

**CITY OF CHATFIELD CITY COUNCIL**  
**AGENDA**

**City Council Chambers - 21 SE Second Street, Chatfield, MN 55923**  
**May 11, 2026, 7:00 P.M.**

**Notice is hereby given that some City Council members may be participating in the meeting by interactive technology.**

- I. Open Meeting  
Roll Call
- II. Pledge of Allegiance
- III. Approve Agenda - Additions or Corrections
- IV. Consent Agenda  
Motion to approve the consent agenda as presented.
  - IVa. [Approval of 2026 04 27 Regular Meeting Minutes](#)
  - IVb. [Accounts Payable Claims Listings](#)
  - IVc. [Durapatcher Agreement - Amended](#)
  - IVd. [Resolution 2026-36 Security Camera Policy](#)
  - IVe. [2026-38 Resolution Approving an LG220 Application for Exempt Permit for St. Mary's Catholic Church](#)
  - IVf. [2026-39 Resolution Approving an LG220 Application for Exempt Permit for Chatfield Youth Trap Organization](#)
  - IVg. [2026-40 Resolution Approving an LG220 Application for Exempt Permit for Chatfield Youth Trap Organization](#)
  - IVh. [Resolution 2026-43 Approving Agreