,000 square foot of reconstructed subgrade. Remaining below these thresholds will not require a robust storm water treatment but practical treatment is proposed to be included such as sump manholes with baffles prior to outlets to the lake.

Preliminary hydraulic modeling indicates the existing system generally conveys the 10-year storm event, with limited roadway overtopping possible during larger 100-year events. This will allow the last segments of pipe outletting to the lake to remain in place reducing additional permitting efforts for all three options.

The project also includes recommendations for minor maintenance of the storm water pond located at the north end of the project (Basin LR-P1.8) to preserve long-term treatment efficiency and support continued stormwater management within the area even though water from Riley Lake Boulevard does not drain to it.

3. Water System Improvements

The existing water system in the project area has adequate average daily pressure ranging between 51 and 80 psi and adequate available fire flow for closely spaced residential homes of at least 2500gpm, where 1500gpm is the recommended minimum therefore no expansion of the system is needed. Proposed water system repair and maintenance includes targeted rehabilitation of existing system components. Gate valves, curb stops, hydrants, and other appurtenances will be repaired or replaced as needed to improve reliability and maintain system functionality. Existing gate valves will receive stainless-steel replacement bolts and cathodic protection where appropriate.

4. Sanitary Sewer Improvements

The existing sanitary sewer system is generally in good condition and will remain in service. Proposed repair and maintenance include rehabilitation of select manholes affected by infiltration and structural deficiencies, and installation of new solid sanitary manhole lids, adjusting rings, and chimney seals to reduce inflow and infiltration. Lift Stations 17 and 18 will receive driveway replacements, and rehabilitation of the Lift Station 17 valve vault structure is proposed to address identified infiltration concerns. It is anticipated that tracer wire will be added to the forcemain system to improve locatability for Public Works.

C. Estimated Costs

Cost estimates have been prepared for the proposed improvements for each alternative. Itemized cost estimates are provided in Appendix A and summarized below in Table 1.

Table 1 – Summarized Estimated Project Costs

Proposed Improvements	Option A: Reconstruct to 26 Feet Wide	Option B: Reconstruct to 23 Feet Wide	Option C: Full Depth Reclamation to 23 Feet Wide
Lake Riley Boulevard	$4,139,000	$3,995,000	$2,772,000
Total Estimated Project Cost	$4,139,000	$3,995,000	$2,772,000

II. BACKGROUND AND INTRODUCTION

The City of Chanhassen requested the preparation of a feasibility study for the improvements within the Lake Riley Boulevard neighborhood as part of the City's 2027 Capital Improvement Program. The City Council authorized Bolton & Menk, Inc. to begin preliminary engineering services, including preparation of a feasibility study, on April 27, 2026. The study area includes approximately 0.47 miles of public roadway and associated municipal infrastructure within an existing residential neighborhood located on the western shoreline of Lake Riley.

County records indicate many of the homes along Lake Riley Boulevard were constructed in the early 1950's shortly after the Shore Acres was platted and dedicated the initial 33 feet of right of way. In 1978 Sunny Slope Addition was platted and provided between 7 and 19 feet of right of way in the south end of the street. Springfield 1st and Springfield 3rd Additions were platted in 1997 and 1998, respectively, and provided an additional 17 feet of right-of-way along the northern portion of the roadway. The overall right of way width ranges between 40 feet to 50 feet and is considerably narrower than current city requirements.

Historical aerial photography suggests Lake Riley Boulevard was constructed between 1945 and 1957 as a gravel roadway serving lakefront properties. The earliest City record drawings for the area date to 1977, when the sanitary sewer system and lift stations were constructed. Watermain improvements and the last major street rehabilitation were completed in 1993, followed by a pavement seal coat in 2005. The existing pavement section, based on soil borings, indicate a bituminous thickness ranging between 2 to 5.5 inches and aggregate base ranging between 6.5 to 12 inches. Based on age, condition, and performance of the existing infrastructure improvements to the street, drainage system, water distribution system, sanitary sewer system, and pedestrian facilities warrant evaluation. The purpose of this study is to evaluate the feasibility of various improvement alternatives and identify opportunities to renew and preserve public infrastructure while maintaining long-term serviceability and reliability.

This report is based on record drawings, aerial photography, pavement condition information, City utility mapping, topographic survey data, utility televising reports, geotechnical investigation findings, staff inspection reports, field observations, resident feedback, and City staff input. The report evaluates existing infrastructure conditions and examines various improvement alternatives within the Lake Riley Boulevard neighborhood. More specifically, this report reviews considerations related to:

- Street and pavement improvements
- Stormwater management and drainage improvements
- Water distribution system improvements
- Sanitary sewer system improvements

The purpose of this report is to present technically feasible improvement alternatives, estimated costs, funding and assessment considerations, and anticipated impacts for City Council consideration as part of the Chapter 429 improvement process.

III. PROPOSED IMPROVEMENTS

A. Street Improvements

A major factor in the proposed street width is the existing right of way ranging from 40 to 50 feet. This width is well below the current 60 foot standard for a local roadway and does not accommodate expanding the street width to the city standard of 32 feet without significant property acquisition from at least half of the abutting properties; therefore, that option was not presented as feasible. The alternatives evaluated below were developed to take into account aging pavement, roadway geometry, drainage concerns, state fire code, and utility maintenance while balancing impacts to adjacent properties, and overall project cost.

1. Option A: Reconstruction & Widen Road to 26 Feet

This option consists of a reconstruction of Lake Riley Boulevard to a proposed roadway width of 26 feet when measured from back to back of curb. The existing roadway section would be completely removed and replaced with a new roadway section meeting current City standard section of 4 inches of asphalt, 12 inches of aggregate base, and 24 inches of clean sand. Roadway widening would generally occur along the west and north sides and would be sufficient width to accommodate on-street parking on the west side while maintaining two-way traffic and meets state fire code. Parking is anticipated on the west side to avoid conflicts with driveways, mailboxes, and garbage pickup. Due to the proposed roadway widening and ditch associated with stormwater requirements, this alternative would result in the greatest impacts to adjacent boulevard areas and trees. See the section below on Stormwater Runoff Management System Improvements for further context on storm water treatment requirements. Figure 1 in Appendix A shows the proposed layout for Option A and the typical section can be seen on Figure 4.

2. Option B: Reconstruction & Widen Road to 23 Feet

This option consists of a reconstruction of Lake Riley Boulevard with a proposed roadway width typically at 23 feet when measured from back-to-back of curb. The existing roadway section would be completely removed and replaced with a new roadway section meeting current City standard section of 4 inches of asphalt, 12 inches of aggregate base, and 24 inches of clean sand. Roadway widening would generally occur on the west and north sides and the proposed roadway width would not provide sufficient width for on street parking and meet state fire code. The proposed roadway widening and ditch associated with storm water requirements results in large impacts to adjacent boulevard areas and trees. See the section below on Stormwater Runoff Management System Improvements for further context on storm water treatment requirements. Figure 2 in Appendix A shows the proposed layout for Option B and the typical section can be seen on Figure 4.

3. Option C: Full Depth Reclamation & Widen to 23 Feet

This option consists of full-depth reclamation (FDR) of the existing roadway and construction of curb and gutter to provide a finished roadway width typically of 23 feet measured from back of curb to back of curb. This option would grind up the current roadways asphalt and aggregate base essentially recycling the existing pavement structure. Some of the reclaimed aggregate would be used to widen the roadway and support the new curbs. A new pavement surface would be paved. Since this option does not expose the road subgrade, it would not require significant storm water treatment and would have the least impact on adjacent properties. However, it

also would not allow for on-street parking and would not meet state fire code. Figure 3 in Appendix A shows the proposed layout for Option C and the typical section can be seen on Figure 4.

Table 2 – Street Option Comparison			
Feature	**Option A**	**Option B**	**Option C**
Width -Back to back of curbs	26’	23’	23’
On Street Parking	West/North Side Only	None	None
Street Width Meets State Fire Code	Yes	No	No
Cul-de-sac Meets State Fire Code	No	No	No
Pavement Rehabilitation Type	Reconstruction	Reconstruction	Full-Depth Reclamation
Relative Property Impacts (i.e.: trees, grading, irrigation systems, pet containment fences, access during construction)	Highest	Highest	Lowest
Easements or Right of Entries Anticipated	21	19	14
Relative Stormwater Treatment Requirements	Highest	High/Moderate	Lowest
Project Cost	Highest	High/Moderate	Lowest

Existing pedestrian facilities within the neighborhood were reviewed for accessibility and ADA compliance. Deficiencies were identified at the Lake Riley Boulevard and Lyman Boulevard intersection and at the pedestrian connection between Lake Riley Boulevard and Sunnyvale Drive where pedestrian ramps are currently absent. New pedestrian ramps are proposed at these locations to improve accessibility and support the City's ADA Transition Plan.

Preliminary construction costs for the street improvements associated with each alternative are summarized below in Table 3. Itemized cost estimates are included in Appendix A.

Table 3 – Estimated Street Improvement Project Costs			
Proposed Improvements	**Option A**	**Option B**	**Option C**
Lake Riley Boulevard	$2,741,000	$2,590,000	$1,817,000
Total Estimated Project Cost	$2,741,000	$2,590,000	$1,817,000

A standard 96-foot diameter cul-de-sac that meets State Fire Code and city standards is shown for reference on Figure 6 in Appendix B. It is anticipated that the overall impacts to

adjacent properties for the standard size is too large and that a smaller diameter and/or configuration would be determined during the final design process to balance impacts and emergency services needs.

B. Stormwater Runoff Management System Improvements

Proposed Storm Sewer improvements are indicated on Figures 1 through 3 in Appendix B.

1. Infrastructure Improvements

a) Storm Sewer

Existing City storm sewer will be removed and replaced within the street to match proposed grades and accommodate stormwater treatment infrastructure. Outfalls are in good condition and will remain unchanged to maintain overall existing drainage patterns and reduce permitting complications.

Preliminary modeling of the southern end of Lake Riley Boulevard indicates existing stormwater infrastructure appropriately handles the 10 -year, 24-hour precipitation event, but some runoff over the boulevard to Lake Riley may occur during the 100-year, 24-hour precipitation event.

Options A and B will include installation of stormwater treatment ditches on the west/northside of the proposed roadways, including drain tile and catch basins at end of swales to collect and convey street runoff to the proposed storm sewer and ultimately Lake Riley.

Option C would include maintaining the existing storm sewer, with spot repairs sufficient to maintain acceptable condition and capacity.

b) Draintile

Draintile is proposed for installation behind the curb in targeted areas to provide connections for residential sump pump discharges in areas where acceptable drainage routes are not currently available and to provide additional drainage for the street section in locations susceptible to intermittent saturation.

c) Sump Manholes and Baffles

Sump manholes are proposed directly upstream of outfalls to basins, wetlands, and channels in targeted locations to provide pre-treatment prior to discharge. For locations with a drainage area of 2.5 acres or more, a standard sump manhole is proposed. A drainage area of this size in this type of residential neighborhood is estimated to produce approximately 1 pound of particulate phosphorus (and 330 lbs of Total Suspended Solids). A sump manhole can remove 20% of the particulate phosphorus and TSS load, extending the life of the downstream basin by several years. For manholes with an outlet pipe larger than 18”, a baffle is also proposed to mitigate the potential for resuspension of particles in the sump between maintenance. Energy dissipation is recommended for any velocities of flow over 6 ft/s due to potential for scouring. Since an 18” pipe at 1% slope flows at approximately 6 ft/s, the baffle is recommended for larger pipes to limit potential for resuspension of sediment in the sump. Two manholes within the project area meet these parameters and are proposed to include sumps with baffles accordingly and applies to all three options.

2. Stormwater Treatment

This project is subject to permitting and stormwater treatment requirements of the City, Riley Purgatory Bluff Creek Watershed District (RPBCWD), and the National

Pollutant Discharge Elimination System (NPDES). Option A and Option B, which include full reconstruction and therefore expose the entire subgrade of the roadway exceeds that 25,000 square foot threshold of the RPBCWD Rule J – Stormwater Management and must meet relevant performance standards including stormwater rate control, volume abstraction, and water quality including total phosphorus (TP) and total suspended solids (TSS) treatment. Option C, full-depth reclamation, would not trigger Rule J, as it is not exposing over 25,000 square feet of subgrade and also not adding over 10,000 square feet of new impervious surface, and would significantly reduce the stormwater treatment required for the project.

Siting stormwater BMPs to meet RPBCWD stormwater treatment criteria for this project is challenging due to the lack of available right-of-way and non-draining on-site soils. The geotechnical investigation performed by Braun Intertec in Summer of 2026 revealed the presence of sandy lean clay, or Type C soils, broadly across the project area, and are poorly suited for infiltration. Based on the geotechnical investigation, the project may qualify as a restricted site under RPBCWD criteria and must provide volume abstraction to the maximum extent practicable (MEP), or capable of being put into practice and being used. Providing infrastructure to meet the MEP criteria is a grey area with the RPBCWD and takes robust review and verification of potential alternatives. There is a possibility that the RPBCWD could require storm water treatment above and beyond what is currently scoped in this feasibility study.

To meet RPBCWD stormwater requirements for Options A and B, we recommend the most economical option by constructing filtration swales on the west/north side of the curb where feasible. Filtration swales are anticipated to be utilized when the roadway profile is less than 4 percent grade and the general locations are identified in Figures 1 through 3. Additional treatment of the storm water will be required, and it is proposed to construct one or more underground filtration manufactured treatment devices (MTDs) to meet rate, water quality standards, and abstraction to the MEP. The specific type and configuration of manufactured treatment devices will be determined during final design based on treatment requirements, hydraulic conditions, available space, and City maintenance preferences.

Other options that were considered for storm water treatment included a consolidated filtration area near the low areas of the streets or underground storm water chambers placed in the street or boulevards areas. A consolidated filtration area would require a significant footprint and significant easement acquisition from multiple property owners that it was deemed unfeasible due to the potential for condemnation. The underground storm water chambers although potentially viable require soils suitable for infiltration, are expensive to construct, and very challenging to maintain in the long term.

3. Stormwater Management Basin Maintenance

An existing wet retention pond near the north end of the project provides stormwater management and treatment to the adjacent neighborhoods and roadways but does not treat water from Riley Lake Boulevard. According to the City's Stormwater Asset Management Program (SWAMP), basins are rated on a scale from 0 – 100, and ratings below 50 should be considered for maintenance to restore treatment efficiency. Following is the basin ID and corresponding estimated SWAMP score for the basin.

Table 5 – Stormwater Management Basin Estimated SWAMP Ratings	
Basin ID	**SWAMP Rating**
LR-P1.8	57

a) Basin LR-P1.8

Basin LR-P1.8 is located in the southwest corner of the intersection of Lyman Boulevard and Lake Riley Boulevard. This basin was constructed in 1998 and provides runoff management and treatment for 2.6 acres of direct runoff from residential neighborhoods and Lyman Boulevard, and is downstream of 4 different wet ponds treating approximately 50 acres. The SWAMP rating for this basin is approaching 50 and may be considered for maintenance (e.g. sediment removal, structure/pipe repairs, vegetation management).

Due to the basin's adjacency to the project it was considered for improvements for additional stormwater treatment for this project. Currently, none of the project area drains to the basin. Assuming it is appropriately sized for its existing tributary area, the live and/or dead storage would need to be expanded for stormwater benefits, and despite the tributary and project areas both ultimately draining to Lake Riley, the basin outlets across Lyman Boulevard and is within a separate level-nine DNR catchment code from the project area preventing stormwater crediting from RPBCWD. In addition, existing grades do not appear to allow for significant basin expansion.

Minor maintenance activities are recommended, including sediment removal near basin inlets and outlets and selective vegetation management necessary to maintain access.

The total project cost for the proposed Stormwater Runoff Management System Improvements is summarized below in Table 6. Itemized cost estimates are included in Appendix A.

Table 6 – Estimated Stormwater System Improvement Project Costs			
Proposed Improvements	**Option A**	**Option B**	**Option C**
Storm Sewer	$178,000	$179,000	$362,000
Surface Water Treatment	$714,000	$717,000	$44,000
Total Estimated Project Cost	$892,000	$896,000	$406,000

will expose over 25,000 SQ FT of the existing roadway subgrade and will therefore require a significant amount of infiltration/filtration to be added to meet the RPBCWD rules. The soil borings acquired for the project indicated Type C soils and would not be conducive of infiltration, therefore filtration has been proposed.

C. Water System Improvements

Proposed water system maintenance and repairs are indicated on Figure 5 in Appendix B.

The existing water system in the project area has adequate average daily pressure ranging between 51 and 80 psi and adequate available fire flow for closely spaced residential homes of at least 2500 gpm, where 1500gpm is the recommended minimum therefore no expansion of the system is needed. Based on available repair records, utility mapping, and field inspections, the existing water distribution system is considered to be in generally good

condition. Historical repair records along with physical inspections were used to evaluate gate valves, curb stops, hydrants and other components within the system. The existing water distribution system generally consists of 8-inch ductile iron pipe (DIP) watermain with copper service connections to residential properties. Minimal repairs have been documented within the project area indicating good pipe condition. Gate valves, hydrants, and curb stop valves have been inspected by City staff and the identified deficiencies have been included in the plan for repair. Gate valve repairs will include replacement of the existing bolts with stainless-steel bolts and replacement of broken or damaged valve boxes as needed. Cathodic protection will also be added at each valve to provide additional protection from corrosion. Historically, mild-steel valve bolts were commonly used in water system installations. Experience within Chanhassen and Carver County has shown these bolts can be susceptible to corrosion in local soil conditions, potentially affecting long-term valve operability. To improve reliability and extend asset life, stainless-steel replacement bolts and cathodic protection are proposed at identified valve locations. Existing hydrants will be evaluated for condition, functionality, and spacing consistency with current City standards. Replacement or adjustments will be made as needed. It is anticipated that tracer wire will be added to the system to improve locatability for Public Works.

The total project cost for the proposed water system improvements is summarized below in Table 4. Itemized cost estimates are included in Appendix A.

Table 4 – Estimated Water System Improvement Project Costs

Proposed Improvements	Option A	Option B	Option C
Lake Riley Boulevard	$308,000	$309,000	$334,000
Total Estimated Project Cost	$308,000	$309,000	$334,000

D. Sanitary System Improvements

Proposed Sanitary Sewer improvements are indicated on Figure 5 in Appendix B.

Based on televising records and manhole inspection reports, the existing sanitary sewer system is considered to be in generally good condition. The existing pipes are comprised of a combination of 8-inch and 10-inch PVC pipe with 6-inch PVC services to residences. Manholes were generally found to be in fair condition, with localized deficiencies including infiltration at barrel joints and pipe connections, cracked adjustment rings and structural components, deteriorated drops, root intrusion, and isolated wall cracking. Recommended rehabilitation measures include joint sealing, structure lining, cone and adjustment-ring repairs, and installation or reconstruction of inside drops at selected locations. These improvements are intended to extend the service life of the structures and reduce inflow and infiltration (I&I) into the sanitary sewer system.

Inflow and infiltration (I&I) occur when stormwater or groundwater enters the sanitary sewer system through defects in pipes, joints, manholes, or other system components. Structure inspections identified localized infiltration at manhole barrel joints, pipe connections, and other isolated locations within the project area. Proposed joint sealing, structure lining, and related rehabilitation measures are intended to reduce these sources of inflow and infiltration and extend the useful life of the existing structures.

Lift Stations 17 and 18 are located within the project area. Proposed improvements, including replacement of the lift-station driveways, were affected by the street improvements. Inspection of the Lift Station 17 valve vault structure also identified

infiltration at a structure joint and pipe connections; lining of the structure is proposed to address these deficiencies.

The total project cost for the proposed sanitary system maintenance and repairs is summarized below in Table 7. Itemized cost estimates are included in Appendix A.

Table 7 – Estimated Sanitary System Improvement Project Costs			
Proposed Improvements	**Option A**	**Option B**	**Option C**
Lake Riley Boulevard	$198,000	$200,000	$215,000
Total Estimated Project Cost	$198,000	$200,000	$215,000

IV. FINANCING AND FUNDING

A. Financing

The overall project is proposed to be financed by the city's Pavement Management Program (PMP) Fund and Utility Enterprise Funds including Sanitary, Water, and Surface Water. The PMP Fund receives revenue from the property tax levy, franchise fees, and special assessments and the Utility Funds receives revenue from connection fees and consumption charges. It is anticipated that the city carries high enough balances in all these funds to be able to cash flow this project and would not need to bond for the project.

It is also important to note that the city would not be eligible to utilize Chapter 429 Improvement Bonds for this project because the proposed amount assessed to all property owners is less than 20% of the total project costs. This appears to be unique to this project based on several unique factors including: recent changes to the City Assessment Policy in 2025 to utilize a flat rate assessment amount for each parcel, the project area is only fronted by properties on one side of the roadway, and many of the properties have larger lot widths than the minimum of 90 feet required for Residential Single Family zoning.

B. Funding

This project is proposed to be funded with general City funds and special assessments imposed on benefiting properties. There are several funding sources proposed to fund the project including the following:

- Pavement Management Program (PMP Fund)
  - Tax Levy
  - Franchise Fees
  - Special Assessments
- Sanitary Sewer Revenues (Sanitary Fund)
- Water Revenues (Water Fund)
- Surface Water Revenues (Surface Water Fund)

C. Project Budget Considerations

All three alternatives presented in this report are considered technically feasible and would address the identified pavement, utility, drainage, and accessibility needs within the project area. Each alternative presents different tradeoffs related to roadway width, parking availability, emergency access, stormwater treatment requirements, impacts to adjacent properties, and overall project cost. The alternatives and associated costs are presented for City Council consideration as part of the feasibility process. The overall budget for this project (27-02) included in the 2026 Capital Improvement Plan is $3,014,000 and includes $1,598,000 in the PMP Fund, $1,000,000 in the Surface Water Fund, $258,000 in the Water Fund, and $158,000 in the Sanitary Fund. Based on the preliminary estimates presented herein, Options A and B exceed the currently programmed project budget while Option C is below the current budget amount. The 2027 Capital Improvement Plan can be revised to account for Options A or B as necessary based on scope decision.

2027 Lake Riley Boulevard Improvements Project

The total estimated project costs are as follows:

	Option A:	Option B:	Option C:	RECOMMENDED FUNDING SOURCE
Total Project Cost	$4,139,000	$3,995,000	$2,772,000	
Street Cost	$2,741,000	$2,590,000	$1,817,000	PMP Fund (601) and Special Assessments
Storm Sewer Improvements	$178,000	$179,000	$362,000	PMP Fund (601) and Special Assessments
Surface Water Treatment	$714,000	$717,000	$44,000	Surface Water Fund (720)
Watermain Cost	$308,000	$309,000	$334,000	Watermain Fund (700)
Sanitary Sewer Cost	$198,000	$200,000	$215,000	Sanitary Sewer Fund (701)

Street Costs (Flat Rate Method)

Total Street & Storm Cost	$2,919,000	$2,769,000	$2,179,000	
Total Units	28	28	28	
Cost Per Unit	$9,850	$9,850	$5,300	
Total Assessed Amount	$275,800 (9.5%)	$275,800 (10.0%)	$148,400 (6.8%)	Special Assessments
Total City Cost	$2,643,200	$2,493,200	$2,030,600	PMP Fund (601)

V. ASSESSMENTS

Properties benefiting from the proposed improvements may be specially assessed in accordance with the City of Chanhassen Assessment Policy and the fee schedule in effect at the time the assessment roll is adopted by the City Council. Pursuant to the Assessment Policy, properties within the project area are categorized as Type 1 properties, which are generally low-density residential properties that generate a low level of vehicular traffic and have primary driveway access to a street included in the improvement project. Residents that live on the private street of Deerfoot Trail are not proposed to be assessed for this project. Type 1 properties are assessed using a flat-rate methodology based on the rehabilitation method utilized. Because Options A and B are reconstruction alternatives, both utilize the reconstruction assessment rate. Option C is a full-depth reclamation alternative and therefore utilizes the lower full-depth reclamation assessment rate. The applicable flat-rate assessment amount is established through the City's adopted Fee Schedule and will be the rate in effect at the time the assessment roll is adopted by the City Council.

The proposed assessment allocation is summarized below in accordance with the Policy and projected 2027 Fee Schedule. City staff anticipate a 3% increase from the 2026 assessment rates but will only be confirmed after City Council approves the 2027 Master Fee Schedule which is anticipated to be approved in late 2026 or early 2027.

Street/ Storm Sewer:	**Reconstruction**	**Full-Depth Reclamation**
	$9,850	$5,300
Watermain:	100% City Cost	
Surface Water Treatment:	100% City Cost	
Sanitary Sewer:	100% City Cost	

Figure 7 in Appendix C illustrates the proposed assessment area. Properties included on the preliminary assessment roll consist of those identified as Type 1 properties under the City's Assessment Policy that have existing or reasonably anticipated future driveway access to Lake Riley Boulevard. The preliminary assessment roll is included in Appendix C. A copy of the City of Chanhassen Assessment Policy, and 2026 Fee Schedule is included in Appendix C for reference.

The estimated assessment amount per property under each project alternative is summarized in Table 8 below and is based on projected 2027 assessment rates as described above.

Table 8 – Preliminary Assessment Amounts

	Estimated Assessment Amount (Unit)		
	Option A	**Option B**	**Option C**
Lake Riley Boulevard	$9,850	$9,850	$5,300

VI. PROJECT SCHEDULE AND NEXT STEPS

The City should be aware of the following steps and requirements necessary to meet the requirements of MN Statute 429 that allows for a portion of the project costs to be assessed:

- City Council to accept the Feasibility Study and call for an Improvement Hearing.
- City Council to conduct an Improvement Hearing
- City Council to order the improvements (by 4/5ths vote) within 6 months of the Improvement Hearing.
- City Engineer to design, advertise and open bids.
- City Council to call for an Assessment Hearing.
- City Council to conduct an Assessment Hearing. Final assessment roll must be formally adopted.
- City Council to award the project. The construction contract must be signed within 12 months of ordering the improvements.
- Construction to occur (months of May to November).
- City staff to certify final assessment roll with the County by November 30th.

The following project schedule shows the necessary steps along with a tentative date to complete.

August 24, 2026	Order Public Hearing
September 2, 2026	Neighborhood Open House #1
September 14, 2026	Present Study to the City Council, Conduct Public Hearing, Order Improvements & Final Design
January 2027	Complete Final Design and Plan Reviews/Approvals
January 2027	Advertise and Bid Project
February 2027	Open Bids
March 2027	Neighborhood Open House #2
March 2027	Conduct Assessment Hearing
March 2027	Award Project, Construction Contracts
May - November 2027	Construct Project
July 2028	Project Closeout

The schedule presented above is preliminary and may be adjusted based on City Council direction, permitting requirements, final design development, and construction bidding conditions.

VII. PUBLIC ENGAGEMENT

In an effort to gather public input a mailed survey was distributed to all impacted property owners in July 2026 that abut or have direct access on Lake Riley Boulevard to solicit input on the upcoming project that included initial questions on parking, emergency services access, roadway conditions, utilities, drainage concerns, and other property-specific considerations that can aid in project scoping and design. To further engage affected property owners at their convenience, Bolton & Menk prepared an online Story Map and INPUTiD comment tracking website that allows all residents and neighbors to review the three proposed alternatives and provide input. The information provides a high-level narrative of the options identifying several unique features of each option, provides graphical images of the typical roadway sections, graphical representation of the roadway footprint, and potential construction limits. A third public input effort was a neighborhood open house held on September 2, 2026, at the Chanhassen City Hall Training Room. Residents were provided with similar information as included in the Story Map and INPUTiD and included an opportunity to review project information, discuss neighborhood concerns, and provide feedback regarding potential improvements. Feedback received through the survey process, INPUTiD, open house, individual property owner discussions, and correspondence with City staff has been incorporated into the evaluation of potential improvement alternatives. The City recognizes the importance of stakeholder participation in the development of infrastructure projects and has sought to provide multiple opportunities for public involvement throughout the feasibility process.

Appendix A: Preliminary Cost Estimates

ENGINEER'S ESTIMATE - OPTION A (26' RECONSTRUCTION)

2027 LAKE RILEY BOULEVARD IMPROVEMENTS PROJECT

CITY PROJECT NO. 27-02
CITY OF CHANHASSEN, MINNESOTA
BMI PROJECT NO. 26X.143234.000

BOLTON & MENK
Real People. Real Solutions.

Date: 9/14/2026

Item No.	MnDOT Spec No.	Item	Notes	Estimated Quantity	Unit	Unit Price	Total Amount	CITY OF CHANHASSEN									
								STREET CONSTRUCTION		STORM SEWER		SURFACE WATER TREATMENT		WATERMAIN		SANITARY SEWER	
								Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
BASE BID																	
1	2021.501	MOBILIZATION		1	LUMP SUM	$151,000.00	$151,000.00	0.656	$ 99,056.00	0.044	$ 6,644.00	0.176	$ 26,576.00	0.076	$ 11,476.00	0.048	$ 7,248.00
2	2101.502	CLEARING		400	EACH	$250.00	$100,000.00	400	$ 100,000.00		$ -		$ -		$ -		$ -
3	2101.502	GRUBBING		400	EACH	$250.00	$100,000.00	400	$ 100,000.00		$ -		$ -		$ -		$ -
4	2104.502	REMOVE PIPE APRON		1	EACH	$400.00	$400.00		$ -	1	$ 400.00		$ -		$ -		$ -
5	2104.502	REMOVE GATE VALVE & BOX		7	EACH	$375.00	$2,625.00		$ -		$ -		$ -	7	$ 2,625.00		$ -
6	2104.502	REMOVE HYDRANT		7	EACH	$650.00	$4,550.00		$ -		$ -		$ -	7	$ 4,550.00		$ -
7	2104.502	REMOVE DRAINAGE STRUCTURE		6	EACH	$925.00	$5,550.00		$ -	6	$ 5,550.00		$ -		$ -		$ -
8	2104.502	REMOVE SIGN		4	EACH	$250.00	$1,000.00	4	$ 1,000.00		$ -		$ -		$ -		$ -
9	2104.502	SALVAGE MAILBOX		28	EACH	$100.00	$2,800.00	28	$ 2,800.00		$ -		$ -		$ -		$ -
10	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		400	LIN FT	$4.00	$1,600.00	400	$ 1,600.00		$ -		$ -		$ -		$ -
11	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		500	LIN FT	$3.00	$1,500.00	500	$ 1,500.00		$ -		$ -		$ -		$ -
12	2104.503	REMOVE WATER MAIN		90	LIN FT	$40.00	$3,600.00		$ -		$ -		$ -	90	$ 3,600.00		$ -
13	2104.503	REMOVE SEWER PIPE (STORM)		220	LIN FT	$25.00	$5,500.00		$ -	220	$ 5,500.00		$ -		$ -		$ -
14	2104.503	REMOVE SEWER PIPE (SANITARY)		100	LIN FT	$20.00	$2,000.00		$ -		$ -		$ -		$ -	100	$ 2,000.00
15	2104.503	REMOVE CURB & GUTTER		750	LIN FT	$9.00	$6,750.00	750	$ 6,750.00		$ -		$ -		$ -		$ -
16	2104.503	REMOVE RETAINING WALL		200	LIN FT	$30.00	$6,000.00	200	$ 6,000.00		$ -		$ -		$ -		$ -
17	2104.503	SALVAGE FENCE		200	LIN FT	$25.00	$5,000.00	200	$ 5,000.00		$ -		$ -		$ -		$ -
18	2104.504	REMOVE BITUMINOUS PAVEMENT		6500	SQ YD	$10.00	$65,000.00	6500	$ 65,000.00		$ -		$ -		$ -		$ -
19	2104.518	REMOVE CONCRETE WALK		100	SQ FT	$5.00	$500.00	100	$ 500.00		$ -		$ -		$ -		$ -
20	2104.518	REMOVE CONCRETE DRIVEWAY PAVEMENT		4750	SQ FT	$3.00	$14,250.00	4750	$ 14,250.00		$ -		$ -		$ -		$ -
21	2104.518	REMOVE BITUMINOUS DRIVEWAY/ WALK		5050	SQ FT	$2.00	$10,100.00	2750	$ 5,500.00		$ -		$ -		$ -	2300	$ 4,600.00
22	2104.618	SALVAGE BRICK PAVERS		375	SQ FT	$30.00	$11,250.00	375	$ 11,250.00		$ -		$ -		$ -		$ -
23	2106.507	EXCAVATION - COMMON (P)		12482	CU YD	$18.00	$224,676.00	12482	$ 224,676.00		$ -		$ -		$ -		$ -
24	2106.507	EXCAVATION - SUBGRADE		672	CU YD	$22.50	$15,120.00	672	$ 15,120.00		$ -		$ -		$ -		$ -
25	2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)		5374	CU YD	$28.00	$150,472.00	5374	$ 150,472.00		$ -		$ -		$ -		$ -
26	2106.507	COMMON EMBANKMENT (CV) (P)		2602	CU YD	$18.00	$46,836.00	2602	$ 46,836.00		$ -		$ -		$ -		$ -
27	2106.507	STABILIZING AGGREGATE (CV) (3" MINUS)		672	CU YD	$40.00	$26,880.00	672	$ 26,880.00		$ -		$ -		$ -		$ -
28	2112.604	SUBGRADE PREPARATION (P)		8061	SQ YD	$2.50	$20,152.50	8061	$ 20,152.50		$ -		$ -		$ -		$ -
29	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		24	HOUR	$250.00	$6,000.00	16	$ 4,000.00		$ -		$ -	8	$ 2,000.00		$ -
30	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)		2687	CU YD	$37.00	$99,419.00	2687	$ 99,419.00		$ -		$ -		$ -		$ -
31	2211.507	AGGREGATE BASE (CV) CLASS 5 DRIVEWAY (100% CRUSHED LIMESTONE)		5	CU YD	$250.00	$1,250.00	5	$ 1,250.00		$ -		$ -		$ -		$ -
32	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		790	TON	$110.00	$86,900.00	790	$ 86,900.00		$ -		$ -		$ -		$ -
33	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)		790	TON	$95.00	$75,050.00	790	$ 75,050.00		$ -		$ -		$ -		$ -
34		MODULAR BLOCK RETAINING WALL		750	SQ FT	$90.00	$67,500.00	750	$ 67,500.00		$ -		$ -		$ -		$ -
35		EXPLORATORY EXCAVATION		24	HOUR	$500.00	$12,000.00		$ -	8	$ 4,000.00		$ -	8	$ 4,000.00	8	$ 4,000.00
36	2501.502	15" RC PIPE APRON		2	EACH	$1,750.00	$3,500.00		$ -	2	$ 3,500.00		$ -		$ -		$ -
37	2501.602	TRASH GUARD FOR 15" PIPE APRON		2	EACH	$1,000.00	$2,000.00		$ -	2	$ 2,000.00		$ -		$ -		$ -
38	2502.503	4" PERF TP PIPE DRAIN		5330	LIN FT	$17.50	$93,275.00	5330	$ 93,275.00		$ -		$ -		$ -		$ -
39	2502.602	4" TP PIPE DRAIN CLEAN OUT		16	EACH	$250.00	$4,000.00	16	$ 4,000.00		$ -		$ -		$ -		$ -
40	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		240	LIN FT	$75.00	$18,000.00		$ -	240	$ 18,000.00		$ -		$ -		$ -
41	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		60	LIN FT	$85.00	$5,100.00		$ -	60	$ 5,100.00		$ -		$ -		$ -
42	2503.602	CONNECT TO EXISTING STORM SEWER		3	EACH	$2,500.00	$7,500.00		$ -	3	$ 7,500.00		$ -		$ -		$ -
43	2503.603	6" PVC SANITARY SERVICE PIPE		100	LIN FT	$65.00	$6,500.00		$ -		$ -		$ -		$ -	100	$ 6,500.00
44	2503.603	FORCEMAIN TRACER WIRE		1400	LIN FT	$15.00	$21,000.00		$ -		$ -		$ -		$ -	1400	$ 21,000.00
45	2504.602	CONNECT TO EXISTING WATER MAIN		7	EACH	$2,500.00	$17,500.00		$ -		$ -		$ -	7	$ 17,500.00		$ -
46	2504.602	HYDRANT		7	EACH	$10,000.00	$70,000.00		$ -		$ -		$ -	7	$ 70,000.00		$ -
47	2504.602	6" GATE VALVE & BOX		7	EACH	$3,000.00	$21,000.00		$ -		$ -		$ -	7	$ 21,000.00		$ -
48	2504.602	8" GATE VALVE & BOX		1	EACH	$4,500.00	$4,500.00		$ -		$ -		$ -	1	$ 4,500.00		$ -
49	2504.602	ADJUST CURB STOP & BOX		10	EACH	$500.00	$5,000.00		$ -		$ -		$ -	10	$ 5,000.00		$ -
50	2504.602	VALVE BOLT REPLACEMENT		12	EACH	$4,500.00	$54,000.00		$ -		$ -		$ -	11	$ 49,500.00	1	$ 4,500.00
51	2504.602	MISCELLENOUS WATERMAIN FITTING BOLT REPLACEMENT		4	EACH	$4,500.00	$18,000.00		$ -		$ -		$ -	4	$ 18,000.00		$ -
52	2504.602	CASTING ASSEMBLY (A-1)		2	EACH	$300.00	$600.00		$ -		$ -		$ -	2	$ 600.00		$ -
53	2504.603	6" PVC WATERMAIN C900 DR 18		120	LIN FT	$100.00	$12,000.00		$ -		$ -		$ -	120	$ 12,000.00		$ -
54	2504.603	8" PVC WATERMAIN C900 DR 18		20	LIN FT	$120.00	$2,400.00		$ -		$ -		$ -	20	$ 2,400.00		$ -
55	2504.608	REMOVE AND REPLACE GATE VALVE BOX SECTION		11	EACH	$1,000.00	$11,000.00		$ -		$ -		$ -	11	$ 11,000.00		$ -
56	2506.502	CASTING ASSEMBLY (STORM)		10	EACH	$1,250.00	$12,500.00		$ -	10	$ 12,500.00		$ -		$ -		$ -
57	2506.502	CASTING ASSEMBLY (SANITARY)		12	EACH	$1,250.00	$15,000.00		$ -		$ -		$ -		$ -	12	$ 15,000.00
58	2506.502	CHANHASSEN 26" LID		14	EACH	$600.00	$8,400.00		$ -	2	$ 1,200.00		$ -		$ -	12	$ 7,200.00
59	2506.502	ADJUST FRAME & RING CASTING (STORM)		10	EACH	$750.00	$7,500.00		$ -	10	$ 7,500.00		$ -		$ -		$ -
60	2506.502	ADJUST FRAME & RING CASTING (SANITARY)		12	EACH	$750.00	$9,000.00		$ -		$ -		$ -		$ -	12	$ 9,000.00
61	2506.502	UNDERGROUND FILTER DEVICE		2	EACH	$120,000.00	$240,000.00		$ -		$ -	2	$ 240,000.00		$ -		$ -
62	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		4	EACH	$5,000.00	$20,000.00		$ -	4	$ 20,000.00		$ -		$ -		$ -
63	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1 - 2'X3' (3101)		2	EACH	$2,500.00	$5,000.00		$ -	2	$ 5,000.00		$ -		$ -		$ -
64	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2 - 48-4022 (3102)		2	EACH	$4,500.00	$9,000.00		$ -	2	$ 9,000.00		$ -		$ -		$ -
65	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3 - 72-4022 SUMP MH		2	EACH	$12,500.00	$25,000.00		$ -	2	$ 25,000.00		$ -		$ -		$ -
66	2506.602	EXTERNAL CHIMNEY SEAL (SAN)		12	EACH	$300.00	$3,600.00		$ -		$ -		$ -		$ -	12	$ 3,600.00
67	2506.602	SUMP SERVICE CONNECTION BOX		10	EACH	$500.00	$5,000.00	10	$ 5,000.00		$ -		$ -		$ -		$ -
68	2506.601	STORMWATER POND REHABILITATION		1	LUMP SUM	$30,000.00	$30,000.00		$ -		$ -	1	$ 30,000.00		$ -		$ -
69	2506.602	STORMWATER TREATMENT DITCH		1300	LIN FT	$200.00	$260,000.00		$ -		$ -	1300	$ 260,000.00		$ -		$ -
70	2506.602	MANHOLE WALL JOINT SEAL		3	EACH	$1,500.00	$4,500.00		$ -		$ -		$ -		$ -	3	$ 4,500.00
71	2506.602	MANHOLE RECONSRUCTION		3	EACH	$4,000.00	$12,000.00		$ -		$ -		$ -		$ -	3	$ 12,000.00
72	2506.603	48" MANHOLE REHABILITATION (NON-CEMENTITIOUS)		54	LIN FT	$425.00	$22,950.00		$ -		$ -		$ -		$ -	54	$ 22,950.00
73	2506.603	60" MANHOLE REHABILITATION (NON-CEMENTITIOUS)		7	LIN FT	$600.00	$4,200.00		$ -		$ -		$ -		$ -	7	$ 4,200.00
74	2506.603	INSTALL SANITARY SEWER INSIDE DROP		25.1	LIN FT	$500.00	$12,550.00		$ -		$ -		$ -		$ -	25.1	$ 12,550.00
75	2521.518	6" CONCRETE WALK		225	SQ FT	$30.00	$6,750.00	225	$ 6,750.00		$ -		$ -		$ -		$ -
76	2521.518	3" BITUMINOUS WALK/DRIVEWAY		4450	SQ FT	$6.00	$26,700.00	2150	$ 12,900.00		$ -		$ -		$ -	2300	$ 13,800.00
77	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE		3130	LIN FT	$20.00	$62,600.00	3130	$ 62,600.00		$ -		$ -		$ -		$ -
78	2531.504	6" CONCRETE DRIVEWAY PAVEMENT		4200	SQ FT	$12.00	$50,400.00	4200	$ 50,400.00		$ -		$ -		$ -		$ -
79	2531.603	CONCRETE RIBBON CURB		2200	LIN FT	$17.50	$38,500.00	2200	$ 38,500.00		$ -		$ -		$ -		$ -
80	2531.618	TRUNCATED DOMES		72	SQ FT	$55.00	$3,960.00	72	$ 3,960.00		$ -		$ -		$ -		$ -
81	2540.601	TEMPORARY MAIL BOX		1	LUMP SUM	$7,500.00	$7,500.00	1	$ 7,500.00		$ -		$ -		$ -		$ -
82	2540.602	INSTALL MAIL BOX		28	EACH	$450.00	$12,600.00	28	$ 12,600.00		$ -		$ -		$ -		$ -
83	2540.618	INSTALL BRICK PAVERS		375	SQ FT	$30.00	$11,250.00	375	$ 11,250.00		$ -		$ -		$ -		$ -
84	2557.603	INSTALL FENCE		200	LIN FT	$50.00	$10,000.00	200	$ 10,000.00		$ -		$ -		$ -		$ -
85	2563.601	TRAFFIC CONTROL		1	LUMP SUM	$10,000.00	$10,000.00	0.656	$ 6,560.00	0.044	$ 440.00	0.176	$ 1,760.00	0.076	$ 760.00	0.048	$ 480.00
86	2564.518	SIGN		8	EACH	$500.00	$4,000.00	8	$ 4,000.00		$ -		$ -		$ -		$ -
87	2571.502	TREE 2.5" CAL B&B		80	EACH	$750.00	$60,000.00	80	$ 60,000.00		$ -		$ -		$ -		$ -
88	2573.501	STABILIZED CONSTRUCTION EXIT		1	LUMP SUM	$2,500.00	$2,500.00	1	$ 2,500.00		$ -		$ -		$ -		$ -
89	2573.501	EROSION CONTROL SUPERVISOR		1	LUMP SUM	$10,000.00	$10,000.00	0.656	$ 6,560.00	0.044	$ 440.00	0.176	$ 1,760.00	0.076	$ 760.00	0.048	$ 480.00
90	2573.502	STORM DRAIN INLET PROTECTION		20	EACH	$300.00	$6,000.00	20	$ 6,000.00		$ -		$ -		$ -		$ -
91	2573.503	SILT FENCE, TYPE MS		5000	LIN FT	$4.00	$20,000.00	5000	$ 20,000.00		$ -		$ -		$ -		$ -
92	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		5400	LIN FT	$3.50	$18,900.00	5400	$ 18,900.00		$ -		$ -		$ -		$ -
93	2574.507	COMMON TOPSOIL BORROW		2575	CU YD	$25.00	$64,375.00	2575	$ 64,375.00		$ -		$ -		$ -		$ -
94	2575.504	SODDING TYPE LAWN		5150	SQ YD	$20.00	$103,000.00	5150	$ 103,000.00		$ -		$ -		$ -		$ -
95	2574.505	SUBSOILING		3.2	ACRE	$1,000.00	$3,200.00	3.2	$ 3,200.00		$ -		$ -		$ -		$ -
96	2575.523	RAPID STABILIZATION METHOD 3		20	MGAL	$750.00	$15,000.00	20	$ 15,000.00		$ -		$ -		$ -		$ -
97	2574.604	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIX RESIDENTIAL TL		5150	SQ YD	$5.00	$25,750.00	5150	$ 25,750.00		$ -		$ -		$ -		$ -
98	2575.604	HYDROMULCH TYPE FIBER BONDED MATRIX W/ SEED MIX RESIDENTIAL TUR		5150	SQ YD	$5.00	$25,750.00	5150	$ 25,750.00		$ -		$ -		$ -		$ -
99		LANDSCAPING ALLOWANCE		1	LUMP SUM	$125,000.00	$125,000.00	1	$ 125,000.00		$ -		$ -		$ -		$ -
100		IRRIGATION SYSTEM & ELECTRIC FENCE REPAIR ALLOWANCE		1	LUMP SUM	$50,000.00	$50,000.00	1	$ 50,000.00		$ -		$ -		$ -		$ -
							ESTIMATED BASE BID TOTAL:		**$2,093,791.50**		**$139,274.00**		**$560,096.00**		**$241,271.00**		**$155,608.00**
							SUBTOTAL:		$2,093,791.50		$139,274.00		$560,096.00		$241,271.00		$155,608.00
							CONSTRUCTION CONTINGENCY (10%):		$209,379.15		$13,927.40		$56,009.60		$24,127.10		$15,560.80
							TOTAL ESTIMATED CONSTRUCTION COST:		**$2,303,170.65**		**$153,201.40**		**$616,105.60**		**$265,398.10**		**$171,168.80**
							DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING:		$ 365,665.55		$ 24,526.35		$ 98,105.39		$ 42,363.69		$ 26,756.02
							TOTAL ESTIMATED CONSTRUCTION COST:		$72,610.00		$ 153,421.95		$ 616,070.51		$ 265,353.88		$ 171,458.21
							TOTAL ESTIMATED PROJECT COST:		**$2,741,446.20**		**$177,727.75**		**$714,210.99**		**$307,761.79**		**$197,924.82**

ENGINEER'S ESTIMATE - OPTION B (23' RECONSTRUCTION)

2027 LAKE RILEY BOULEVARD IMPROVEMENTS PROJECT

CITY PROJECT NO. 27-02
CITY OF CHANHASSEN, MINNESOTA
BMI PROJECT NO. 26X.143234.000

BOLTON & MENK
Real People. Real Solutions.

Date: 9/14/2026

Item No.	MnDOT Spec No.	Item	Notes	Estimated Quantity	Unit	Unit Price	Total Amount	CITY OF CHANHASSEN									
								STREET CONSTRUCTION		STORM SEWER		SURFACE WATER TREATMENT		WATERMAIN		SANITARY SEWER	
								Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
BASE BID																	
1	2021.501	MOBILIZATION		1	LUMP SUM	$146,100.00	$146,100.00	0.645	$ 94,234.50	0.045	$ 6,574.50	0.181	$ 26,444.10	0.078	$ 11,395.80	0.051	$ 7,451.10
2	2101.502	CLEARING		350	EACH	$250.00	$87,500.00	350	$ 87,500.00		$ -		$ -		$ -		$ -
3	2101.502	GRUBBING		350	EACH	$250.00	$87,500.00	350	$ 87,500.00		$ -		$ -		$ -		$ -
4	2104.502	REMOVE PIPE APRON		1	EACH	$400.00	$400.00		$ -	1	$ 400.00		$ -		$ -		$ -
5	2104.502	REMOVE GATE VALVE & BOX		7	EACH	$375.00	$2,625.00		$ -		$ -		$ -	7	$ 2,625.00		$ -
6	2104.502	REMOVE HYDRANT		7	EACH	$650.00	$4,550.00		$ -		$ -		$ -	7	$ 4,550.00		$ -
7	2104.502	REMOVE DRAINAGE STRUCTURE		6	EACH	$925.00	$5,550.00		$ -	6	$ 5,550.00		$ -		$ -		$ -
8	2104.502	REMOVE SIGN		4	EACH	$250.00	$1,000.00	4	$ 1,000.00		$ -		$ -		$ -		$ -
9	2104.502	SALVAGE MAILBOX		28	EACH	$100.00	$2,800.00	28	$ 2,800.00		$ -		$ -		$ -		$ -
10	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		400	LIN FT	$4.00	$1,600.00	400	$ 1,600.00		$ -		$ -		$ -		$ -
11	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		500	LIN FT	$3.00	$1,500.00	500	$ 1,500.00		$ -		$ -		$ -		$ -
12	2104.503	REMOVE WATER MAIN		90	LIN FT	$40.00	$3,600.00		$ -		$ -		$ -	90	$ 3,600.00		$ -
13	2104.503	REMOVE SEWER PIPE (STORM)		220	LIN FT	$25.00	$5,500.00		$ -	220	$ 5,500.00		$ -		$ -		$ -
14	2104.503	REMOVE SEWER PIPE (SANITARY)		100	LIN FT	$20.00	$2,000.00		$ -		$ -		$ -		$ -	100	$ 2,000.00
15	2104.503	REMOVE CURB & GUTTER		750	LIN FT	$9.00	$6,750.00	750	$ 6,750.00		$ -		$ -		$ -		$ -
16	2104.503	REMOVE RETAINING WALL		200	LIN FT	$30.00	$6,000.00	200	$ 6,000.00		$ -		$ -		$ -		$ -
17	2104.503	SALVAGE FENCE		200	LIN FT	$25.00	$5,000.00	200	$ 5,000.00		$ -		$ -		$ -		$ -
18	2104.504	REMOVE BITUMINOUS PAVEMENT		6500	SQ YD	$10.00	$65,000.00	6500	$ 65,000.00		$ -		$ -		$ -		$ -
19	2104.518	REMOVE CONCRETE WALK		100	SQ FT	$5.00	$500.00	100	$ 500.00		$ -		$ -		$ -		$ -
20	2104.518	REMOVE CONCRETE DRIVEWAY PAVEMENT		4750	SQ FT	$3.00	$14,250.00	4750	$ 14,250.00		$ -		$ -		$ -		$ -
21	2104.518	REMOVE BITUMINOUS DRIVEWAY/ WALK		5050	SQ FT	$2.00	$10,100.00	2750	$ 5,500.00		$ -		$ -		$ -	2300	$ 4,600.00
22	2104.618	SALVAGE BRICK PAVERS		375	SQ FT	$30.00	$11,250.00	375	$ 11,250.00		$ -		$ -		$ -		$ -
23	2106.507	EXCAVATION - COMMON (P)		12387	CU YD	$18.00	$222,966.00	12387	$222,966.00		$ -		$ -		$ -		$ -
24	2106.507	EXCAVATION - SUBGRADE		618	CU YD	$22.50	$13,905.00	618	$ 13,905.00		$ -		$ -		$ -		$ -
25	2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)		4942	CU YD	$28.00	$138,376.00	4942	$138,376.00		$ -		$ -		$ -		$ -
26	2106.507	COMMON EMBANKMENT (CV) (P)		2342	CU YD	$18.00	$42,156.00	2342	$ 42,156.00		$ -		$ -		$ -		$ -
27	2106.507	STABILIZING AGGREGATE (CV) (3" MINUS)		618	CU YD	$40.00	$24,720.00	618	$ 24,720.00		$ -		$ -		$ -		$ -
28	2112.604	SUBGRADE PREPARATION (P)		7412	SQ YD	$2.50	$18,530.00	7412	$ 18,530.00		$ -		$ -		$ -		$ -
29	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		24	HOUR	$250.00	$6,000.00	16	$ 4,000.00		$ -		$ -	8	$ 2,000.00		$ -
30	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)		2471	CU YD	$37.00	$91,427.00	2471	$ 91,427.00		$ -		$ -		$ -		$ -
31	2211.507	AGGREGATE BASE (CV) CLASS 5 DRIVEWAY (100% CRUSHED LIMESTONE)		5	CU YD	$250.00	$1,250.00	5	$ 1,250.00		$ -		$ -		$ -		$ -
32	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		710	TON	$110.00	$78,100.00	710	$ 78,100.00		$ -		$ -		$ -		$ -
33	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)		710	TON	$95.00	$67,450.00	710	$ 67,450.00		$ -		$ -		$ -		$ -
34		MODULAR BLOCK RETAINING WALL		750	SQ FT	$90.00	$67,500.00	750	$ 67,500.00		$ -		$ -		$ -		$ -
35		EXPLORATORY EXCAVATION		24	HOUR	$500.00	$12,000.00		$ -	8	$ 4,000.00		$ -	8	$ 4,000.00	8	$ 4,000.00
36	2501.502	15" RC PIPE APRON		2	EACH	$1,750.00	$3,500.00		$ -	2	$ 3,500.00		$ -		$ -		$ -
37	2501.602	TRASH GUARD FOR 15" PIPE APRON		2	EACH	$1,000.00	$2,000.00		$ -	2	$ 2,000.00		$ -		$ -		$ -
38	2502.503	4" PERF TP PIPE DRAIN		5300	LIN FT	$17.50	$92,750.00	5300	$ 92,750.00		$ -		$ -		$ -		$ -
39	2502.602	4" TP PIPE DRAIN CLEAN OUT		12	EACH	$250.00	$3,000.00	12	$ 3,000.00		$ -		$ -		$ -		$ -
40	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		130	LIN FT	$75.00	$9,750.00		$ -	130	$ 9,750.00		$ -		$ -		$ -
41	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		160	LIN FT	$85.00	$13,600.00		$ -	160	$ 13,600.00		$ -		$ -		$ -
42	2503.602	CONNECT TO EXISTING STORM SEWER		2	EACH	$2,500.00	$5,000.00		$ -	2	$ 5,000.00		$ -		$ -		$ -
43	2503.603	6" PVC SANITARY SERVICE PIPE		100	LIN FT	$65.00	$6,500.00		$ -		$ -		$ -		$ -	100	$ 6,500.00
44	2503.603	FORCEMAIN TRACER WIRE		1400	LIN FT	$15.00	$21,000.00		$ -		$ -		$ -		$ -	1400	$ 21,000.00
45	2504.602	CONNECT TO EXISTING WATER MAIN		7	EACH	$2,500.00	$17,500.00		$ -		$ -		$ -	7	$ 17,500.00		$ -
46	2504.602	HYDRANT		7	EACH	$10,000.00	$70,000.00		$ -		$ -		$ -	7	$ 70,000.00		$ -
47	2504.602	6" GATE VALVE & BOX		7	EACH	$3,000.00	$21,000.00		$ -		$ -		$ -	7	$ 21,000.00		$ -
48	2504.602	8" GATE VALVE & BOX		1	EACH	$4,500.00	$4,500.00		$ -		$ -		$ -	1	$ 4,500.00		$ -
49	2504.602	ADJUST CURB STOP & BOX		10	EACH	$500.00	$5,000.00		$ -		$ -		$ -	10	$ 5,000.00		$ -
50	2504.602	VALVE BOLT REPLACEMENT		12	EACH	$4,500.00	$54,000.00		$ -		$ -		$ -	11	$ 49,500.00	1	$ 4,500.00
51	2504.602	MISCELLENOUS WATERMAIN FITTING BOLT REPLACEMENT		4	EACH	$4,500.00	$18,000.00		$ -		$ -		$ -	4	$ 18,000.00		$ -
52	2504.602	CASTING ASSEMBLY (A-1)		2	EACH	$300.00	$600.00		$ -		$ -		$ -	2	$ 600.00		$ -
53	2504.603	6" PVC WATERMAIN C900 DR 18		120	LIN FT	$100.00	$12,000.00		$ -		$ -		$ -	120	$ 12,000.00		$ -
54	2504.603	8" PVC WATERMAIN C900 DR 18		20	LIN FT	$120.00	$2,400.00		$ -		$ -		$ -	20	$ 2,400.00		$ -
55	2504.608	REMOVE AND REPLACE GATE VALVE BOX SECTION		11	POUND	$1,000.00	$11,000.00		$ -		$ -		$ -	11	$ 11,000.00		$ -
56	2506.502	CASTING ASSEMBLY (STORM)		10	EACH	$1,250.00	$12,500.00		$ -	10	$ 12,500.00		$ -		$ -		$ -
57	2506.502	CASTING ASSEMBLY (SANITARY)		12	EACH	$1,250.00	$15,000.00		$ -		$ -		$ -		$ -	12	$ 15,000.00
58	2506.502	CHANHASSEN 26" LID		14	EACH	$600.00	$8,400.00		$ -	2	$ 1,200.00		$ -		$ -	12	$ 7,200.00
59	2506.502	ADJUST FRAME & RING CASTING (STORM)		10	EACH	$750.00	$7,500.00		$ -	10	$ 7,500.00		$ -		$ -		$ -
60	2506.502	ADJUST FRAME & RING CASTING (SANITARY)		12	EACH	$750.00	$9,000.00		$ -		$ -		$ -		$ -	12	$ 9,000.00
61	2506.502	UNDERGROUND FILTER DEVICE		2	EACH	$120,000.00	$240,000.00		$ -		$ -	2	$ 240,000.00		$ -		$ -
62	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		5	EACH	$5,000.00	$25,000.00		$ -	5	$ 25,000.00		$ -		$ -		$ -
63	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1 - 2'X3' (3101)		1	EACH	$2,500.00	$2,500.00		$ -	1	$ 2,500.00		$ -		$ -		$ -
64	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2 - 48-4022 (3102)		2	EACH	$4,500.00	$9,000.00		$ -	2	$ 9,000.00		$ -		$ -		$ -
65	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3 - 72-4022 SUMP MH		2	EACH	$12,500.00	$25,000.00		$ -	2	$ 25,000.00		$ -		$ -		$ -
66	2506.602	EXTERNAL CHIMNEY SEAL (SAN)		12	EACH	$300.00	$3,600.00		$ -		$ -		$ -		$ -	12	$ 3,600.00
67	2506.602	SUMP SERVICE CONNECTION BOX		10	EACH	$500.00	$5,000.00	10	$ 5,000.00		$ -		$ -		$ -		$ -
68	2506.602	STORMWATER POND REHABILITATION		1	LUMP SUM	$30,000.00	$30,000.00		$ -		$ -	1	$ 30,000.00		$ -		$ -
69	2506.602	STORMWATER TREATMENT DITCH		1300	LIN FT	$200.00	$260,000.00		$ -		$ -	1300	$ 260,000.00		$ -		$ -
70	2506.602	MANHOLE WALL JOINT SEAL		3	EACH	$1,500.00	$4,500.00		$ -		$ -		$ -		$ -	3	$ 4,500.00
71	2506.602	MANHOLE IMPROVEMENTS		3	EACH	$4,000.00	$12,000.00		$ -		$ -		$ -		$ -	3	$ 12,000.00
72	2506.603	48" MANHOLE REHABILITATION (NON-CEMENTITIOUS)		54	LIN FT	$425.00	$22,950.00		$ -		$ -		$ -		$ -	54	$ 22,950.00
73	2506.603	60" MANHOLE REHABILITATION (NON-CEMENTITIOUS)		7	LIN FT	$600.00	$4,200.00		$ -		$ -		$ -		$ -	7	$ 4,200.00
74	2506.603	INSTALL SANITARY SEWER INSIDE DROP		25.1	LIN FT	$500.00	$12,550.00		$ -		$ -		$ -		$ -	25.1	$ 12,550.00
75	2521.518	6" CONCRETE WALK		225	SQ FT	$30.00	$6,750.00	225	$ 6,750.00		$ -		$ -		$ -		$ -
76	2521.518	3" BITUMINOUS WALK/DRIVEWAY		4450	SQ FT	$6.00	$26,700.00	2150	$ 12,900.00		$ -		$ -		$ -	2300	$ 13,800.00
77	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE		3130	LIN FT	$20.00	$62,600.00	3130	$ 62,600.00		$ -		$ -		$ -		$ -
78	2531.504	6" CONCRETE DRIVEWAY PAVEMENT		4200	SQ FT	$12.00	$50,400.00	4200	$ 50,400.00		$ -		$ -		$ -		$ -
79	2531.603	COCNRETE RIBBON CURB		2200	LIN FT	$17.50	$38,500.00	2200	$ 38,500.00		$ -		$ -		$ -		$ -
80	2531.618	TRUNCATED DOMES		72	SQ FT	$55.00	$3,960.00	72	$ 3,960.00		$ -		$ -		$ -		$ -
81	2540.601	TEMPORARY MAIL BOX		1	LUMP SUM	$7,500.00	$7,500.00	1	$ 7,500.00		$ -		$ -		$ -		$ -
82	2540.602	INSTALL MAIL BOX		28	EACH	$450.00	$12,600.00	28	$ 12,600.00		$ -		$ -		$ -		$ -
83	2540.618	INSTALL BRICK PAVERS		375	SQ FT	$30.00	$11,250.00	375	$ 11,250.00		$ -		$ -		$ -		$ -
84	2557.603	INSTALL FENCE		200	LIN FT	$50.00	$10,000.00	200	$ 10,000.00		$ -		$ -		$ -		$ -
85	2563.601	TRAFFIC CONTROL		1	LUMP SUM	$10,000.00	$10,000.00	0.645	$ 6,450.00	0.045	$ 450.00	0.181	$ 1,810.00	0.078	$ 780.00	0.051	$ 510.00
86	2564.518	SIGN		8	EACH	$500.00	$4,000.00	8	$ 4,000.00		$ -		$ -		$ -		$ -
87	2571.502	TREE 2.5" CAL B&B		80	EACH	$750.00	$60,000.00	80	$ 60,000.00		$ -		$ -		$ -		$ -
88	2573.501	STABILIZED CONSTRUCTION EXIT		1	LUMP SUM	$2,500.00	$2,500.00	1	$ 2,500.00		$ -		$ -		$ -		$ -
89	2573.501	EROSION CONTROL SUPERVISOR		1	LUMP SUM	$10,000.00	$10,000.00	0.645	$ 6,450.00	0.045	$ 450.00	0.181	$ 1,810.00	0.078	$ 780.00	0.051	$ 510.00
90	2573.502	STORM DRAIN INLET PROTECTION		20	EACH	$300.00	$6,000.00	20	$ 6,000.00		$ -		$ -		$ -		$ -
91	2573.503	SILT FENCE, TYPE MS		5200	LIN FT	$4.00	$20,800.00	5200	$ 20,800.00		$ -		$ -		$ -		$ -
92	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		5330	LIN FT	$3.50	$18,655.00	5330	$ 18,655.00		$ -		$ -		$ -		$ -
93	2574.507	COMMON TOPSOIL BORROW		2340	CU YD	$25.00	$58,500.00	2340	$ 58,500.00		$ -		$ -		$ -		$ -
94	2575.504	SODDING TYPE LAWN		4675	SQ YD	$20.00	$93,500.00	4675	$ 93,500.00		$ -		$ -		$ -		$ -
95	2574.505	SUBSOILING		2.9	ACRE	$1,000.00	$2,900.00	2.9	$ 2,900.00		$ -		$ -		$ -		$ -
96	2575.523	RAPID STABILIZATION METHOD 3		17	MGAL	$750.00	$12,750.00	17	$ 12,750.00		$ -		$ -		$ -		$ -
97	2574.604	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIX RESIDENTIAL TL		4675	SQ YD	$5.00	$23,375.00	4675	$ 23,375.00		$ -		$ -		$ -		$ -
98	2575.604	HYDROMULCH TYPE FIBER BONDED MATRIX W/ SEED MIX RESIDENTIAL TUI		4675	SQ YD	$5.00	$23,375.00	4675	$ 23,375.00		$ -		$ -		$ -		$ -
99		LANDSCAPING ALLOWANCE		1	LUMP SUM	$125,000.00	$125,000.00	1	$ 125,000.00		$ -		$ -		$ -		$ -
100		IRRIGATION SYSTEM & ELECTRIC FENCE REPAIR ALLOWANCE		1	LUMP SUM	$50,000.00	$50,000.00	1	$ 50,000.00		$ -		$ -		$ -		$ -
						ESTIMATED BASE BID TOTAL:	**$3,088,870.00**		**$1,992,229.50**		**$139,474.50**		**$560,064.10**		**$241,230.80**		**$155,871.10**
						SUBTOTAL:	$3,088,870.00		$1,992,229.50		$139,474.50		$560,064.10		$241,230.80		$155,871.10
						CONSTRUCTION CONTINGENCY (10%):	$308,887.00		$199,222.95		$13,947.45		$56,006.41		$24,123.08		$15,587.11
						TOTAL ESTIMATED CONSTRUCTION COST:	**$3,397,757.00**		**$2,191,452.45**		**$153,421.95**		**$616,070.51**		**$265,353.88**		**$171,458.21**
						DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING:	$557,417.00		$ 359,533.97		$ 25,083.77		$ 100,892.48		$ 43,478.53		$ 28,428.27
						EASEMENT ACQUISITION:	$38,775.00		$38,775.00		$ -		$ -		$ -		$ -
						TOTAL ESTIMATED PROJECT COST:	**$3,993,949.00**		**$2,589,761.42**		**$178,505.72**		**$716,962.99**		**$308,832.41**		**$199,886.48**

ENGINEER'S ESTIMATE - OPTION C (23' RECLAMATION)

2027 LAKE RILEY BOULEVARD IMPROVEMENTS PROJECT

CITY PROJECT NO. 27-02
CITY OF CHANHASSEN, MINNESOTA
BMI PROJECT NO. 26X.143234.000

BOLTON & MENK
Real People. Real Solutions.

Date: 9/14/2026

Item No.	MnDOT Spec No.	Item	Notes	Estimated Quantity	Unit	Unit Price	Total Amount	CITY OF CHANHASSEN									
								STREET CONSTRUCTION		STORM SEWER		SURFACE WATER TREATMENT		WATERMAIN		SANITARY SEWER	
								Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
BASE BID																	
1	2021.501	MOBILIZATION		1	LUMP SUM	$94,500.00	$94,500.00	0.654	$ 61,803.00	0.131	$ 12,379.50	0.016	$ 1,512.00	0.121	$ 11,434.50	0.078	$ 7,371.00
2	2101.502	CLEARING		175	EACH	$250.00	$43,750.00	175	$ 43,750.00		$ -		$ -		$ -		$ -
3	2101.502	GRUBBING		175	EACH	$250.00	$43,750.00	175	$ 43,750.00		$ -		$ -		$ -		$ -
4	2104.502	REMOVE PIPE APRON		1	EACH	$400.00	$400.00		$ -	1	$ 400.00		$ -		$ -		$ -
5	2104.502	REMOVE GATE VALVE & BOX		7	EACH	$375.00	$2,625.00		$ -		$ -		$ -	7	$ 2,625.00		$ -
6	2104.502	REMOVE HYDRANT		7	EACH	$650.00	$4,550.00		$ -		$ -		$ -	7	$ 4,550.00		$ -
7	2104.502	REMOVE DRAINAGE STRUCTURE		6	EACH	$925.00	$5,550.00		$ -	6	$ 5,550.00		$ -		$ -		$ -
8	2104.502	REMOVE SIGN		4	EACH	$250.00	$1,000.00	4	$ 1,000.00		$ -		$ -		$ -		$ -
9	2104.502	SALVAGE MAILBOX		28	EACH	$100.00	$2,800.00	28	$ 2,800.00		$ -		$ -		$ -		$ -
10	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		400	LIN FT	$4.00	$1,600.00	400	$ 1,600.00		$ -		$ -		$ -		$ -
11	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		500	LIN FT	$3.00	$1,500.00	500	$ 1,500.00		$ -		$ -		$ -		$ -
12	2104.503	REMOVE WATER MAIN		90	LIN FT	$40.00	$3,600.00		$ -		$ -		$ -	90	$ 3,600.00		$ -
13	2104.503	REMOVE SEWER PIPE (STORM)		220	LIN FT	$25.00	$5,500.00		$ -	220	$ 5,500.00		$ -		$ -		$ -
14	2104.503	REMOVE SEWER PIPE (SANITARY)		100	LIN FT	$20.00	$2,000.00		$ -		$ -		$ -		$ -	100	$ 2,000.00
15	2104.503	REMOVE CURB & GUTTER		750	LIN FT	$9.00	$6,750.00	750	$ 6,750.00		$ -		$ -		$ -		$ -
16	2104.503	REMOVE RETAINING WALL		200	LIN FT	$30.00	$6,000.00	200	$ 6,000.00		$ -		$ -		$ -		$ -
17	2104.503	SALVAGE FENCE		200	LIN FT	$25.00	$5,000.00	200	$ 5,000.00		$ -		$ -		$ -		$ -
18	2104.518	REMOVE CONCRETE WALK		100	SQ FT	$5.00	$500.00	100	$ 500.00		$ -		$ -		$ -		$ -
19	2104.518	REMOVE CONCRETE DRIVEWAY PAVEMENT		4750	SQ FT	$3.00	$14,250.00	4750	$ 14,250.00		$ -		$ -		$ -		$ -
20	2104.518	REMOVE BITUMINOUS DRIVEWAY/ WALK		5050	SQ FT	$2.00	$10,100.00	2750	$ 5,500.00		$ -		$ -		$ -	2300	$ 4,600.00
21	2104.618	SALVAGE BRICK PAVERS		375	SQ FT	$30.00	$11,250.00	375	$ 11,250.00		$ -		$ -		$ -		$ -
22	2106.507	EXCAVATION - COMMON (P)		2132	CU YD	$18.00	$38,376.00	2132	$ 38,376.00		$ -		$ -		$ -		$ -
23	2106.507	EXCAVATION - SUBGRADE		162	CU YD	$22.50	$3,645.00	162	$ 3,645.00		$ -		$ -		$ -		$ -
24	2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)			CU YD	$28.00			$ -		$ -		$ -		$ -		$ -
25	2106.507	COMMON EMBANKMENT (CV) (P)		1813	CU YD	$18.00	$32,634.00	1813	$ 32,634.00		$ -		$ -		$ -		$ -
26	2106.507	STABILIZING AGGREGATE (CV) (3" MINUS)		162	CU YD	$40.00	$6,480.00	162	$ 6,480.00		$ -		$ -		$ -		$ -
27	2112.604	SUBGRADE PREPARATION (P)		1950	SQ YD	$2.50	$4,875.00	1950	$ 4,875.00		$ -		$ -		$ -		$ -
28	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		24	HOUR	$250.00	$6,000.00	16	$ 4,000.00		$ -		$ -	8	$ 2,000.00		$ -
29	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)		434	CU YD	$37.00	$16,058.00	434	$ 16,058.00		$ -		$ -		$ -		$ -
30	2211.507	AGGREGATE BASE (CV) CLASS 5 DRIVEWAY (100% CRUSHED LIMESTONE)		5	CU YD	$250.00	$1,250.00	5	$ 1,250.00		$ -		$ -		$ -		$ -
31	2215.504	FULL DEPTH RECLAMATION		6500	SQ YD	$4.75	$30,875.00	6500	$ 30,875.00		$ -		$ -		$ -		$ -
32	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		710	TON	$110.00	$78,100.00	710	$ 78,100.00		$ -		$ -		$ -		$ -
33	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)		710	TON	$95.00	$67,450.00	710	$ 67,450.00		$ -		$ -		$ -		$ -
34		MODULAR BLOCK RETAINING WALL		750	SQ FT	$90.00	$67,500.00	750	$ 67,500.00		$ -		$ -		$ -		$ -
35		EXPLORATORY EXCAVATION		24	HOUR	$500.00	$12,000.00		$ -	8	$ 4,000.00		$ -	8	$ 4,000.00	8	$ 4,000.00
36	2501.502	15" RC PIPE APRON			EACH	$1,750.00			$ -		$ -		$ -		$ -		$ -
37	2501.602	TRASH GUARD FOR 15" PIPE APRON			EACH	$1,000.00			$ -		$ -		$ -		$ -		$ -
38	2502.503	4" PERF TP PIPE DRAIN		5220	LIN FT	$17.50	$91,350.00	5220	$ 91,350.00		$ -		$ -		$ -		$ -
39	2502.602	4" TP PIPE DRAIN CLEAN OUT		12	EACH	$250.00	$3,000.00	12	$ 3,000.00		$ -		$ -		$ -		$ -
40	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		810	LIN FT	$75.00	$60,750.00		$ -	810	$ 60,750.00		$ -		$ -		$ -
41	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		535	LIN FT	$85.00	$45,475.00		$ -	535	$ 45,475.00		$ -		$ -		$ -
42	2503.602	CONNECT TO EXISTING STORM SEWER		3	EACH	$2,500.00	$7,500.00		$ -	3	$ 7,500.00		$ -		$ -		$ -
43	2503.603	6" PVC SANITARY SERVICE PIPE		100	LIN FT	$65.00	$6,500.00		$ -		$ -		$ -		$ -	100	$ 6,500.00
44	2503.603	FORCEMAIN TRACER WIRE		1400	LIN FT	$15.00	$21,000.00		$ -		$ -		$ -		$ -	1400	$ 21,000.00
45	2504.602	CONNECT TO EXISTING WATER MAIN		7	EACH	$2,500.00	$17,500.00		$ -		$ -		$ -	7	$ 17,500.00		$ -
46	2504.602	HYDRANT		7	EACH	$10,000.00	$70,000.00		$ -		$ -		$ -	7	$ 70,000.00		$ -
47	2504.602	6" GATE VALVE & BOX		7	EACH	$3,000.00	$21,000.00		$ -		$ -		$ -	7	$ 21,000.00		$ -
48	2504.602	8" GATE VALVE & BOX		1	EACH	$4,500.00	$4,500.00		$ -		$ -		$ -	1	$ 4,500.00		$ -
49	2504.602	ADJUST CURB STOP & BOX		10	EACH	$500.00	$5,000.00		$ -		$ -		$ -	10	$ 5,000.00		$ -
50	2504.602	VALVE BOLT REPLACEMENT		12	EACH	$4,500.00	$54,000.00		$ -		$ -		$ -	11	$ 49,500.00	1	$ 4,500.00
51	2504.602	MISCELLENOUS WATERMAIN FITTING BOLT REPLACEMENT		4	EACH	$4,500.00	$18,000.00		$ -		$ -		$ -	4	$ 18,000.00		$ -
52	2504.602	CASTING ASSEMBLY (A-1)		2	EACH	$300.00	$600.00		$ -		$ -		$ -	2	$ 600.00		$ -
53	2504.603	6" PVC WATERMAIN C900 DR 18		120	LIN FT	$100.00	$12,000.00		$ -		$ -		$ -	120	$ 12,000.00		$ -
54	2504.603	8" PVC WATERMAIN C900 DR 18		20	LIN FT	$120.00	$2,400.00		$ -		$ -		$ -	20	$ 2,400.00		$ -
55	2504.608	REMOVE AND REPLACE GATE VALVE BOX SECTION		11	POUND	$1,000.00	$11,000.00		$ -		$ -		$ -	11	$ 11,000.00		$ -
56	2506.502	CASTING ASSEMBLY (STORM)		18	EACH	$1,250.00	$22,500.00		$ -	18	$ 22,500.00		$ -		$ -		$ -
57	2506.502	CASTING ASSEMBLY (SANITARY)		12	EACH	$1,250.00	$15,000.00		$ -		$ -		$ -		$ -	12	$ 15,000.00
58	2506.502	CHANHASSEN 26" LID		14	EACH	$600.00	$8,400.00		$ -	2	$ 1,200.00		$ -		$ -	12	$ 7,200.00
59	2506.502	ADJUST FRAME & RING CASTING (STORM)		18	EACH	$750.00	$13,500.00		$ -	18	$ 13,500.00		$ -		$ -		$ -
60	2506.502	ADJUST FRAME & RING CASTING (SANITARY)		12	EACH	$750.00	$9,000.00		$ -		$ -		$ -		$ -	12	$ 9,000.00
61	2506.502	UNDERGROUND FILTER DEVICE			EACH	$120,000.00			$ -		$ -		$ -		$ -		$ -
62	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		1	EACH	$5,000.00	$5,000.00		$ -	1	$ 5,000.00		$ -		$ -		$ -
63	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1 - 2'X3' (3101)		8	EACH	$2,500.00	$20,000.00		$ -	8	$ 20,000.00		$ -		$ -		$ -
64	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2 - 48-4022 (3102)		7	EACH	$4,500.00	$31,500.00		$ -	7	$ 31,500.00		$ -		$ -		$ -
65	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3 - 72-4022 SUMP MH		2	EACH	$12,500.00	$25,000.00		$ -	2	$ 25,000.00		$ -		$ -		$ -
66	2506.602	EXTERNAL CHIMNEY SEAL (SAN)		12	EACH	$300.00	$3,600.00		$ -		$ -		$ -		$ -	12	$ 3,600.00
67	2506.602	SUMP SERVICE CONNECTION BOX		10	EACH	$500.00	$5,000.00	10	$ 5,000.00		$ -		$ -		$ -		$ -
68	2506.602	STORMWATER POND REHABILITATION		1	LUMP SUM	$30,000.00	$30,000.00		$ -		$ -	1	$ 30,000.00		$ -		$ -
69	2506.602	STORMWATER TREATMENT DITCH			LIN FT	$200.00			$ -		$ -		$ -		$ -		$ -
70	2506.602	MANHOLE WALL JOINT SEAL		3	EACH	$1,500.00	$4,500.00		$ -		$ -		$ -		$ -	3	$ 4,500.00
71	2506.602	MANHOLE IMPROVEMENTS		3	EACH	$4,000.00	$12,000.00		$ -		$ -		$ -		$ -	3	$ 12,000.00
72	2506.603	48" MANHOLE REHABILITATION (NON-CEMENTITIOUS)		54	LIN FT	$425.00	$22,950.00		$ -		$ -		$ -		$ -	54	$ 22,950.00
73	2506.603	60" MANHOLE REHABILITATION (NON-CEMENTITIOUS)		7	LIN FT	$600.00	$4,200.00		$ -		$ -		$ -		$ -	7	$ 4,200.00
74	2506.603	INSTALL SANITARY SEWER INSIDE DROP		25.1	LIN FT	$500.00	$12,550.00		$ -		$ -		$ -		$ -	25.1	$ 12,550.00
75	2521.518	6" CONCRETE WALK		225	SQ FT	$30.00	$6,750.00	225	$ 6,750.00		$ -		$ -		$ -		$ -
76	2521.518	3" BITUMINOUS WALK/DRIVEWAY		4450	SQ FT	$6.00	$26,700.00	2150	$ 12,900.00		$ -		$ -		$ -	2300	$ 13,800.00
77	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE		4600	LIN FT	$20.00	$92,000.00	4600	$ 92,000.00		$ -		$ -		$ -		$ -
78	2531.504	6" CONCRETE DRIVEWAY PAVEMENT		4200	SQ YD	$12.00	$50,400.00	4200	$ 50,400.00		$ -		$ -		$ -		$ -
79	2531.603	CONCRETE RIBBON CURB		620	LIN FT	$17.50	$10,850.00	620	$ 10,850.00		$ -		$ -		$ -		$ -
80	2531.618	TRUNCATED DOMES		72	SQ FT	$55.00	$3,960.00	72	$ 3,960.00		$ -		$ -		$ -		$ -
81	2540.601	TEMPORARY MAIL BOX		1	LUMP SUM	$7,500.00	$7,500.00	1	$ 7,500.00		$ -		$ -		$ -		$ -
82	2540.602	INSTALL MAIL BOX		28	EACH	$450.00	$12,600.00	28	$ 12,600.00		$ -		$ -		$ -		$ -
83	2540.618	INSTALL BRICK PAVERS		375	SQ FT	$30.00	$11,250.00	375	$ 11,250.00		$ -		$ -		$ -		$ -
84	2557.603	INSTALL FENCE		200	LIN FT	$50.00	$10,000.00	200	$ 10,000.00		$ -		$ -		$ -		$ -
85	2563.601	TRAFFIC CONTROL		1	LUMP SUM	$10,000.00	$10,000.00	0.654	$ 6,540.00	0.131	$ 1,310.00	0.016	$ 160.00	0.121	$ 1,210.00	0.078	$ 780.00
86	2564.518	SIGN		9	EACH	$500.00	$4,500.00	9	$ 4,500.00		$ -		$ -		$ -		$ -
87	2571.502	TREE 2.5" CAL B&B		40	EACH	$750.00	$30,000.00	40	$ 30,000.00		$ -		$ -		$ -		$ -
88	2573.501	STABILIZED CONSTRUCTION EXIT		1	LUMP SUM	$2,500.00	$2,500.00	1	$ 2,500.00		$ -		$ -		$ -		$ -
89	2573.501	EROSION CONTROL SUPERVISOR		1	LUMP SUM	$10,000.00	$10,000.00	0.654	$ 6,540.00	0.131	$ 1,310.00	0.016	$ 160.00	0.121	$ 1,210.00	0.078	$ 780.00
90	2573.502	STORM DRAIN INLET PROTECTION		26	EACH	$300.00	$7,800.00	26	$ 7,800.00		$ -		$ -		$ -		$ -
91	2573.503	SILT FENCE, TYPE MS		5200	LIN FT	$4.00	$20,800.00	5200	$ 20,800.00		$ -		$ -		$ -		$ -
92	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		5220	LIN FT	$3.50	$18,270.00	5220	$ 18,270.00		$ -		$ -		$ -		$ -
93	2574.507	COMMON TOPSOIL BORROW		1800	CU YD	$25.00	$45,000.00	1800	$ 45,000.00		$ -		$ -		$ -		$ -
94	2575.504	SODDING TYPE LAWN		3600	SQ YD	$20.00	$72,000.00	3600	$ 72,000.00		$ -		$ -		$ -		$ -
95	2574.505	SUBSOILING		2.2	ACRE	$1,000.00	$2,200.00	2.2	$ 2,200.00		$ -		$ -		$ -		$ -
96	2575.523	RAPID STABILIZATION METHOD 3		13	MGAL	$750.00	$9,750.00	13	$ 9,750.00		$ -		$ -		$ -		$ -
97	2574.604	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIX RESIDENTIAL TL		3600	SQ YD	$5.00	$18,000.00	3600	$ 18,000.00		$ -		$ -		$ -		$ -
98	2575.604	HYDROMULCH TYPE FIBER BONDED MATRIX W/ SEED MIX RESIDENTIAL TUI		3600	SQ YD	$5.00	$18,000.00	3600	$ 18,000.00		$ -		$ -		$ -		$ -
99		LANDSCAPING ALLOWANCE		1	LUMP SUM	$125,000.00	$125,000.00	1	$ 125,000.00		$ -		$ -		$ -		$ -
100		IRRIGATION SYSTEM & ELECTRIC FENCE REPAIR ALLOWANCE		1	LUMP SUM	$50,000.00	$50,000.00	1	$ 50,000.00		$ -		$ -		$ -		$ -
						ESTIMATED BASE BID TOTAL:	**$2,004,323.00**		**$1,261,156.00**		**$262,874.50**		**$31,832.00**		**$242,129.50**		**$156,331.00**
						SUBTOTAL:	$2,004,323.00		$1,261,156.00		$262,874.50		$31,832.00		$242,129.50		$156,331.00
						CONSTRUCTION CONTINGENCY (10%):	$200,432.30		$126,115.60		$26,287.45		$3,183.20		$24,212.95		$15,633.10
						TOTAL ESTIMATED CONSTRUCTION COST:	**$2,204,755.30**		**$1,387,271.60**		**$289,161.95**		**$35,015.20**		**$266,342.45**		**$171,964.10**
						DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING:	$557,417.00		$ 364,550.72		$ 73,021.63		$ 8,918.67		$ 67,447.46		$ 43,478.53
							$10,000.00		$10,000.00		$ -		$ -		$ -		$ -
						TOTAL ESTIMATED PROJECT COST:	**$2,772,172.30**		**$1,761,822.32**		**$362,183.58**		**$43,933.87**		**$333,789.91**		**$215,442.63**

Appendix B: Figures

2027 Lake Riley Boulevard Improvements Project

City of Chanhassen

Figure 1: Option A (26' Reconstuction)

HORZ. SCALE 0 75 150 FEET

September 2026

BOLTON & MENK



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2027 Lake Riley Boulevard Improvements Project

City of Chanhassen

Figure 2: Option B (23' Reconstruction)

HORZ. SCALE 0 75 150 FEET

September 2026

BOLTON & MENK



LEGEND

- FULL DEPTH RECONSTRUCT
- DRIVEWAY REPLACEMENT
- BITUMINOUS TRAIL REPLACEMENT
- SURMOUNTABLE CURB & GUTTER
- RIBBON CURB
- STORMWATER TREATMENT DITCH
- CONVEYANCE DITCH OR CURB & STORM PIPE
- EXISTING POND MAINTENANCE
- PROPOSED STORM SEWER
- APPROXIMATE CONSTRUCTION LIMITS
- (A) TEMPORARY EASEMENT / RIGHT OF ENTRY
- (B) PERMANENT DRAINAGE & UTILITY EASEMENT
- (C) PERMANENT ROADWAY EASEMENT

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2027 Lake Riley Boulevard Improvements Project

City of Chanhassen

Figure 3: Option C (23' Reclamation)

HORZ. SCALE 0 75 150 FEET

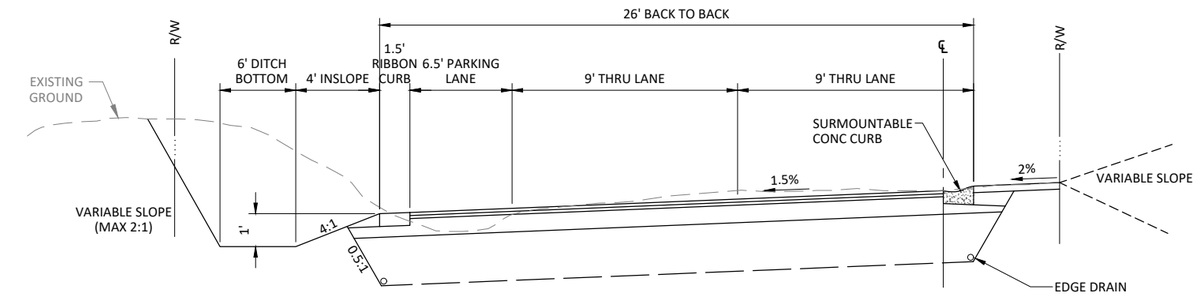
September 2026

BOLTON & MENK

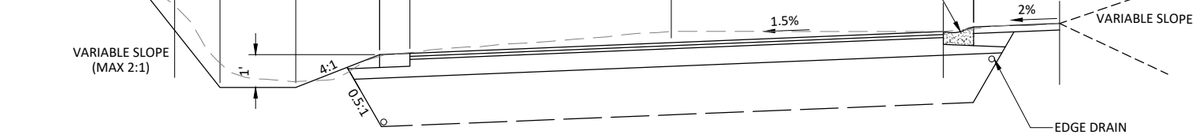


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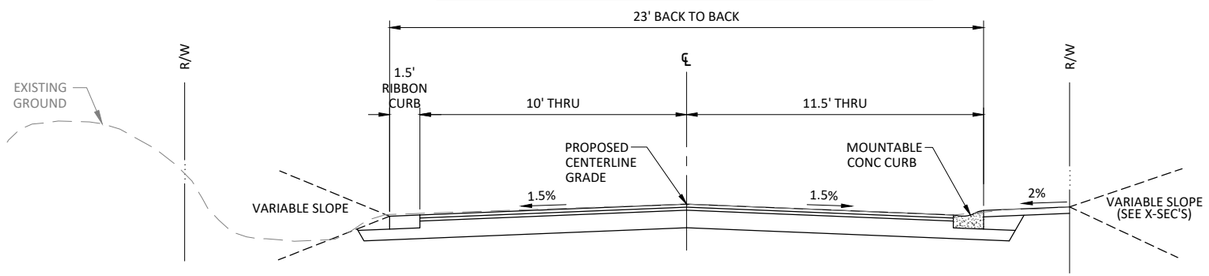
TYPICAL SECTION - OPTION A (26' B-B)

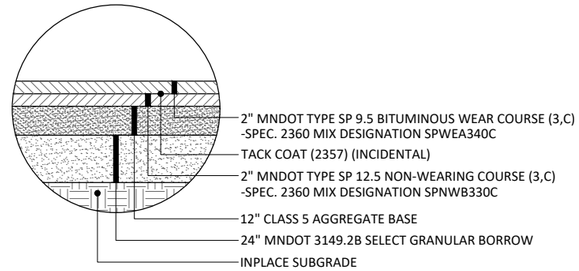


TYPICAL SECTION - OPTION B (23' B-B)

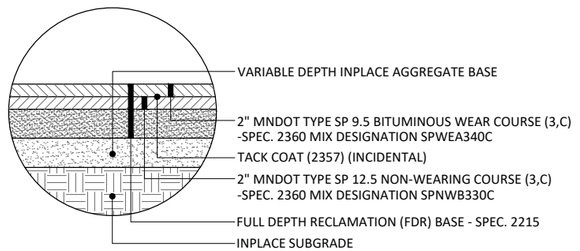


TYPICAL SECTION - OPTION C (FULL DEPTH RECLAMATION)





PAVEMENT SECTION
RECONSTRUCTION



PAVEMENT SECTION
FULL DEPTH RECLAMATION

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2027 Lake Riley Boulevard Improvements Project

City of Chanhassen

Figure 5: Utility Improvements

HORZ. SCALE 0 75 150 FEET

September 2026

BOLTON & MENK

SUMMERFIELD DR
REFLECTIONS RD
SPRINGFIELD DR
SUNNYVALE DR
PARKLAND WAY
LYMAN BLVD
DEERFOOT TRAIL
SHOREVIEW CT
GREENLEAF CT
LAKE RILEY BLVD
LAKE RILEY

LEGEND

- SANITARY MANHOLE JOINT SEAL
- SANITARY MANHOLE LINING
- SANITARY MANHOLE RECONSTRUCTION
- VALVE BOLT REPLACEMENT
- HYDRANT RELOCATION

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2027 Lake Riley Boulevard Improvements Project

City of Chanhassen

Figure 6: Cul-De-Sac Fire Truck Turn Around

September 2026

HORZ. SCALE 0 10 20 FEET

BOLTON & MENK

CITY STANDARD 96' DIAMETER CUL-DE-SAC

257790081
MARK J & KARLA K RAMSEY

258100070
ANDREW DENUCCI
381 DEERFOOT TRL

258100080
CRAIG SCHULZ
361 DEERFOOT TRL

EXISTING DRAINAGE & UTILITY EASEMENT

EXISTING RIGHT OF WAY

Fire Truck, City of Chanhassen MN Ladder 42Ft

LAKE RILEY BLVD

950240700
JIM MCDONALD
9249 LAKE RILEY BLVD

257950240
CHAD A HENFLING
9247 LAKE RILEY BLVD

257950230
PAUL W LUNDEEN
9245 LAKE RILEY BLVD

257950220
STEVEN GALLEGER
9243 LAKE RILEY BLVD

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Appendix C: Preliminary Assessment Roll

2027 LAKE RILEY BOULEVARD RECONSTRUCTION PROJECT
PRELIMINARY ASSESSMENT ROLL - OPTION A
9/14/2026

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	STREET ASSESSMENT		NOTES
					ASSMT UNIT	STREET ASSMT	
1	RYAN D MAJKRZAK	9001 LAKE RILEY BOULEVARD	9001 LAKE RILEY BOULEVARD	250242630	1	$9,550.00	
2	REV TRUST AGREEMENT OF JOAN M LUDWIG	9005 LAKE RILEY BOULEVARD	9005 LAKE RILEY BOULEVARD	250240200	1	$9,550.00	
3	PHILIP J SOSNOWSKI	PO BOX 490 CHANHASSEN	9015 LAKE RILEY BOULEVARD	250240300	1	$9,550.00	
4	NORMAN C JR & KIMBERLY GRANT	9021 LAKE RILEY BOULEVARD	9021 LAKE RILEY BOULEVARD	250240500	1	$9,550.00	
5	NANCY R SMITH TR	9051 LAKE RILEY BOULEVARD	9051 LAKE RILEY BOULEVARD	257470010	1	$9,550.00	
6	JUDITH N LEWIS	9071 LAKE RILEY BOULEVARD	9071 LAKE RILEY BOULEVARD	257470020	1	$9,550.00	
7	ROB NICHOLSON	9101 LAKE RILEY BOULEVARD	9101 LAKE RILEY BOULEVARD	257950020	1	$9,550.00	
8	EDWARD MARKS	9111 LAKE RILEY BOULEVARD	9111 LAKE RILEY BOULEVARD	257950030	1	$9,550.00	
9	CAROLYN M REESE TRUST	9117 LAKE RILEY BOULEVARD	9117 LAKE RILEY BOULEVARD	257950040	1	$9,550.00	
10	JOAN E JOYCE TRUST	9119 LAKE RILEY BOULEVARD	9119 LAKE RILEY BOULEVARD	257950050	1	$9,550.00	
11	RICHARD D OLIN LIV TR	9125 LAKE RILEY BOULEVARD	9125 LAKE RILEY BOULEVARD	257950060	1	$9,550.00	
12	JOY XIE	9131 LAKE RILEY BOULEVARD	9131 LAKE RILEY BOULEVARD	257950070	1	$9,550.00	
13	KATHEEN M PETERSEN REV TRUST	9203 LAKE RILEY BOULEVARD	9203 LAKE RILEY BOULEVARD	257950080	1	$9,550.00	
14	ABIGAIL L LIBSACK REVOCABLE TRUST	10700 PURDEY ROAD, EDEN PRAIRIE, MN 55347	9209 LAKE RILEY BOULEVARD	257950100	1	$9,550.00	
15	DEBRA J BRYAN REV TRUST	9211 LAKE RILEY BOULEVARD	9211 LAKE RILEY BOULEVARD	257950110	1	$9,550.00	
16	GREGORY L & KELLY R HASTINGS	9217 LAKE RILEY BOULEVARD	9217 LAKE RILEY BOULEVARD	257950120	1	$9,550.00	
17	TONY SHEN	9219 LAKE RILEY BOULEVARD	9219 LAKE RILEY BOULEVARD	257950130	1	$9,550.00	
18	TIMOTHY H GROVES	9221 LAKE RILEY BOULEVARD	9221 LAKE RILEY BOULEVARD	257950140	1	$9,550.00	
19	SHARON K KRUMM	9225 LAKE RILEY BOULEVARD	9225 LAKE RILEY BOULEVARD	257950160	1	$9,550.00	
20	CORRADO RUSSO	9227 LAKE RILEY BOULEVARD	9227 LAKE RILEY BOULEVARD	257950170	1	$9,550.00	
21	BRET W & SHARI A BORTH	9231 LAKE RILEY BOULEVARD	9231 LAKE RILEY BOULEVARD	257950180	1	$9,550.00	
22	SCOTT ANDREW	9235 LAKE RILEY BOULEVARD	9235 LAKE RILEY BOULEVARD	257950190	1	$9,550.00	
23	PAUL KENT OLSON	9239 LAKE RILEY BOULEVARD	9239 LAKE RILEY BOULEVARD	257950200	1	$9,550.00	
24	SUNNYSLOPE HOMEOWNERS ASSN	9241 LAKE RILEY BOULEVARD	9241 LAKE RILEY BOULEVARD	257950210	1	$9,550.00	
25	STEVEN GALLEGER	9243 LAKE RILEY BOULEVARD	9243 LAKE RILEY BOULEVARD	257950220	1	$9,550.00	
26	PAUL W LUNDEEN	9245 LAKE RILEY BOULEVARD	9245 LAKE RILEY BOULEVARD	257950230	1	$9,550.00	
27	CHAD A HENFLING	9247 LAKE RILEY BOULEVARD	9247 LAKE RILEY BOULEVARD	257950240	1	$9,550.00	
28	JIM MCDONALD	9249 LAKE RILEY BOULEVARD	9249 LAKE RILEY BOULEVARD	250240700	1	$9,550.00	
				Assessment Basis Unit	28.00	$267,400.00	

2027 LAKE RILEY BOULEVARD RECONSTRUCTION PROJECT
PRELIMINARY ASSESSMENT ROLL - OPTION B
9/14/2026

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	STREET ASSESSMENT		NOTES
					ASSMT UNIT	STREET ASSMT	
1	RYAN D MAJKRZAK	9001 LAKE RILEY BOULEVARD	9001 LAKE RILEY BOULEVARD	250242630	1	$9,550.00	
2	REV TRUST AGREEMENT OF JOAN M LUDWIG	9005 LAKE RILEY BOULEVARD	9005 LAKE RILEY BOULEVARD	250240200	1	$9,550.00	
3	PHILIP J SOSNOWSKI	PO BOX 490 CHANHASSEN	9015 LAKE RILEY BOULEVARD	250240300	1	$9,550.00	
4	NORMAN C JR & KIMBERLY GRANT	9021 LAKE RILEY BOULEVARD	9021 LAKE RILEY BOULEVARD	250240500	1	$9,550.00	
5	NANCY R SMITH TR	9051 LAKE RILEY BOULEVARD	9051 LAKE RILEY BOULEVARD	257470010	1	$9,550.00	
6	JUDITH N LEWIS	9071 LAKE RILEY BOULEVARD	9071 LAKE RILEY BOULEVARD	257470020	1	$9,550.00	
7	ROB NICHOLSON	9101 LAKE RILEY BOULEVARD	9101 LAKE RILEY BOULEVARD	257950020	1	$9,550.00	
8	EDWARD MARKS	9111 LAKE RILEY BOULEVARD	9111 LAKE RILEY BOULEVARD	257950030	1	$9,550.00	
9	CAROLYN M REESE TRUST	9117 LAKE RILEY BOULEVARD	9117 LAKE RILEY BOULEVARD	257950040	1	$9,550.00	
10	JOAN E JOYCE TRUST	9119 LAKE RILEY BOULEVARD	9119 LAKE RILEY BOULEVARD	257950050	1	$9,550.00	
11	RICHARD D OLIN LIV TR	9125 LAKE RILEY BOULEVARD	9125 LAKE RILEY BOULEVARD	257950060	1	$9,550.00	
12	JOY XIE	9131 LAKE RILEY BOULEVARD	9131 LAKE RILEY BOULEVARD	257950070	1	$9,550.00	
13	KATHEEN M PETERSEN REV TRUST	9203 LAKE RILEY BOULEVARD	9203 LAKE RILEY BOULEVARD	257950080	1	$9,550.00	
14	ABIGAIL L LIBSACK REVOCABLE TRUST	10700 PURDEY ROAD, EDEN PRAIRIE, MN 55347	9209 LAKE RILEY BOULEVARD	257950100	1	$9,550.00	
15	DEBRA J BRYAN REV TRUST	9211 LAKE RILEY BOULEVARD	9211 LAKE RILEY BOULEVARD	257950110	1	$9,550.00	
16	GREGORY L & KELLY R HASTINGS	9217 LAKE RILEY BOULEVARD	9217 LAKE RILEY BOULEVARD	257950120	1	$9,550.00	
17	TONY SHEN	9219 LAKE RILEY BOULEVARD	9219 LAKE RILEY BOULEVARD	257950130	1	$9,550.00	
18	TIMOTHY H GROVES	9221 LAKE RILEY BOULEVARD	9221 LAKE RILEY BOULEVARD	257950140	1	$9,550.00	
19	SHARON K KRUMM	9225 LAKE RILEY BOULEVARD	9225 LAKE RILEY BOULEVARD	257950160	1	$9,550.00	
20	CORRADO RUSSO	9227 LAKE RILEY BOULEVARD	9227 LAKE RILEY BOULEVARD	257950170	1	$9,550.00	
21	BRET W & SHARI A BORTH	9231 LAKE RILEY BOULEVARD	9231 LAKE RILEY BOULEVARD	257950180	1	$9,550.00	
22	SCOTT ANDREW	9235 LAKE RILEY BOULEVARD	9235 LAKE RILEY BOULEVARD	257950190	1	$9,550.00	
23	PAUL KENT OLSON	9239 LAKE RILEY BOULEVARD	9239 LAKE RILEY BOULEVARD	257950200	1	$9,550.00	
24	SUNNYSLOPE HOMEOWNERS ASSN	9241 LAKE RILEY BOULEVARD	9241 LAKE RILEY BOULEVARD	257950210	1	$9,550.00	
25	STEVEN GALLEGER	9243 LAKE RILEY BOULEVARD	9243 LAKE RILEY BOULEVARD	257950220	1	$9,550.00	
26	PAUL W LUNDEEN	9245 LAKE RILEY BOULEVARD	9245 LAKE RILEY BOULEVARD	257950230	1	$9,550.00	
27	CHAD A HENFLING	9247 LAKE RILEY BOULEVARD	9247 LAKE RILEY BOULEVARD	257950240	1	$9,550.00	
28	JIM MCDONALD	9249 LAKE RILEY BOULEVARD	9249 LAKE RILEY BOULEVARD	250240700	1	$9,550.00	
				Assessment Basis Unit	28.00	$267,400.00	

2027 LAKE RILEY BOULEVARD RECONSTRUCTION PROJECT
PRELIMINARY ASSESSMENT ROLL - OPTION C
9/14/2026

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	STREET ASSESSMENT		NOTES
					ASSMT UNIT	STREET ASSMT	
1	RYAN D MAJKRZAK	9001 LAKE RILEY BOULEVARD	9001 LAKE RILEY BOULEVARD	250242630	1	$5,150.00	
2	REV TRUST AGREEMENT OF JOAN M LUDWIG	9005 LAKE RILEY BOULEVARD	9005 LAKE RILEY BOULEVARD	250240200	1	$5,150.00	
3	PHILIP J SOSNOWSKI	PO BOX 490 CHANHASSEN	9015 LAKE RILEY BOULEVARD	250240300	1	$5,150.00	
4	NORMAN C JR & KIMBERLY GRANT	9021 LAKE RILEY BOULEVARD	9021 LAKE RILEY BOULEVARD	250240500	1	$5,150.00	
5	NANCY R SMITH TR	9051 LAKE RILEY BOULEVARD	9051 LAKE RILEY BOULEVARD	257470010	1	$5,150.00	
6	JUDITH N LEWIS	9071 LAKE RILEY BOULEVARD	9071 LAKE RILEY BOULEVARD	257470020	1	$5,150.00	
7	ROB NICHOLSON	9101 LAKE RILEY BOULEVARD	9101 LAKE RILEY BOULEVARD	257950020	1	$5,150.00	
8	EDWARD MARKS	9111 LAKE RILEY BOULEVARD	9111 LAKE RILEY BOULEVARD	257950030	1	$5,150.00	
9	CAROLYN M REESE TRUST	9117 LAKE RILEY BOULEVARD	9117 LAKE RILEY BOULEVARD	257950040	1	$5,150.00	
10	JOAN E JOYCE TRUST	9119 LAKE RILEY BOULEVARD	9119 LAKE RILEY BOULEVARD	257950050	1	$5,150.00	
11	RICHARD D OLIN LIV TR	9125 LAKE RILEY BOULEVARD	9125 LAKE RILEY BOULEVARD	257950060	1	$5,150.00	
12	JOY XIE	9131 LAKE RILEY BOULEVARD	9131 LAKE RILEY BOULEVARD	257950070	1	$5,150.00	
13	KATHEEN M PETERSEN REV TRUST	9203 LAKE RILEY BOULEVARD	9203 LAKE RILEY BOULEVARD	257950080	1	$5,150.00	
14	ABIGAIL L LIBSACK REVOCABLE TRUST	10700 PURDEY ROAD, EDEN PRAIRIE, MN 55347	9209 LAKE RILEY BOULEVARD	257950100	1	$5,150.00	
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17	TONY SHEN	9219 LAKE RILEY BOULEVARD	9219 LAKE RILEY BOULEVARD	257950130	1	$5,150.00	
18	TIMOTHY H GROVES	9221 LAKE RILEY BOULEVARD	9221 LAKE RILEY BOULEVARD	257950140	1	$5,150.00	
19	SHARON K KRUMM	9225 LAKE RILEY BOULEVARD	9225 LAKE RILEY BOULEVARD	257950160	1	$5,150.00	
20	CORRADO RUSSO	9227 LAKE RILEY BOULEVARD	9227 LAKE RILEY BOULEVARD	257950170	1	$5,150.00	
21	BRET W & SHARI A BORTH	9231 LAKE RILEY BOULEVARD	9231 LAKE RILEY BOULEVARD	257950180	1	$5,150.00	
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24	SUNNYSLOPE HOMEOWNERS ASSN	9241 LAKE RILEY BOULEVARD	9241 LAKE RILEY BOULEVARD	257950210	1	$5,150.00	
25	STEVEN GALLEGER	9243 LAKE RILEY BOULEVARD	9243 LAKE RILEY BOULEVARD	257950220	1	$5,150.00	
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28	JIM MCDONALD	9249 LAKE RILEY BOULEVARD	9249 LAKE RILEY BOULEVARD	250240700	1	$5,150.00	
				Assessment Basis Unit	28.00	$144,200.00	

2027 Lake Riley Boulevard Improvements Project

City of Chanhassen

Figure 7: Preliminary Assessment Roll

September 2026

HORZ. SCALE 0 80 160 FEET

BOLTON & MENK

SUNNYVALE DR

SPRINGFIELD DR

DEERFOOT TRAIL

LYMAN BLVD

LAKE RILEY BLVD

LAKE RILEY

LEGEND

PROPOSED RECONSTRUCTION

XXX PROPERTY ID NUMBER

H:\CHAN\26X143234000\CAD\C3D\FIGR_143234_N1_Assessment.dwg 9/8/2026 10:36:59 AM

Web Map Enabled. Click the map icon to view a comment in the webmap.

Map ID Uncategorized — Concerns

Daniel Mork(Nearby Resident) - danmork@gmail.com — Existing Conditions

1 0

The combination of the speed at which motorists drive on LRB and the close proximity of their vehicles as they pass, barely beyond arm's reach, makes my family feel unsafe as pedestrians. Please consider a review of speed limits on LRB as part of this project. — 8/30/2026

Map ID Uncategorized — Concerns

Daniel Mork(Nearby Resident) - danmork@gmail.com — Option C

1 0

Disallowing on-street parking might increase trespassing on private road Deerfoot Trl. — 8/30/2026

1 0

Also, Deerfoot Trl is not wide enough to allow for both on-street parking and EMS vehicle access, so if LRB does not permit on-street parking, the public safety issue of EMS vehicle access may not be removed, but only moved from LRB to Deerfoot Trl. — 8/30/2026

Map ID Uncategorized — Likes

Roni(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

1 1

Drainage and filtering along the whole length of the street is very acceptable for sustainable improvements for lake health. It will reduce debris and salt directly flowing into Lake Riley and reduce erosion dirt, sand, tree and bush parts and salt damage to lawns and landscapes which result in less items that flow directly into the Lake. — 9/1/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

1 0

Improved drainage form poorly designed current drainage- cars have been damaged and sometimes this is area is impassable due to deep pooling and lack of flow. Appears that winter thaw has to occur to improve flow. High amount of debris from Lyman blvd, leaves, sticks and landscape clippings that are not removed result in flow issues. — 9/2/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

1 | 0

Dangerous area where walkers bikers, strollers, scooters and others utilize to access between neighborhoods. Ideal would be a street light at this intersection. Students accessing the school buses that only go into the Summerfield area not LRB often board while it is.Dark outside in the winter. As a driver both ways on LRB, this area is a safety issue-kids people and recreations reach LRB without looking and near accidents have occurred despite going < 20mph — 9/2/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

0 | 0

Improved curve visibility for drivers, recreators, and enhanced drainage to prevent high volume of storm water, debris and salt from reaching the culvert unfiltered (which drains directly to Lake Riley). — 9/2/2026

0 | 0

A filtration system should help. Note that Lake Riley is fed by a creek and four lakes. What do they do? That is a bigger problem I'm sure. — 9/2/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

1 | 0

Any people park in front of or within 10 feet of the fire hydrant in this location. Risk of non access, limited access for emergencies. — 9/2/2026

Map ID Uncategorized — Ideas and Opportunities

Debra Bryan(Resident on Lake Riley Blvd) - djbryan820@gmail.com — Option C

1 | 0

There are children at the cul de sac. It addition there are walkers at all times of day. With a smooth road, people will speed. Would like City to consider a speed bump in this location and also as cars are coming down the hill after peak toward dead end. — 9/5/2026

Map ID Uncategorized — Concerns

Debra Bryan(Resident on Lake Riley Blvd) - djbryan820@gmail.com — Option C

0 | 0

I do not like the ditch idea. I am afraid you will be replacing trees with weeds! This is not a feasible idea in a neighborhood, that now has so much northwoods charm and where owners take pride in how their backyard look. I would like to learn about other solutions. — 9/5/2026

0 | 0

The volume of overgrown buckthorn and vines and dead trees is not charming — 9/9/2026

0 | 0

Removing the trees will also reduce wildlife/birds and the "ditches" and be replace with decomposition smells, wet soil, and mosquitoes. — 9/12/2026

Map ID Uncategorized — Likes

Craig R Schulz(Resident on Lake Riley Blvd) - craigschulz87@gmail.com — Existing Conditions

0 0

We have been walking this road once or twice per day for 3 years and feel completely safe. If a car comes, we stay to the side of the road. Cars are always careful around pedestrians. Young children should be attended.

9/11/2026

Map ID Uncategorized — Dislikes

Craig R Schulz(Resident on Lake Riley Blvd) - craigschulz87@gmail.com — Existing Conditions

0 0

This is my property where we have 12 mature pine trees. Proposed removal of these trees would be counterproductive and it would have an environmental impact. It also provides privacy, wind protection, shade to keep house cooler, beauty, etc. It would be devastating to lose them. This is one reason we bought the house.

9/11/2026

Map ID Uncategorized — Dislikes

Craig R Schulz(Resident on Lake Riley Blvd) - craigschulz87@gmail.com — Existing Conditions

0 0

This is another homeowner that could lose a lot of mature trees which are 3 to 6 feet from the road. They are obviously upset.

9/11/2026

Map ID Uncategorized — Dislikes

Craig Schulz(Resident on Lake Riley Blvd) - craigschulz87@gmail.com — Existing Conditions

0 0

Many trees along LRB could be lost, assuming trees that are 6 feet from the road or less would have over 20% of their root destroyed. Many trees are elevated about 3 feet on a mine-berm so I assume the roots are right near the surface. We need an examination of the impact of all the trees by an arborist.

9/12/2026

Map ID Uncategorized — Other

Charlie Howley(Other) - chowley@chanhassenmn.gov — Existing Conditions

0 0

TEST

9/11/2026

Map ID Uncategorized — Dislikes

Craig R Schulz(Resident on Lake Riley Blvd) - craigschulz87@gmail.com — Existing Conditions

0 0

This is another homeowner that it appears could lose a lot of trees as they are 6ft or less from the road.

9/11/2026

Map ID Uncategorized — Likes

Craig R Schulz(Resident on Lake Riley Blvd) - craigschulz87@gmail.com — Existing Conditions

0 0

Children play in the cul-de-sac throughout the summer and I have not heard of complaints.

9/11/2026

Map ID Uncategorized — Concerns

Debra Bryan(Resident on Lake Riley Blvd) - djbryan820@gmail.com — Option C

0 0 — If at all possible please do not damage our landscaping in this area. — 9/5/2026

Map ID Uncategorized — Concerns

Debra Bryan(Resident on Lake Riley Blvd) - djbryan820@gmail.com — Option C

1 0 — There needs to be a stop sign at the intersection of Deerfoot Trail and Lake Riley Blvd. Residents of Deerfoot roll into intersection and I have had quite a few near misses over the years. — 9/5/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

0 0 — High volume of debris from yards in this area flow to the street as well as the plows don't fully clear the culdesac which results in mounds of debris, sand, dirt and salt that when melt occurs,, or leaves fall, drains unfiltered in nearby yards and into the culvert straight into Lake Riley. Due to lack of maintenance and plowing and debris, the curbs are difficult to locate, if maintained, that would improve turnaround area and less debris management. — 9/2/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

0 0 — Current home is a rental and many vehicles park in/ near this section on the curve which is dangerous. Limited sight lines for large trucks and vehicles have a tough time navigating the area without going on private property — 9/2/2026

- 0 0 — To reduce the danger that has been there for decades, speed limit signs should be added. The amount of traffic is very small, but delivery trucks need to see signs. 20mph is what I would recommend. — 9/2/2026
- 0 0 — One sided on street parking is essential and perhaps no onstreet parking on that section of road — 9/9/2026

Map ID Uncategorized — Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

1 0 — Improved sight lines for those exiting and entering Deerfoot - it is currently a blind intersection and kids, walkers, drivers, recreators , service vehicles do not have a stop or yield sign so often enter LRB without hesitation or without looking - safety issue. Rc9mmend street light at this intersection and trim trees bushes for clearer sight lines — 9/2/2026

- 0 0 — I agree that it is a blind spot, but a street light would not help when you already have headlights which are a better indicator someone is coming? — 9/2/2026

Map ID Uncategorized Likes

Roni Lundeen(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

1 0 — Improved storm water filtering to prevent debris from going downhill to the sewer drainage area and less debris and salt into the lake — 9/2/2026

Map ID Uncategorized Likes

Roni(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

0 1 — Drainage and filtering along the whole length of the street is desirable and acceptable sustainable improvement for lake health. Appears it will result in a reduction of debris, dirt, and salt flowing down hill (path of least resistance) to the culvert and directly into Lake Riley unfiltered. The current flow also results in drainage through yards which results in erosion and damage to landscapes and yards which flow directly into the lake as well. — 9/1/2026

0 0 — I think other bodies of water inlets are doing the most to contribute to problems of Lake Riley cleanliness. See the DNR website for water clarity, etc. of Lake, Ann, Susan, Lucy and Rice Marsh. — 9/2/2026

0 0 — One of the biggest problem that affect Lake Riley is homeowners that cut down the trees and shrubs so they could view the lake, and then fertilize to make their lawns perfect and zero weeds. See the report the DNR put out on the lake. — 9/2/2026

Map ID Uncategorized Concerns

Roni(Resident on Lake Riley Blvd) - Cqc1121@gmail.com — Option A

0 0 — Currently, and without structure redesign, high levels of rain fall, storm water, car wash water and debris from tree, ,bushes, landscape and mowing flow to this culvert and directly into Lake Riley without filtration. Residents, contracted service providers and the city neglect to rake and pick up debris after mowing, storms, landscaping, tree removal and fall leaf dropping; all result in unfiltered flow to the culvert into Lake Riley. In addition, without a storm water redesign, the current snow that is moved, along with all the salt, sand, debris end up flowing upon melt, directly into Lake Riley without filtering. The Lake Health suffers. — 9/1/2026

2 0 — While the comment may be true, it is unfortunate that the city did not design for it. There is nothing you can do besides put a filtration system as they have discussed. Most city use holding pond to filter the water and the city chose to build houses instead. — 9/2/2026

Map ID Uncategorized ⚠ Concerns

Daniel Mork(Nearby Resident) - danmork@gmail.com — Option B

1 0 Disallowing on-street parking might increase trespassing on private road Deerfoot Trl. — 8/30/2026

1 0 Also, Deerfoot Trl is not wide enough to allow for both on-street parking and EMS vehicle access, so if LRB does not permit on-street parking, the public safety issue of EMS vehicle access may not be removed, but only moved from LRB to Deerfoot Trl. — 8/30/2026

Map ID Uncategorized ⚠ Concerns

Daniel Mork(Nearby Resident) - danmork@gmail.com — Existing Conditions

1 0 LRB residents and their guests often park in this intersection. I believe this is a violation of law, and if so, please consider adding signage to increase public safety at this intersection. — 8/30/2026

Map ID Uncategorized ⚠ Concerns

Daniel Mork(Nearby Resident) - danmork@gmail.com — Option A

2 1 There is not enough space for vehicles to turn around at the end of LRB. As a result, vehicles disobey signs and trespass on private road Deerfoot Trl, thereby decreasing the safety and security of the Sunny Slope HOA's members. This dead end should be able to accommodate vehicles needing to turn around, including larger trucks and vehicles with trailers. — 8/22/2026

0 0 That is not true. People turn around on Deerfoot trail because they are not sure if they can turn around. 99% of vehicles can. The 1% just back up. — 9/1/2026

Public Improvement Hearing 2027 Lake Riley Boulevard Rehabilitation Project

City Project 27-02

September 14, 2026

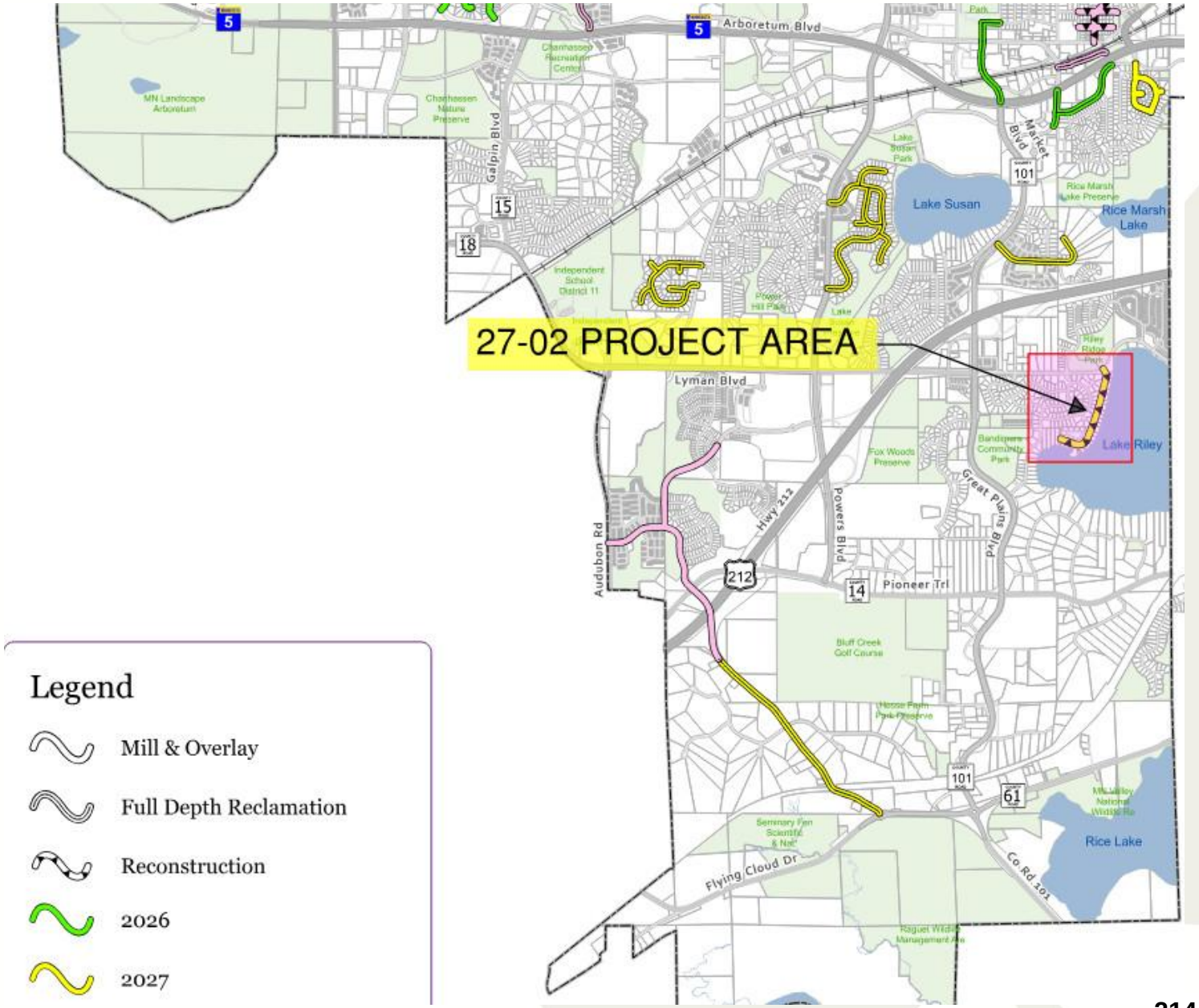
Tonight's Actions

1. Discuss the improvements

2. Host the Public Hearing

3. Consider Accepting the Feasibility Study, Ordering the Project, and Authorizing Preparation of Plans and Specifications

4. *Reminder: We are at concept stage. Final design details are not being approved tonight.*



Project Area and Scope







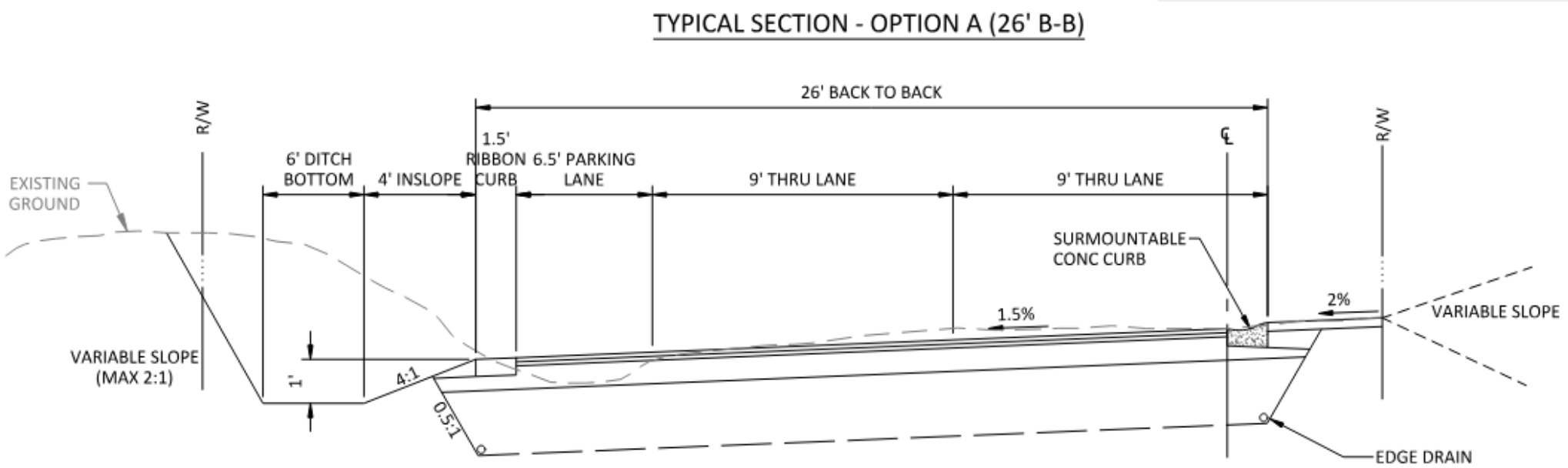
- ~0.5 miles of public street rehabilitation
- Average street width – 20’
- Estimated current Pavement OCI = 6
- Spot repair of public utilities
- Consideration of curb and drainage improvements
- Stormwater Treatment as needed
- ADA improvements
- On-street Parking
- *Reminder: Deerfoot Trail is a private street*

Project Area and Scope – Substandard Turn-around



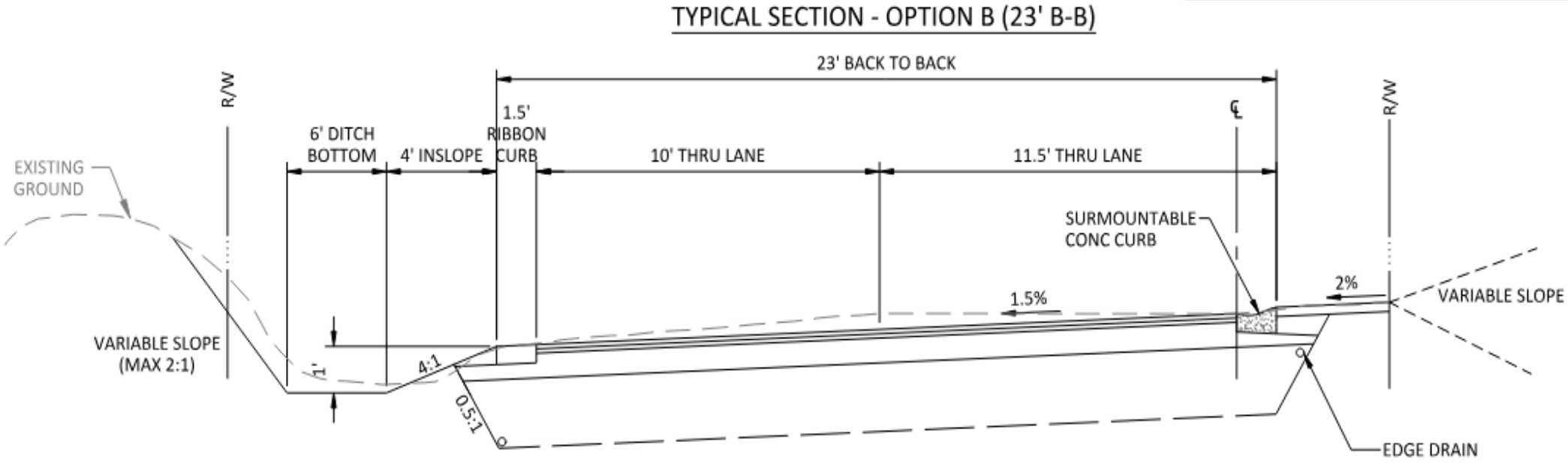
Option A

- Widen street to 26’
- Full pavement reconstruction
- Addition of drainage ditch for purposes of stormwater management
- Largest impacts to trees and existing ROW
- Consideration of No Parking on one side of the street to meet Fire Code



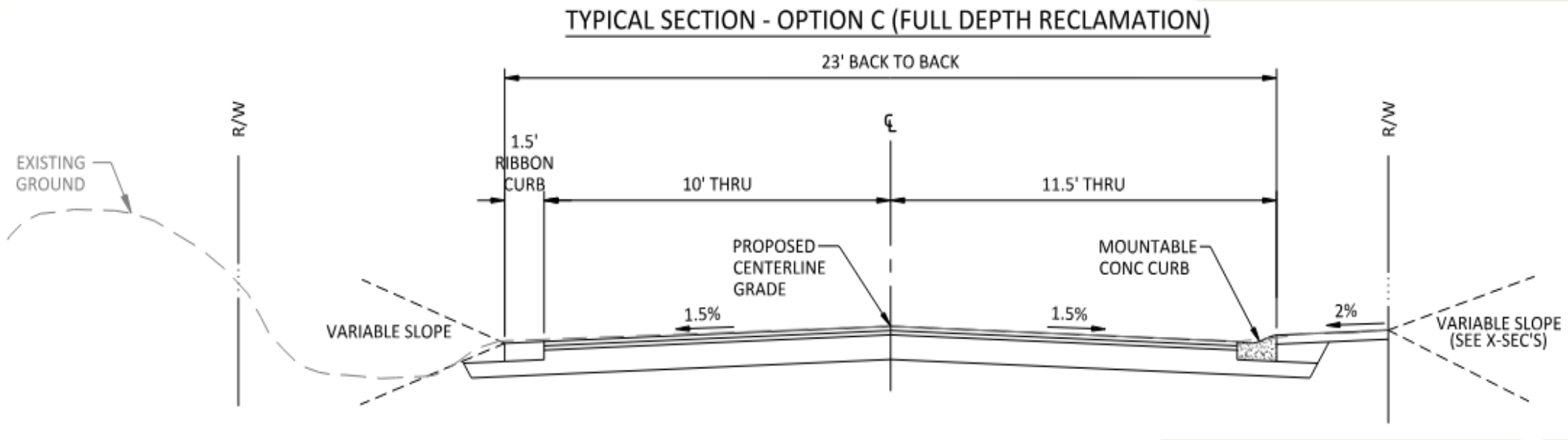
Option B

- Widen street to 23’
- Full Reconstruction
- Addition of drainage ditch for purposes of stormwater management
- Impact to trees and existing ROW
- Consideration of No Parking on both sides to meet Fire Code



Option C

- Widen street to 23’
- Full Depth Reclamation (FDR)
- Maintain existing drainage conditions (minimal stormwater management required)
- Least amount of impact to trees and existing ROW
- Consideration of No Parking on both sides to meet Fire Code



Other Feasible Considerations

- Maintain existing street width
- Pavement rehabilitation without widening
- Parking is currently allowed on both sides of the street
  - Allow existing condition to remain
  - Designate No Parking on one side
- Consideration of alternative stormwater management solutions
- Retaining wall additions to minimize impact to properties and trees

Street Length and Turn-Around

- Existing Street length is ~2450 feet (maximum length for cul-de-sac is 750 feet per Fire Code)
- Existing turn-around is not compliant with Fire Code or Engineering Standards
- Not proposing to create a standard cul-de-sac or other code compliant turn-around due to existing ROW limitations
- Final design will review alternatives to improve the existing condition as much as possible within the existing ROW & Easements



Estimated Budget and Cost Summary

Fund	Budget	Option A	Option B	Option C
Street (PMP)	$ 2,598,000	$ 2,741,000	$ 2,590,000	$ 1,817,000
Surface Water	$ 1,000,000	$ 892,000	$ 896,000	$ 406,000
Sanitary Sewer	$ 158,000	$ 198,000	$ 200,000	$ 215,000
Watermain	$ 258,000	$ 308,000	$ 309,000	$ 334,000
Total	$ 3,014,000	$ 4,139,000	$ 3,995,000	$ 2,772,000

- The estimates include a 10% 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 2027)
- The project is following the Flat Rate assessment methodology
- Estimated 2027 Flat Rates:
  - Full Depth Reclamation $ 5,300
  - Full Reconstruction $ 9,850

Note: These amounts are an increase of 3% over the 2026 flat rates

Assessment Map

2027 Lake Riley Boulevard Reconstruction
City of Chanhassen

Figure 5: Preliminary Assessment Roll
September 2026

BOLTON & MENK



Public Engagement Effort

- 5-yr Capital Improvement Plan map on the City's webpage
- 1-yr advanced notification via postcard
- Specific project webpage, with Project Updates distributed to email subscribers (313 total)
- Resident Survey
- On-line Story Map
- Open House hosted on September 2, 2026, at City Hall (~42 attendees)
  - Advertised via a mailing, city's website calendar, other SM outreach
  - The open house included the opportunity to complete a comment card
  - The materials exhibited at the open house are 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

- Many comments received, submitted via multiple ways: (~42 attendees at the Open House)
  - 25 responses to the resident survey
  - Many emails and phone calls received by multiple staff members and the City Council
  - 5 comment cards from the open house
  - ~40 individual comments left via the Story Map's provide input feature
- There are 28 assessable properties plus 19 adjacent properties
- Main considerations heard at the Open House and via other recent feedback
  1. There are other options which need to be considered
  2. Lack of general support for widening the existing street
  3. Lack of general support for elimination of on-street parking
  4. Lack of general support for water quality improvements which would require use of additional width within the ROW and easements which would affect existing trees and vegetation
  5. Some support for a design which would strive to meet the Fire Code and Engineering Standards to a reasonable extent

Project Schedule

Task	Date
Order the Improvements	September 14, 2026
Approve Design & Authorize Bidding	January 25, 2027
Bid Opening	February 18, 2027
Public Open House #2	March 10, 2027
Assessment Hearing – Award Construction Contract	March 22, 2027
Start Construction	May 2027
Substantial Completion	November 2027
Final Completion	June 2028

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 2027 Lake Riley Boulevard Rehabilitation Project."

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

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



City Council Item

September 14, 2026

Item	Resolution Approving the Preliminary 2026 Tax Levy, Collectible in 2027, and Establishing the Truth-in-Taxation Public Meeting Date	
File No.		**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Kelly Grinnell, Finance Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the resolution for the preliminary 2026 Tax Levy, Collectible in 2027, and establishes the Truth-in-Taxation public meeting date."

Motion Type	N/A
Strategic Priority	Financial Sustainability

SUMMARY

BACKGROUND

DISCUSSION

Staff will review the 2027 preliminary General Fund budget and review the preliminary 2027 levy. Council's goal has been to adopt a preliminary levy at the September 14, 2026 council meeting. If more time is needed, the preliminary levy can be adopted at the September 28, 2026 council meeting.

BUDGET

RECOMMENDATION

Staff recommends that the Chanhassen City Council approve the resolution for the preliminary 2026 Tax Levy, Collectible in 2027, and establish the Truth-in-Taxation public meeting date.

ATTACHMENTS

Memo - Prelim 2027 Budget and Levy Adoption 2026-09-14
Resolution 2026-XX Adopting Pay 2027 Levy and Setting Public Meeting Date
Budget Presentation for Council Meeting

CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

Date: September 14, 2026
To: Mayor and Council Members
From: Kelly Grinnell, Finance Director
Re: Preliminary 2027 Budget & Levy Adoption

2027 General Fund Budget

Since June, staff has worked on the 2027 General Fund budget. In July department heads submitted budget requests, and those requests were incorporated into the budget, resulting in a $200,000 preliminary deficit. Staff met with department heads to pare down budget requests, resulting in a draft 2027 General Fund budget that is balanced, with revenues equal to expenditures. There have been two council work sessions. Staff has not made any adjustments to the General Fund budget since the last work session on August 31.

Wages and Benefits

The current union contract is in effect through 2028. The contract includes a minimum of 3% COLA for union employees each year, so a 3% COLA is budgeted for both union and non-union employees for 2027.

In 2026 the city completed a market wage study. Based on the results of the study, a tenth step was added to the pay scale and a few positions were regraded. These changes were incorporated into the 2026 budget. No further adjustments are recommended for 2027. A full compensation study will likely be completed in 2030 or 2031. Step increases for eligible employees are incorporated into the budget.

The city sent an RFP for health insurance out, with proposals due by September 3, 2026. Our insurance broker is currently reviewing the results. The one-year increases range from a 16% increase to a 39% increase with our current carrier. None of the proposals contains a 2nd year rate cap, but our broker is inquiring about that. Some of the proposals have higher deductible and out-of-pocket costs or more restrictive networks, so we will analyze all the options. The current budget draft includes a 20% increase and there is also $100,000 in assigned fund balance for health insurance. This is enough to cover a 32% increase, which should work with at least one of the insurance proposals.

There are some planned staff additions in the 2027 budget. One is for the addition of a custodian for city facilities. This position was hired in 2026 at a net neutral cost. The city had been contracting out for janitorial services, but after reviewing the cost and quality of those services it was determined that it made more sense to hire an employee for that service.

The other staff additions for 2027 are for the hiring of four full-time firefighters. The city has struggled with filling fire shifts during 2026, and several firefighters have worked long shifts during the year (sometimes 72 consecutive hours) due to difficulties with hiring and retaining staff. There were also some medical leaves of absence that contributed to the issue. The hiring of the four additional firefighters would be contingent upon the city receiving a SAFER grant and council approval. The city expects to find out if it has received the grant by the end of September and the employees would be hired by March 2027, if approved. The SAFER grant covers about 50% of the cost of the positions for the first three years based on a descending reimbursement. The table below shows the city portion versus grant portion through 2030:

Year	City Portion	SAFER Grant	Total for Both	Comments
2027	$122,223	$261,907	$384,130	March 15-December 31
2028	$201,485	$328,508	$529,993	Full year
2029	$394,168	$188,825	$582,993	Full year
2030	$610,211	$31,081	$641,292	Grant ends March 2030
Total	**$1,328,087**	**$810,320**	**$2,138,408**	

With all these changes, the current budget shows the overall wages and benefits portion of the 2027 General Fund budget is increasing by 6.7%, or $615,435, from $9,238,900 to $9,854,335.

Other Expenses

Other expenses for the 2026 General Fund budget are expected to increase 5.9%, or $450,043, from $7,685,370 to $8,135,413. Some of the significant changes include:

- Policing expenditures – up $194,161, due to a 7.0% increase in the contract with Carver County
- Electric and natural gas expenses for the new City Hall are projected to increase by $48,000 based on conservative budget estimates – we still do not have a full year of history with the solar panels to accurately forecast these line items
- Addition of the Civic Campus Park Building division – this is new, due to the opening of the park building and expenses for staffing, concessions, utilities, and other expenses, adding $24,400 to operating expenses (and $14,974 in wages and benefits)
- Legal services are increasing by $15,000 and county assessment expenses are increasing by $28,000 – these line items have not been adjusted for a few years, so this is largely due to that adjustment
- Street maintenance expenses are increasing by $63,000 for added sealcoating, pavement marking, and contract patching expenses
- Recycling and yard waste expenses are increasing by $40,700, which is partially offset by resident fees
- Software implementation and annual license fees for the new park and recreation software is adding $18,300 in expense, but this is partially offset by revenue each year

Overall Expenses

Total expenses for the current draft of the 2027 General Fund budget are $17,989,748, up 6.3%, or $1,065,477, compared to $16,924,270 for 2026.

Revenues

Total revenues for the current draft of the 2027 General Fund budget are $17,991,195, up 6.3%, or $1,066,925, compared to $16,924,270 for 2026. Most of the increase is due to a 4.3% increase in the General Fund levy, which adds $538,000. Overall permit revenue is expected to increase by $388,925, due to an increase in the number of permits and an increase in the permit fee schedule, which has not been increased for about four years. The city uses a multi-year average for permit revenue. Charges for service are projected to increase by $117,100.

2027 Other Funds

The City has several other budgeted funds, including special revenue funds and capital project funds. Staff is working on updates to the Capital Improvement Plan (CIP) for 2027-2031 and adding projections for 2032-2036. The 2027-2031 CIP will be presented at a future work session.

The City has three Enterprise (or Utility) Funds: Water, Sewer, and Storm Water. These funds do not have a property tax levy and are operated like a business, with user fees set to cover operating, capital, and debt expenses. Budgets for these funds will be considered in the fall.

Property Tax Levy Projections

The table below shows levy projections from the December 2025 Truth in Taxation meeting based on the 6.9% increase in 2026 and the increasing levy for City Hall Campus debt:

	Fund	2025 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected
	General	$ 12,090,000	$ 12,574,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000
	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000
	Transportation Infrastructure Mgmt	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000
	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,438,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,068,000**	**$ 1,162,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**
	% Levy Increase from Prior Year	**6.3%**	**6.9%**	**7.1%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**

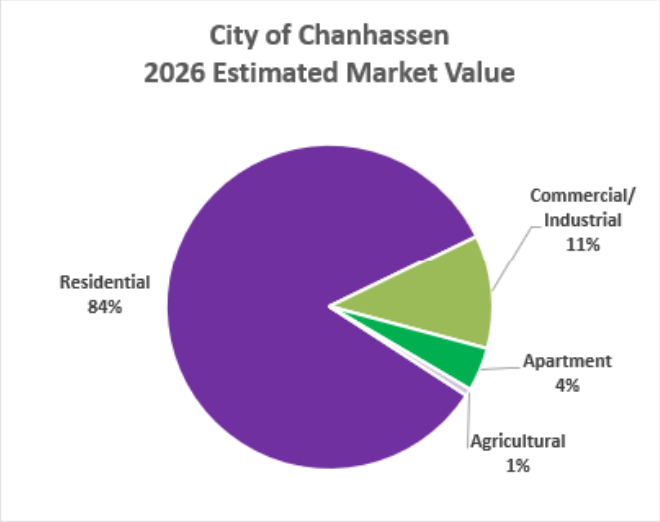
Staff reviewed the projections and does not have any recommended changes. The City will be issuing bonds for a portion of the Community Center project later this fall, however, those bonds will be repaid by the local option sales tax and do not impact the levy. In 2027, the city will issue additional bonds for the remaining amount of the project and the levy for that debt service is expected to begin in 2028.

Market Values and Tax Capacity for Taxes Payable in 2027

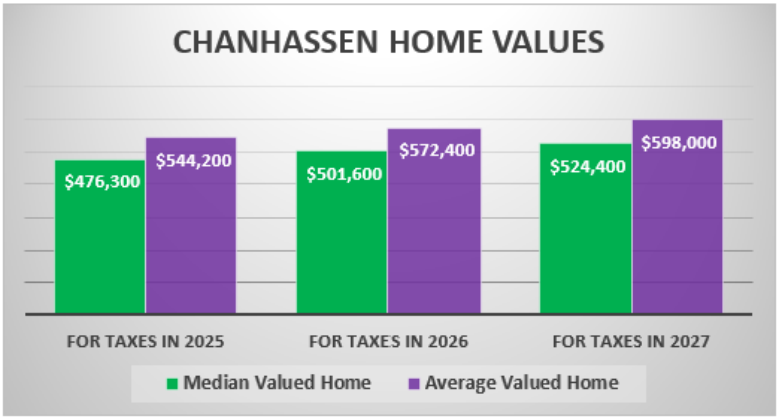
How much a property owner pays for property taxes depends on several factors. The first step is determining the property's estimated market value (EMV). The city contracts with Carver County for assessment services, which determines the EMV. They set a value each January 1 for each property. The table below shows the totals as of January 1, 2026 (for taxes payable in 2027) compared to 2025 EMV.

Assessment Summary	Residential	Commercial/ Industrial	Apartment	Agricultural	Total
2026 EMV	$5,800,661,100	$785,150,000	$300,217,100	$47,815,400	$6,933,843,600
2025 EMV	$5,559,121,800	$739,472,700	$188,296,100	$51,733,000	$6,538,623,600
Total Value Change	**$241,539,300**	**$45,677,300**	**$111,921,000**	**($3,917,600)**	**$395,220,000**
New Construction	$26,473,600	$40,648,900	$87,563,600	$978,200	$155,664,300
Market Change	$215,065,700	$5,028,400	$24,357,400	($4,895,800)	$239,555,700
% New Construction	0.48%	5.50%	46.50%	1.89%	2.38%
% Market Change	3.87%	0.68%	12.94%	-9.46%	3.66%
2026 Total % Change	**4.34%**	**6.18%**	**59.44%**	**-7.57%**	**6.04%**
2025 Total % Change	5.33%	4.94%	-2.57%	19.20%	5.14%

Overall EMV for the city increased by 6.04%, with new construction accounting for 39.4% of the increase and change in market value accounting for 60.6% of the increase. Existing residential properties increased in value by an average of 3.87% and existing commercial/industrial properties increased in value by an average of 0.68%. Residential properties make up about 84% of the market value in the city.



The chart below shows the changes in median and average home values for Chanhassen homes for the last three years.



The next step in calculating property taxes is to determine taxable market value (TMV). Homes valued below $517,200 receive a homestead market value exclusion which reduces TMV. For homesteads valued at $95,000 or less, the exclusion is 40% of the market value, creating a maximum exclusion of $38,000. The exclusion is reduced as property values increase and phases out for homesteads valued at $517,200 or more. TMV may also be adjusted for various deferments, exclusions, or other reductions.

The city's estimated TMV for taxes payable in 2027 is $6,837,303,176, compared to $6,444,941,784 for taxes payable in 2026. This is an increase of 6.1%, which tracks with the increase in EMV.

The next step in calculating property taxes is to determine the tax capacity of properties. Depending on the property use, a class rate is applied to the parcel at class rates determined by Minnesota law. Residential homestead properties have a class rate of 1.0% up to $500,000 and 1.25% for value over $500,000. Commercial/industrial properties have a class rate of 1.5% for the first $150,000 and 2.0% for value over $150,000. There are several other class rates in effect.

The city's tax capacity for taxes payable in 2027 is $75,021,574 after adjustments for tax increment and fiscal disparities. This compares to tax capacity of $71,388,412 for taxes payable in 2026. This is an increase of 5.1%, which is slightly below the increase in EMV and TMV. This is due to tax increment adjustments.

The final step in calculating property taxes is taking the tax capacity of each parcel and multiplying it by the city's tax rate. For taxes payable in 2027, the estimated city tax rate is 22.547%, up from 22.04% for last year.

Projected Property Taxes in 2027

Projected Property Tax Increases for Various Properties

The table below shows projected property tax increases for various residential properties. The impact to residential property owners is higher than the impact to commercial/industrial property owners since market values increased 3.87% on average for residential compared to 0.68% for commercial/industrial.

Sample Home	Tax Year	Scenario	Estimated Market Value	Value Increase	Value %	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase
Home A	2024	Adopted 7.4% Levy Inc.	$ 356,464	$ 7,024	2.01%	20.94%	$ 736	6.0%	$ 42	$ 3.47
	2025	Adopted 6.3% Levy Inc.	$ 360,278	$ 3,814	1.07%	21.74%	$ 753	2.3%	$ 17	$ 1.41
	2026	Adopted 6.9% Levy Inc.	$ 376,599	$ 16,321	4.53%	22.04%	$ 802	6.6%	$ 50	$ 4.13
	2027	Prelim 7.1% Levy Inc.	$ 391,173	$ 14,574	3.87%	22.55%	$ 856	6.8%	$ 54	$ 4.52
Home B	2024	Adopted 7.4% Levy Inc.	$ 594,106	$ 11,706	2.01%	20.94%	$ 1,293	6.2%	$ 76	$ 6.30
	2025	Adopted 6.3% Levy Inc.	$ 600,463	$ 6,357	1.07%	21.74%	$ 1,360	5.2%	$ 67	$ 5.56
	2026	Adopted 6.9% Levy Inc.	$ 627,664	$ 27,201	4.53%	22.04%	$ 1,454	6.9%	$ 94	$ 7.81
	2027	Prelim 7.1% Levy Inc.	$ 651,954	$ 24,291	3.87%	22.55%	$ 1,556	7.0%	$ 102	$ 8.49
Home C	2024	Adopted 7.4% Levy Inc.	$ 831,749	$ 16,389	2.01%	20.94%	$ 1,915	6.1%	$ 109	$ 9.12
	2025	Adopted 6.3% Levy Inc.	$ 840,649	$ 8,900	1.07%	21.74%	$ 2,013	5.1%	$ 97	$ 8.11
	2026	Adopted 6.9% Levy Inc.	$ 878,730	$ 38,081	4.53%	22.04%	$ 2,145	6.6%	$ 133	$ 11.06
	2027	Prelim 7.1% Levy Inc.	$ 912,737	$ 34,007	3.87%	22.55%	$ 2,291	6.8%	$ 145	$ 12.10
Home D	2024	Adopted 7.4% Levy Inc.	$ 1,069,391	$ 21,071	2.01%	20.94%	$ 2,537	6.0%	$ 143	$ 11.95
	2025	Adopted 6.3% Levy Inc.	$ 1,080,833	$ 11,442	1.07%	21.74%	$ 2,665	5.0%	$ 128	$ 10.67
	2026	Adopted 6.9% Levy Inc.	$ 1,129,795	$ 48,962	4.53%	22.04%	$ 2,837	6.4%	$ 172	$ 14.31
	2027	Prelim 7.1% Levy Inc.	$ 1,173,518	$ 43,723	3.87%	22.55%	$ 3,026	6.6%	$ 188	$ 15.71
Home E	2024	Adopted 7.4% Levy Inc.	$ 1,307,034	$ 25,754	2.01%	20.94%	$ 3,159	5.9%	$ 177	$ 14.78
	2025	Adopted 6.3% Levy Inc.	$ 1,321,019	$ 13,985	1.07%	21.74%	$ 3,318	5.0%	$ 159	$ 13.23
	2026	Adopted 6.9% Levy Inc.	$ 1,380,861	$ 59,842	4.53%	22.04%	$ 3,529	6.3%	$ 211	$ 17.55
	2027	Prelim 7.1% Levy Inc.	$ 1,434,301	$ 53,439	3.87%	22.55%	$ 3,761	6.6%	$ 232	$ 19.32

The table below shows projected property tax increases for two commercial/industrial properties.

Commercial/ Industrial Property Owner	Tax Year	Scenario	Estimated Market Value	Value Increase	Value % Inc	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase/ (Decrease)
Taxpayer 1	2024	Adopted 7.4% Levy Inc.	$ 1,155,409	$ 79,409	7.38%	20.94%	$ 2,763	12.1%	$ 299	$ 24.89
	2025	Adopted 6.3% Levy Inc.	$ 1,215,028	$ 59,619	5.16%	21.74%	$ 3,030	9.7%	$ 268	$ 22.30
	2026	Adopted 6.9% Levy Inc.	$ 1,218,187	$ 3,159	0.26%	22.04%	$ 3,081	1.7%	$ 51	$ 4.21
	2027	Prelim 7.1% Levy Inc.	$ 1,226,471	$ 8,284	0.68%	22.55%	$ 3,175	3.1%	$ 95	$ 7.89
Taxpayer 2	2024	Adopted 7.4% Levy Inc.	$ 5,777,044	$ 397,044	7.38%	20.94%	$ 14,860	11.5%	$ 1,531	$ 127.56
	2025	Adopted 6.3% Levy Inc.	$ 6,075,139	$ 298,095	5.16%	21.74%	$ 16,237	9.3%	$ 1,378	$ 114.81
	2026	Adopted 6.9% Levy Inc.	$ 6,090,935	$ 15,795	0.26%	22.04%	$ 16,505	1.6%	$ 268	$ 22.30
	2027	Prelim 7.1% Levy Inc.	$ 6,132,353	$ 41,418	0.68%	22.55%	$ 17,004	3.0%	$ 499	$ 41.56

Total Monthly Cost of City Services

In addition to property taxes, residents and business owners pay a monthly utility bill for water, sewer, and storm water management. Rates for monthly utilities are set to cover the cost of providing water, sewer, and storm water management services and need to cover operating, debt service, and capital costs. Ehlers helped the city conduct a rate study in 2022. Based on that study, rates for utility services are expected to increase as follows: Water 4.5%, Sewer 8.5%, and Storm Water Management 15%. A customer using 9,000 gallons monthly would see their bill increase from $92.38 to $99.57.

The table below shows the total monthly cost of city services for the average valued home for 2027 compared to 2026:

Average Valued Home $598,000	2026	2027	$ Change	% Change
City Property Taxes	$ 109.25	$ 117.00	$ 7.75	7.1%
Utility Billing	$ 92.38	$ 99.57	$ 7.19	7.8%
Total for City Services	$ 201.63	$ 216.57	$ 14.94	7.4%

Next Steps

The council is required to adopt a preliminary tax levy by September 30 of each year and hold a Truth in Taxation (TNT) public meeting prior to adopting a final levy and budget before the end of the calendar year.

The plan is to adopt the preliminary tax levy at the council meeting on September 14, 2026. A resolution to adopt the preliminary levy is included the regular council agenda packet. If necessary, the preliminary tax levy could be adopted at the September 28, 2026, meeting. The final tax levy cannot exceed the amount of the preliminary tax levy, but it can be lower.

Additional budget work sessions are planned for October and November, before the TNT meeting on December 14, 2026.

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: September 14, 2026 **RESOLUTION NO: 2026-XX**

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION APPROVING THE PRELIMINARY 2026 TAX LEVY, COLLECTIBLE IN 2027, AND ESTABLISHING THE TRUTH-IN-TAXATION PUBLIC MEETING DATE

WHEREAS, the City Council is required to adopt a preliminary maximum tax levy by September 30 and certify the levy to the County for the purposes of preparing the Truth-in-Taxation notices mailed to property owners in the City of Chanhassen; and

WHEREAS, the City Council has examined the preliminary budgetary and tax levy needs for the City of Chanhassen for the calendar year 2027 through budget meetings; and

WHEREAS, the City Council will continue to examine the budget and tax levy needs through budget meetings prior to the adoption of the final budget and levy; and

WHEREAS, the City Council has examined the debt service levy need for the 2016A bonds, which have a scheduled levy of $490,560, and has determined that a levy of $451,000 is adequate given the projected cash balance in the debt service fund for those bonds; and

WHEREAS, the City Council has examined the debt service levy need for the 2025B bonds, which have a scheduled tax abatement levy of $545,081 and a CIP levy of $165,441, and has determined that a tax abatement levy of $414,600 and a CIP levy of $100,000 is adequate given the projected cash balance in the debt service fund for those bonds; and

WHEREAS, the City Council is required to hold a Truth-in-Taxation public meeting between the dates of November 25 and December 28.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chanhassen that the preliminary levy to be levied in 2026 upon the taxable property in the City of Chanhassen for collection in the year 2027 for the following purposes and in the following amounts:

Fund	**Pay 2027 Levy Amount**
General	$13,112,000
Fleet & Equipment	750,000
Facilities	177,000
Pavement Management Program	1,040,000
Park Renovation	120,000
Transportation Infrastructure Management	250,000
PW Facility Debt Service (2016A Bonds)	451,000
Civic Campus Debt Service (2024A Bonds)	1,185,400
2025B Bonds – CIP Levy Portion	414,600
2025B Bonds – Abatement Levy Portion	100,000
TOTAL PRELIMINARY LEVY	**$17,600,000**

BE IT FURTHER RESOLVED that the City of Chanhassen authorizes the Treasurer to certify the preliminary levy to the County Auditor for preparation of the Truth-in-Taxation notices, as set forth in the Preliminary Tax Levy Certification document; and

BE IT FURTHER RESOLVED that the City Council has scheduled the Council Meeting on December 14, 2026, at 7:00 p.m. for the Truth-in-Taxation public meeting to discuss the budget and levy, allow public comment, and adopt the final 2027 budget and levy.

PASSED AND ADOPTED by the Chanhassen City Council this 14th day of September 2026.

ATTEST:

Jenny Potter, City Clerk

Elise Ryan, Mayor

YES	NO	ABSENT

City of Chanhassen Preliminary 2027 Levy & Budget

September 14, 2026

Discussion Items

- 2027 General Fund Budget
- 2027 Other Funds & CIP
- Pay 2027 Property Tax Levy
  - Impact on Various Properties
- Next Steps



Preliminary 2027 General Fund Budget

Wages & Benefits

- Current union contract -> 2028, contract provides for minimum 3% COLA ↑ in 2027 and 2028, same COLA applies to non-union employees
- Step increase of 3% for eligible employees
- Market wage study completed in 2026 – resulted in addition of Step 10 and pay reclassification for positions below 90% of benchmarks
- Health insurance – 20% increase budgeted currently for 2027
    - Have $100K in assigned fund balance for large premium increase – this is enough to cover an insurance increase up to 32% (when including 20% increase already in budget)
    - Currently reviewing results of RFP for insurance – should have enough between budget and fund balance
- Total FTE count – up by 5 – 1 for Custodian (swap for contractual services line item) and 4 Firefighters (subject to SAFER grant award)
- Current projection is 6.7% overall increase from 2026 wages and benefits - $9.239M to $9.854M

Preliminary 2027 General Fund Budget

Other Items

- Sheriff's Contract – 7.0% ↑, or $194,161
- Utility expenses for new Civic Campus up $48,000 – projections based on conservative estimates – we do not have a full year history of usage with the solar panels to forecast
- Addition of Civic Campus Park Building – expenses for staffing, concessions, utilities, and other expenses, adds $24,400 to operating expenses ($14,974 in wages and benefits)
- Legal services up $15,000 and county assessor contract up $28,000
- Street maintenance up $63,000 for added sealcoating, pavement marking, and contract patching – part of street maintenance planning process
- Others – yard waste expense $40,700 (plus Saturday staffing), park and rec software (offset by reduced fees)
- Total for non-wage/benefit expenditures up 6.3% from 2026 budget - $7.685M to $8.135M

Preliminary 2027 General Fund Budget

Expenditures by Function

Function	2026 Budget	2027 Preliminary	$ Increase	% Increase
General Government	$3,794,197	$3,637,348	$-156,849	-4.1%
Public Safety	$6,161,781	$6,752,947	$591,166	9.6%
Public Works	$3,154,505	$3,317,810	$163,305	5.2%
Parks & Recreation	$3,054,420	$3,287,460	$233,040	7.6%
Community Development	$759,367	$994,183	$234,816	30.9%
Total Expenditures	$16,924,270	$17,989,748	$1,065,478	6.3%

Preliminary 2027 General Fund Budget

Revenues by Type

Function	2026 Budget	2027 Preliminary	$ Increase	% Increase
Property Tax	$12,574,000	$13,112,000	$538,000	4.3%
Cable Franchise Fees	$125,000	$115,000	$-10,000	-8.0%
Licenses & Permits	$1,733,700	$2,132,125	$398,425	23.0%
Fines & Penalties	$75,000	$75,000	$0	0.0%
Intergovernmental	$627,370	$673,370	$46,000	7.3%
Charges for Service	$666,900	$784,000	$117,100	17.6%
Investment Income	$325,000	$375,000	$50,000	15.4%
Other Income	$387,300	$393,700	$6,400	1.7%
Transfers In	$410,000	$331,000	$-79,000	-19.3%
Total Revenues	$16,924,270	$17,991,195	$1,066,925	6.3%

Preliminary 2027 General Fund Budget

General Fund Budget currently balanced

Includes the following items:

1. Hiring of 4 FT Firefighters assuming SAFER grant awarded – should know by the end of September 2026
2. Use of assigned fund balance for one-time items: 2027 special election, portion of health insurance premium increase, council strategic planning session, and search firm cost for new city manager

Outlook for Other Funds

Special Revenue Funds

- No property tax levies
- Transferring $331K from Grants Fund to General Fund – use of Public Safety aid (last of three-year planned use)

Debt Service Funds

- Property tax levies for 2 funds in 2027 – PW Facility & Civic Campus
- Chanhassen Comm Center bonds levy expected to start in 2028

Capital Funds

- Fleet & Equipment – Fire Engine in 2029
- Facilities
- Pavement Management Program
- Transportation Infrastructure Management (TIM)
- Do not expect significant change from last year's projections
- CIP will be updated to include 2031 (staff working on adding projections through 2036)

Utility Funds

- Budget work begins in fall
- Will update projections from Utility Rate Study
- Expect to continue with planned rate increases

Property Tax Levy Projection

	Fund	2025 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected
	General	$ 12,090,000	$ 12,574,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000
	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000
	Transportation Infrastructure Mgmt	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000
	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,438,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,068,000**	**$ 1,162,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**
	% Levy Increase from Prior Year	**6.3%**	**6.9%**	**7.1%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**

Market Values for Taxes Payable in 2027

- Total market value of all properties in city is almost $7 Billion, up about $400M
- New construction added $156M in tax base
- Increased value in existing properties added $240M in tax base
- Combined increase of 6.04%, compared to 5.14% in 2025, 2.25% in 2024

Assessment Summary	Residential	Commercial/ Industrial	Apartment	Agricultural	Total
2026 EMV	$5,800,661,100	$785,150,000	$300,217,100	$47,815,400	$6,933,843,600
2025 EMV	$5,559,121,800	$739,472,700	$188,296,100	$51,733,000	$6,538,623,600
Total Value Change	**$241,539,300**	**$45,677,300**	**$111,921,000**	**($3,917,600)**	**$395,220,000**
New Construction	$26,473,600	$40,648,900	$87,563,600	$978,200	$155,664,300
Market Change	$215,065,700	$5,028,400	$24,357,400	($4,895,800)	$239,555,700
% New Construction	0.48%	5.50%	46.50%	1.89%	2.38%
% Market Change	3.87%	0.68%	12.94%	-9.46%	3.66%
2026 Total % Change	**4.34%**	**6.18%**	**59.44%**	**-7.57%**	**6.04%**
2025 Total % Change	5.33%	4.94%	-2.57%	19.20%	5.14%

Property Tax Impact on Residential

Sample Home	Tax Year	Scenario	Estimated Market Value	Value Increase	Value %	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase
Home A	2024	Adopted 7.4% Levy Inc.	$ 356,464	$ 7,024	2.01%	20.94%	$ 736	6.0%	$ 42	$ 3.47
	2025	Adopted 6.3% Levy Inc.	$ 360,278	$ 3,814	1.07%	21.74%	$ 753	2.3%	$ 17	$ 1.41
	2026	Adopted 6.9% Levy Inc.	$ 376,599	$ 16,321	4.53%	22.04%	$ 802	6.6%	$ 50	$ 4.13
	2027	Prelim 7.1% Levy Inc.	$ 391,173	$ 14,574	3.87%	22.55%	$ 856	6.8%	$ 54	$ 4.52
Home B	2024	Adopted 7.4% Levy Inc.	$ 594,106	$ 11,706	2.01%	20.94%	$ 1,293	6.2%	$ 76	$ 6.30
	2025	Adopted 6.3% Levy Inc.	$ 600,463	$ 6,357	1.07%	21.74%	$ 1,360	5.2%	$ 67	$ 5.56
	2026	Adopted 6.9% Levy Inc.	$ 627,664	$ 27,201	4.53%	22.04%	$ 1,454	6.9%	$ 94	$ 7.81
	2027	Prelim 7.1% Levy Inc.	$ 651,954	$ 24,291	3.87%	22.55%	$ 1,556	7.0%	$ 102	$ 8.49
Home C	2024	Adopted 7.4% Levy Inc.	$ 831,749	$ 16,389	2.01%	20.94%	$ 1,915	6.1%	$ 109	$ 9.12
	2025	Adopted 6.3% Levy Inc.	$ 840,649	$ 8,900	1.07%	21.74%	$ 2,013	5.1%	$ 97	$ 8.11
	2026	Adopted 6.9% Levy Inc.	$ 878,730	$ 38,081	4.53%	22.04%	$ 2,145	6.6%	$ 133	$ 11.06
	2027	Prelim 7.1% Levy Inc.	$ 912,737	$ 34,007	3.87%	22.55%	$ 2,291	6.8%	$ 145	$ 12.10
Home D	2024	Adopted 7.4% Levy Inc.	$ 1,069,391	$ 21,071	2.01%	20.94%	$ 2,537	6.0%	$ 143	$ 11.95
	2025	Adopted 6.3% Levy Inc.	$ 1,080,833	$ 11,442	1.07%	21.74%	$ 2,665	5.0%	$ 128	$ 10.67
	2026	Adopted 6.9% Levy Inc.	$ 1,129,795	$ 48,962	4.53%	22.04%	$ 2,837	6.4%	$ 172	$ 14.31
	2027	Prelim 7.1% Levy Inc.	$ 1,173,518	$ 43,723	3.87%	22.55%	$ 3,026	6.6%	$ 188	$ 15.71
Home E	2024	Adopted 7.4% Levy Inc.	$ 1,307,034	$ 25,754	2.01%	20.94%	$ 3,159	5.9%	$ 177	$ 14.78
	2025	Adopted 6.3% Levy Inc.	$ 1,321,019	$ 13,985	1.07%	21.74%	$ 3,318	5.0%	$ 159	$ 13.23
	2026	Adopted 6.9% Levy Inc.	$ 1,380,861	$ 59,842	4.53%	22.04%	$ 3,529	6.3%	$ 211	$ 17.55
	2027	Prelim 7.1% Levy Inc.	$ 1,434,301	$ 53,439	3.87%	22.55%	$ 3,761	6.6%	$ 232	$ 19.32

Property Tax Impact on Commercial

Commercial/ Industrial Property Owner	Tax Year	Scenario	Estimated Market Value	Value Increase	Value % Inc	Tax Rate	City Tax	City Tax % Inc	Annual Increase	Monthly Increase/ (Decrease)
Taxpayer 1	2024	Adopted 7.4% Levy Inc.	$ 1,155,409	$ 79,409	7.38%	20.94%	$ 2,763	12.1%	$ 299	$ 24.89
	2025	Adopted 6.3% Levy Inc.	$ 1,215,028	$ 59,619	5.16%	21.74%	$ 3,030	9.7%	$ 268	$ 22.30
	2026	Adopted 6.9% Levy Inc.	$ 1,218,187	$ 3,159	0.26%	22.04%	$ 3,081	1.7%	$ 51	$ 4.21
	2027	Prelim 7.1% Levy Inc.	$ 1,226,471	$ 8,284	0.68%	22.55%	$ 3,175	3.1%	$ 95	$ 7.89
Taxpayer 2	2024	Adopted 7.4% Levy Inc.	$ 5,777,044	$ 397,044	7.38%	20.94%	$ 14,860	11.5%	$ 1,531	$ 127.56
	2025	Adopted 6.3% Levy Inc.	$ 6,075,139	$ 298,095	5.16%	21.74%	$ 16,237	9.3%	$ 1,378	$ 114.81
	2026	Adopted 6.9% Levy Inc.	$ 6,090,935	$ 15,795	0.26%	22.04%	$ 16,505	1.6%	$ 268	$ 22.30
	2027	Prelim 7.1% Levy Inc.	$ 6,132,353	$ 41,418	0.68%	22.55%	$ 17,004	3.0%	$ 499	$ 41.56

Reduce Levy Increase from 7.1%?

To get to a 6.9% Levy Increase

- Would need to cut $21K from the levy

To get to a 6.5% Levy Increase

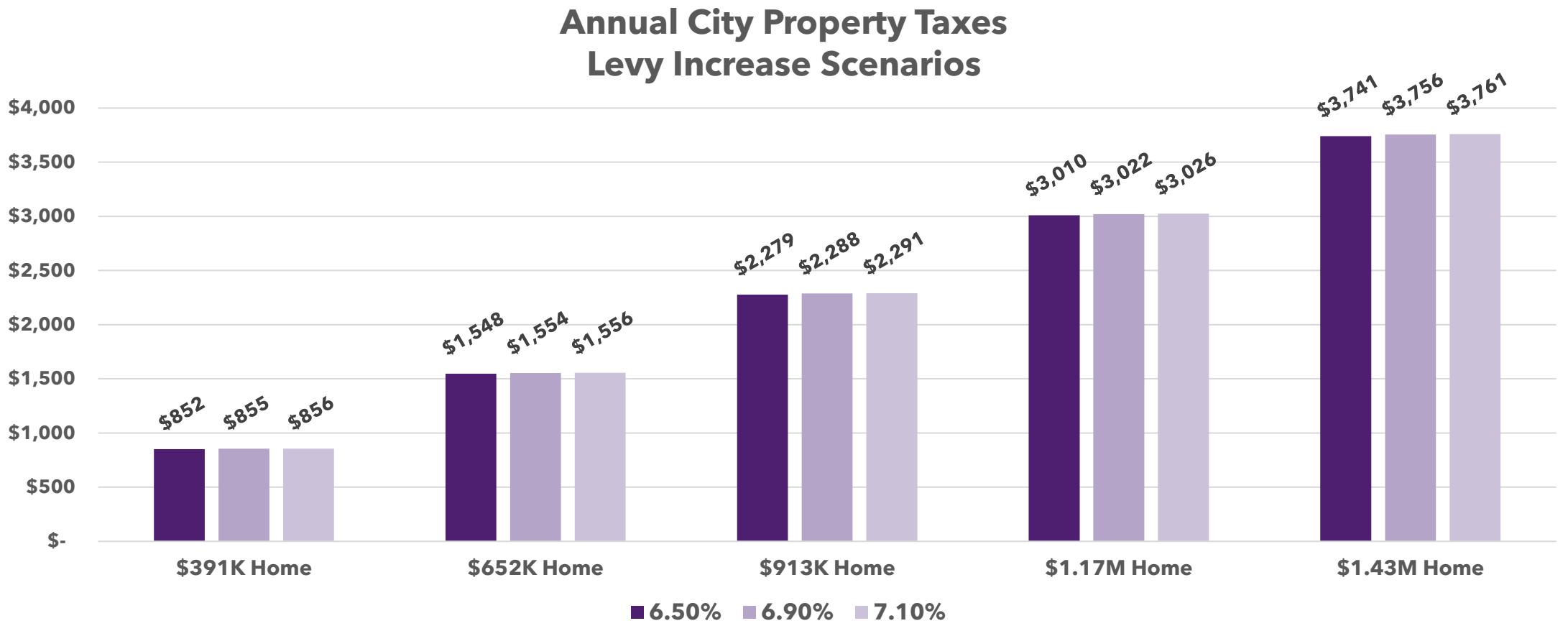
- Would need to cut $87K from the levy

	Fund	2025 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected
	General	$ 12,090,000	$ 12,574,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000
	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000
	Transportation Infrastructure Mgmt	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000
	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,438,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,068,000**	**$ 1,162,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**
	% Levy Increase from Prior Year	**6.3%**	**6.9%**	**7.1%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**

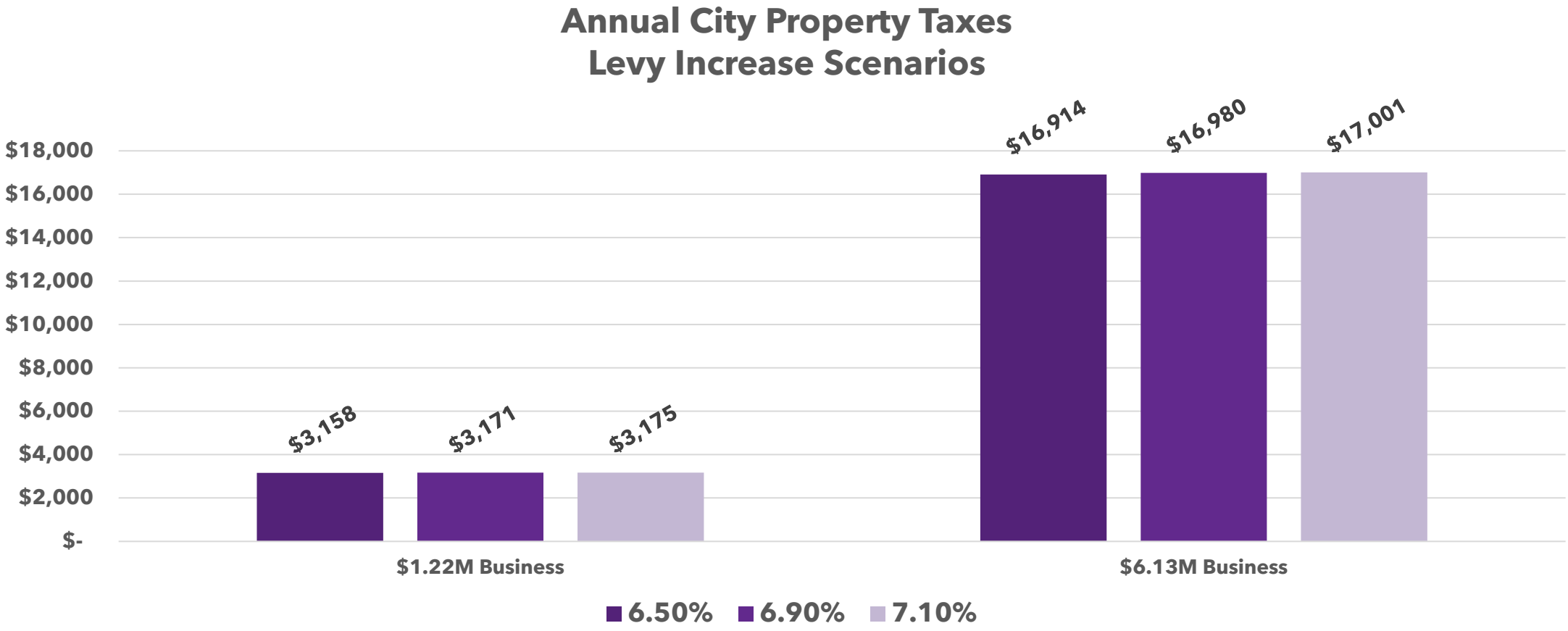
Save for Council Decision on Levy

- During the work session on September 14, 2026, the council decided to set the preliminary levy at a ___% increase
- Reduction to come from _____
- Final levy to be set on December 14, 2026, cannot be higher than preliminary levy

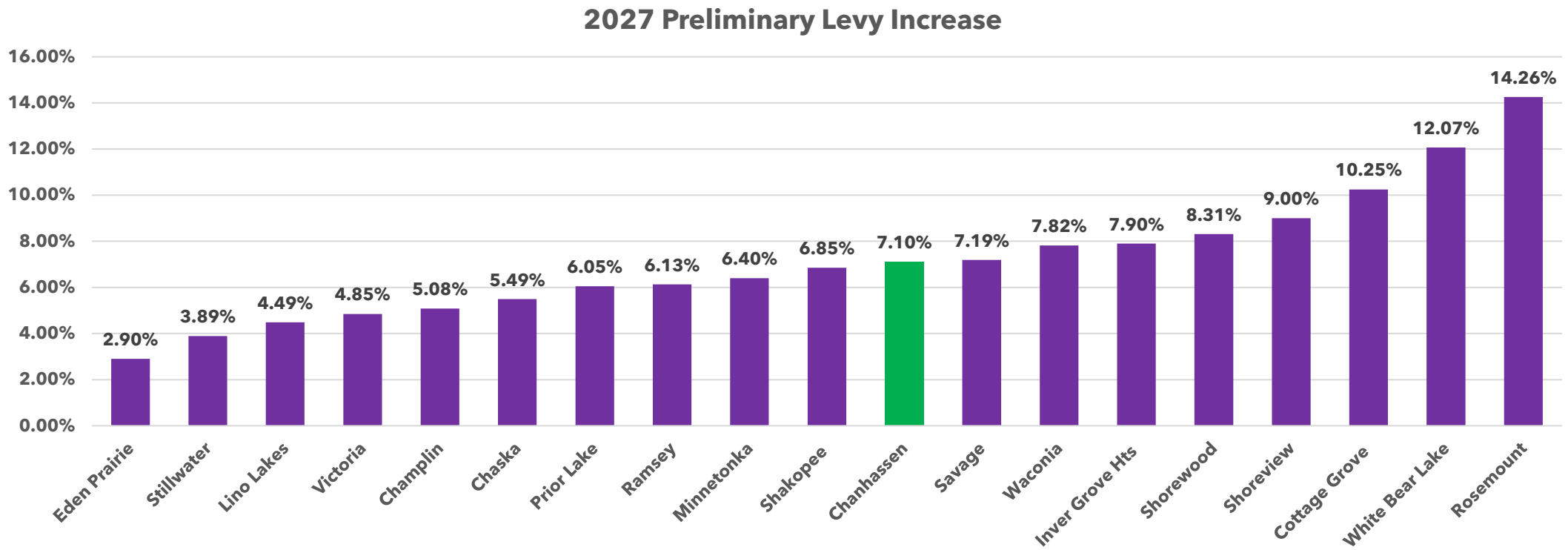
Impact of Reducing Levy - Residential



Impact of Reducing Levy - Commercial



Levy Comparison to Other Cities





Total Cost of Monthly Services

What is the total cost of city services each month for an average home in Chanhassen?

Average Home	2026	2027	$ Change	% Change
City Property Taxes*	$109.25	$117.00	$7.75	7.1%
Utility Bill**	$92.38	$99.57	$7.19	7.8%
Total for City Services	$201.63	$216.57	$14.94	7.4%

**City portion of property taxes based on average value home of $598,000*

***Utility billing based on water usage of 9,000 gallons*



Budget Calendar - City Council

June 22, 2026	Work Session – Completed!
August 31, 2026	Work Session – Completed!
September 14, 2026	**Work Session & Council Meeting**
	Set preliminary property tax levy (could be set on September 28 if needed)
October 26, 2026	Work Session
November 9, 2026	Work Session
November 23, 2026	Work Session
December 14, 2026	**Council Meeting**
	Adopt final levy and budget

City Council Item

September 14, 2026

Item	Second Quarter Financial Report	
File No.		**Item No:** J.1
Agenda Section	**ADMINISTRATIVE PRESENTATIONS**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By		

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

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Second Quarter Financial Report

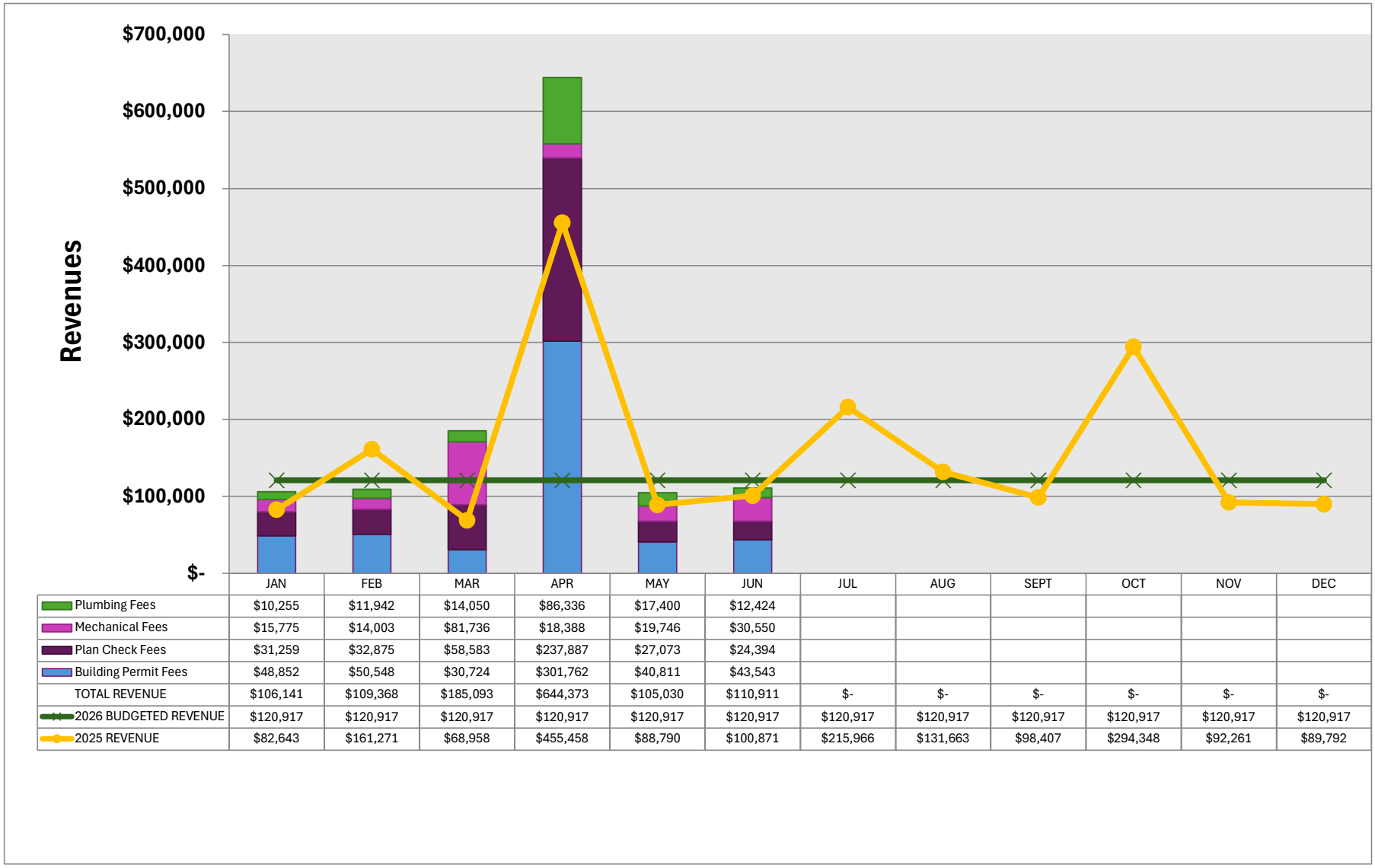
CITY OF CHANHASSEN
QUARTERLY FINANCIAL REPORT

For the Quarter Ending June 30, 2026

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - GENERAL FUND (UNAUDITED)
FOR THE QUARTER ENDED JUNE 30, 2026

Fund	Actual Thru Qtr 2 2026	Budget Thru Qtr 2 2026	Annual Budget	Budget Remaining	Percent Received or Expended	Comment
Revenues						
Property Taxes	$ 6,141,187	$ 6,287,000	$ 12,574,000	$ 6,432,813	48.8%	Tax Settlements: June/July & December
Franchise Fees	$ 24,310	$ 31,250	$ 125,000	$ 100,690	19.4%	
Licenses & Permits	$ 1,718,043	$ 921,850	$ 1,733,700	$ 15,657	99.1%	
Intergovernmental	$ -	$ -	$ 627,370	$ 627,370	0.0%	
Charges for Services	$ 334,231	$ 333,450	$ 666,900	$ 332,669	50.1%	
Fines and Forfeits	$ 32,693	$ 31,250	$ 75,000	$ 42,307	43.6%	
Investment Income	$ 147,080	$ 125,000	$ 325,000	$ 177,920	45.3%	
Other Income	$ 284,069	$ 193,650	$ 387,300	$ 103,231	73.3%	
Total Revenues	$ 8,681,613	$ 7,923,450	$ 16,514,270	$ 7,832,657	52.6%	
Expenditures						
General Government						
Council	$ 74,959	$ 62,562	$ 125,123	$ 50,164	59.9%	
Administration	$ 309,962	$ 293,972	$ 705,532	$ 395,570	43.9%	
Economic Development	$ 96,063	$ 85,723	$ 205,735	$ 109,672	46.7%	
Communications	$ 169,357	$ 167,855	$ 402,852	$ 233,495	42.0%	
Finance	$ 211,184	$ 210,493	$ 420,985	$ 209,801	50.2%	
Contracted Central Services	$ 84,241	$ 91,667	$ 417,000	$ 332,759	20.2%	Legal & Property Assessment Services
IT	$ 539,650	$ 415,539	$ 831,077	$ 291,427	64.9%	
City Hall Facility	$ 375,215	$ 290,998	$ 481,995	$ 106,780	77.8%	
Elections	$ 6,847	$ 8,833	$ 53,000	$ 46,153	12.9%	
Library Facility	$ 53,675	$ 62,874	$ 150,898	$ 97,223	35.6%	
Total General Government	$ 1,921,153	$ 1,690,514	$ 3,794,197	$ 1,873,044	50.6%	
Public Safety						
Police	$ 1,364,050	$ 1,382,671	$ 2,765,341	$ 1,401,291	49.3%	Pay Carver County in June & November
Fire Prevention & Administration	$ 818,656	$ 844,979	$ 1,689,957	$ 871,301	48.4%	
Fire Duty Crews & Paid-On-Call	$ 176,250	$ 138,685	$ 647,843	$ 471,593	27.2%	
Building Inspections	$ 489,178	$ 529,321	$ 1,058,641	$ 569,463	46.2%	
Total Public Safety	$ 2,848,134	$ 2,895,654	$ 6,161,782	$ 3,313,648	46.2%	
Public Works						
Engineering	$ 326,521	$ 311,123	$ 678,814	$ 352,293	48.1%	
GIS	$ 57,179	$ 49,539	$ 108,085	$ 50,906	52.9%	
PW Adminstration & Facility	$ 80,687	$ 72,783	$ 158,800	$ 78,113	50.8%	
Street Maintenance	$ 496,827	$ 503,554	$ 1,208,529	$ 711,702	41.1%	
Street Lighting & Signals	$ 215,516	$ 220,006	$ 528,015	$ 312,499	40.8%	
Fleet	$ 227,175	$ 216,453	$ 472,261	$ 245,086	48.1%	
Total Public Works	$ 1,403,905	$ 1,373,458	$ 3,154,504	$ 1,750,599	44.5%	
Community Development	$ 275,511	$ 348,043	$ 759,367	$ 483,856	36.3%	
Parks & Recreation						
Park & Rec Administration	$ 100,917	$ 99,488	$ 217,065	$ 116,148	46.5%	
Recreation Center	$ 242,865	$ 234,333	$ 511,273	$ 268,408	47.5%	
Lake Ann Park Operations	$ 12,401	$ 23,208	$ 55,700	$ 43,299	22.3%	
Park Maintenance	$ 764,459	$ 619,425	$ 1,486,619	$ 722,160	51.4%	
Senior Center	$ 86,156	$ 76,628	$ 167,188	$ 81,032	51.5%	
Recreation Programs & Events	$ 251,176	$ 282,597	$ 616,575	$ 365,399	40.7%	
Total Parks & Recreation	$ 1,457,974	$ 1,335,679	$ 3,054,420	$ 1,596,446	47.7%	
Total Expenditures	$ 7,906,677	$ 7,643,349	$ 16,924,270	$ 9,017,593	46.7%	
Revenues Over/(Under) Expenditures	$ 774,936	$ 280,101	$ (410,000)	$ (1,184,936)		
Operating Transfers In	$ -	$ -	$ 410,000	$ 410,000		
Net Change in Fund Balance	$ 774,936	$ 280,101	$ -	$ (774,936)		

CITY OF CHANHASSEN
BUILDING INSPECTIONS DEPARTMENT REVENUE
THRU 2ND QUARTER 2026 COMPARED TO BUDGET AND 2025



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Plumbing Fees	$10,255	$11,942	$14,050	$86,336	$17,400	$12,424						
Mechanical Fees	$15,775	$14,003	$81,736	$18,388	$19,746	$30,550						
Plan Check Fees	$31,259	$32,875	$58,583	$237,887	$27,073	$24,394						
Building Permit Fees	$48,852	$50,548	$30,724	$301,762	$40,811	$43,543						
TOTAL REVENUE	$106,141	$109,368	$185,093	$644,373	$105,030	$110,911	$-	$-	$-	$-	$-	$-
2026 BUDGETED REVENUE	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917	$120,917
2025 REVENUE	$82,643	$161,271	$68,958	$455,458	$88,790	$100,871	$215,966	$131,663	$98,407	$294,348	$92,261	$89,792

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - WATER FUND (UNAUDITED)
FOR THE QUARTER ENDED JUNE 30, 2026

Fund	Actual Thru Qtr 2 2026	Budget Thru Qtr 2 2026	Annual Budget	Budget Remaining	Percent Received or Expended
Revenues					
Charges for Services	$ 2,130,827	$ 2,099,200	$ 5,248,000	$ 3,117,173	40.6%
Investment Income	$ 29,877	$ 40,000	$ 80,000	$ 50,123	37.3%
Refunds & Reimbursements	$ 2,726	$ 2,500	$ 5,000	$ 2,274	54.5%
Connection Charges	$ 3,020,555	$ 813,693	$ 1,627,386	$ (1,393,169)	185.6% *
Total Revenues	$ 5,183,985	$ 2,955,393	$ 6,960,386	$ 1,776,401	74.5%
Expenditures					
General Operations					
Wages & Benefits	$ 648,799	$ 620,449	$ 1,353,706	$ 704,907	47.9%
Supplies	$ 122,749	$ 143,550	$ 313,200	$ 190,451	39.2%
Professional Services	$ 79,332	$ 93,454	$ 203,900	$ 124,568	38.9%
Utilities	$ 148,853	$ 175,496	$ 382,900	$ 234,047	38.9%
Insurance	$ 5,300	$ 10,600	$ 21,200	$ 15,900	25.0%
Repairs & Maintenance	$ 97,187	$ 171,004	$ 373,100	$ 275,913	26.0%
Other Expenses	$ 152,385	$ 189,310	$ 413,039	$ 260,654	36.9%
Total General Operations	$ 1,254,605	$ 1,403,862	$ 3,061,045	$ 1,806,440	41.0%
Debt Service					
Principal	$ 970,000	$ 970,000	$ 970,000	$ -	100.0%
Interest & Related Expense	$ 254,777	$ 254,777	$ 495,763	$ 240,986	51.4%
Total Debt Service	$ 1,224,777	$ 1,224,777	$ 1,465,763	$ 240,986	83.6%
Capital Projects					
Water Portion of Street Projects	$ 129,051	$ 129,051	$ 1,360,000	$ 1,230,949	9.5%
Equipment	$ -	$ -	$ 22,500	$ 22,500	0.0%
Leased Vehicles Expense	$ 3,915	$ 3,915	$ 59,999	$ 56,084	6.5%
Infrastructure	$ 249,393	$ 180,000	$ 180,000	$ (69,393)	138.6%
Water Portion of PW Bldg Imp	$ -	$ -	$ 5,000	$ 5,000	0.0%
Water Treatment Plant	$ -	$ -	$ 85,680	$ 85,680	0.0%
Total Capital Projects	$ 382,359	$ 312,966	$ 1,713,179	$ 1,330,820	22.3%
Total Expenditures	$ 2,861,741	$ 2,941,605	$ 6,239,987	$ 3,378,246	45.9%
Revenues Over/(Under) Expenditures	$ 2,322,244	$ 13,788	$ 720,399	$ (1,601,845)	

* Budget based on Avienda projections

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - SEWER FUND (UNAUDITED)
FOR THE QUARTER ENDED JUNE 30, 2026

Fund	Actual Thru Qtr 2 2026	Budget Thru Qtr 2 2026	Annual Budget	Budget Remaining	Percent Received or Expended
Revenues					
Charges for Services	$ 2,489,415	$ 2,540,983	$ 5,081,966	$ 2,592,551	49.0%
Intergovernmental Revenue	$ 10,000	$ -	$ -	$ (10,000)	-
Refunds & Reimbursements	$ 940	$ -	$ -	$ (940)	-
Investment Income	$ 28,891	$ 30,000	$ 60,000	$ 31,109	48.2%
Connection Charges	$ 816,252	$ 214,170	$ 428,340	$ (387,912)	190.6% *
Total Revenues	$ 3,345,498	$ 2,785,153	$ 5,570,306	$ 2,224,808	60.1%
Expenditures					
General Operations					
Wages & Benefits	$ 425,101	$ 192,307	$ 923,074	$ 497,973	46.1%
Supplies	$ 9,774	$ 15,133	$ 72,637	$ 62,863	13.5%
Professional Services	$ 50,872	$ 26,034	$ 124,963	$ 74,090	40.7%
Utilities	$ 24,175	$ 13,229	$ 63,500	$ 39,325	38.1%
Insurance	$ 5,305	$ 5,305	$ 21,218	$ 15,913	25.0%
Repairs & Maintenance	$ 40,570	$ 28,414	$ 136,387	$ 95,817	29.7%
MCES Wastewater Charge	$ 1,689,327	$ 854,664	$ 3,418,655	$ 1,729,328	49.4%
Other Expenses	$ 87,761	$ 34,499	$ 165,597	$ 77,836	53.0%
Total General Operations	$ 2,332,885	$ 1,169,584	$ 4,926,030	$ 2,593,145	47.4%
Debt Service					
Principal	$ 175,000	$ 175,000	$ 175,000	$ -	100.0%
Interest & Related Expense	$ 12,108	$ 12,108	$ 22,025	$ 9,917	55.0%
Total Debt Service	$ 187,108	$ 187,108	$ 197,025	$ 9,917	95.0%
Capital Projects					
Sewer Portion of Street Projects	$ 69,513	$ 73,462	$ 890,000	$ 820,487	7.8%
Leased Vehicles Expense	$ 3,915	$ 2,131	$ 59,999	$ 56,084	6.5%
Equipment	$ -	$ -	$ 13,500	$ 13,500	0.0%
Infrastructure	$ 41,666	$ 540	$ 553,600	$ 511,934	7.5%
Sewer Portion of PW Bldg Imp	$ -	$ -	$ 5,000	$ 5,000	0.0%
Total Capital Projects	$ 115,094	$ 76,133	$ 1,522,099	$ 1,407,005	7.6%
Total Expenditures	$ 2,635,087	$ 1,432,825	$ 6,645,154	$ 4,010,067	39.7%
Revenues Over/(Under) Expenditures	$ 710,411	$ 1,352,328	$ (1,074,848)	$ (1,785,259)	

* Budget based on Avienda projections

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - SURFACE WATER MANAGEMENT FUND (UNAUDITED)
FOR THE QUARTER ENDED JUNE 30, 2026

Fund	Actual Thru Qtr 2 2026	Budget Thru Qtr 2 2026	Annual Budget	Budget Remaining	Percent Received or Expended
Revenues					
SWM Charges	$ 1,375,885	$ 1,360,125	$ 2,720,250	$ 1,344,365	50.6%
Other Permits	$ 1,230	$ -	$ -	$ (1,230)	-
Other Revenues	$ 64,311	$ -	$ -	$ (64,311)	-
Connection Charges	$ -	$ 70,000	$ 140,000	$ 140,000	0.0% *
Total Revenues	$ 1,441,426	$ 1,430,125	$ 2,860,250	$ 1,418,824	50.4%
Expenditures					
General Operations					
Wages & Benefits	$ 544,157	$ 508,663	$ 1,109,810	$ 565,653	49.0%
Supplies	$ 3,890	$ 11,944	$ 26,059	$ 22,169	14.9%
Professional Services	$ 52,310	$ 84,129	$ 183,554	$ 131,244	28.5%
Insurance	$ 2,060	$ 4,120	$ 8,240	$ 6,180	25.0%
Repairs & Maintenance	$ -	$ 23,604	$ 51,500	$ 51,500	0.0%
Other Expenses	$ 45,748	$ 48,864	$ 106,613	$ 60,865	42.9%
Total General Operations	$ 648,165	$ 681,324	$ 1,485,775	$ 837,610	43.6%
Debt Service					
Principal	$ 130,000	$ 130,000	$ 130,000	$ -	100.0%
Interest & Related Expense	$ 8,883	$ 8,883	$ 15,910	$ 7,027	55.8%
Total Debt Service	$ 138,883	$ 138,883	$ 145,910	$ 7,027	95.2%
Capital Projects					
Storm Water Portion of Street Projects	$ 514,619	$ 514,619	$ 3,010,000	$ 2,495,381	17.1%
Infrastructure Improvements	$ 4,690	$ 4,690	$ 60,000	$ 55,310	7.8%
Equipment	$ -	$ -	$ 7,000	$ 7,000	0.0%
Annual Stormwater Pond Improvements	$ 275,226	$ 275,226	$ 535,500	$ 260,274	51.4%
Upper Riley Creek Stabilization		$ -	$ 150,000	$ 150,000	0.0%
Storm Water Portion of PW Bldg Imp	$ -	$ -	$ 5,000	$ 5,000	0.0%
Total Capital Projects	$ 794,535	$ 794,535	$ 3,767,500	$ 2,972,965	21.1%
Total Expenditures	$ 1,581,583	$ 1,614,742	$ 5,399,185	$ 3,817,602	29.3%
Revenues Over/(Under) Expenditures	$ (140,157)	$ (184,617)	$ (2,538,935)	$ (2,398,778)	

* Budget based on Avienda projections

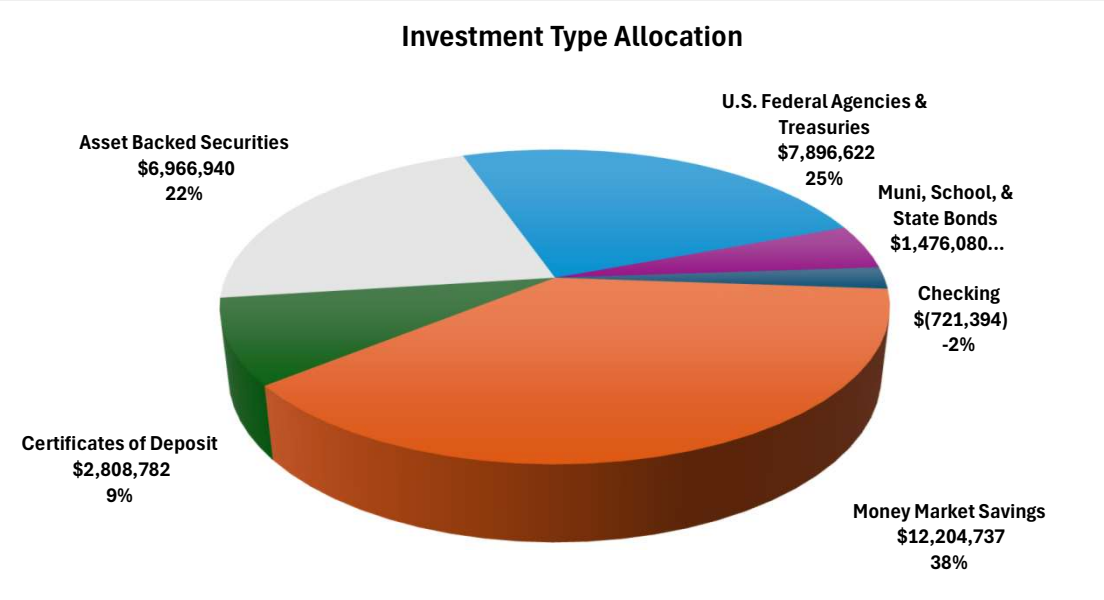
CITY OF CHANHASSEN
UNAUDITED CASH BALANCES BY FUND
JANUARY 1, 2026 AND JUNE 30, 2026

Fund		Balance 1/1/2026	Balance 6/30/2026	YTD Change	
General Fund					
101	General Fund	$ 9,991,228	$ 10,546,795	$ 555,567	*
Special Revenue Funds					
201	Charitable Gambling Fund	$ 53,637	$ 42,287	$ (11,350)	
202	Cemetery Fund	$ 85,145	$ 88,306	$ 3,161	
210	Cable TV Fund	$ 5,219	$ 10,152	$ 4,933	
212	Grants Fund	$ 797,906	$ 808,700	$ 10,794	
213	Local Affordable Housing Aid Fund	$ 359,147	$ 363,947	$ 4,800	
Debt Service Funds					
300	Permanent Debt Revolving Fund	$ 1,327,244	$ 1,344,980	$ 17,736	
370	2016A GO Ref Bonds Debt Fund	$ 582,382	$ 141,210	$ (441,172)	
371	2024A GO CIP Bonds Debt Fund	$ 716,215	$ 199,167	$ (517,048)	*
372	2025A GO Bonds Debt Fund	$ 1,560,639	$ 3,091,014	$ 1,530,375	*
Capital Project Funds					
400	Capital Equipment/Vehicle Fund	$ 1,359,180	$ 575,571	$ (783,609)	*
401	Park Renovation Fund	$ 142,642	$ 139,405	$ (3,237)	*
402	Capital Facilities Fund	$ 210,217	$ 132,108	$ (78,109)	*
410	Park Development Fund	$ 2,414,434	$ 2,325,656	$ (88,778)	
414	Civic Campus Fund	$ 100,647	$ (17,087)	$ (117,734)	
416	Chanhassen Comm Center Fund	$ 2,551,850	$ 904,493	$ (1,647,357)	
420	Transp Infrast Mgmt (TIM) Fund	$ 829,071	$ 834,564	$ 5,493	*
480	TIF 11-Frontier Development Fund	$ 213,042	$ 108,756	$ (104,286)	*
481	TIF 12-Lake Place Sr Apt Fund	$ 87,292	$ 963	$ (86,329)	*
482	TIF 13-Roers Apartments Fund	$ -	$ (500)	$ (500)	*
601	Pavement Mgmt Prgm (PMP) Fund	$ 942	$ 3,844,869	$ 3,843,927	*
Enterprise Funds					
700	Water Fund	$ 2,297,334	$ 3,753,125	$ 1,455,791	
701	Sewer Fund	$ 1,396,972	$ 1,816,017	$ 419,045	
720	Surface Water Management Fund	$ 18	$ (422,728)	$ (422,746)	
	TOTAL ALL FUNDS	**$ 27,082,403**	**$ 30,631,770**	**$ 3,549,367**	

*Denotes funds that receive property taxes or tax increments. Tax settlements are received in June/July and December.

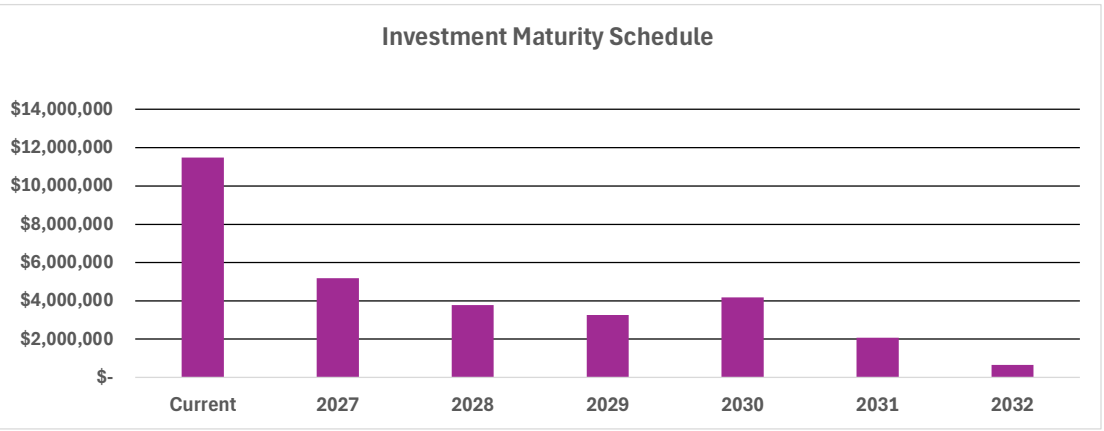
Cash In Escrow - Bond Proceeds					
414	Civic Campus Fund	$ 7,948,662	$ 4,423,043	$ (3,525,619)	
416	Chanhassen Comm Center Fund	$ 99	$ -	$ (99)	

CITY OF CHANHASSEN
CASH AND INVESTMENTS
KEY METRICS AS OF JUNE 30, 2026



Investment Policy - Investment Type Limits:	Investment Type	Policy Limit	Current Amount
	Certificates of Deposit	70%	9%
	U.S. Agency Securities	70%	26%
	State Bonds	50%	5%

Investment Policy - 10% Concentration Limit:	Largest Issue		Amount	% of Portfolio
	FNMA Security	$	1,228,100.00	4.01%



Investment Policy - Maturity Limits:	Maturity	Policy Limit	Current Amount
	Up to 5 Years	None	98%
	Over 5 Years	20%	2%
	Over 10 Years	Not Allowed	0%

Budget to Actual Comparison - Investment Earnings:

	2026 Annual Budget	Actual 6/30/2026	Average Current Yield
All Funds	$586,631	$500,367	3.65%
% of Annual Budget		85.3%	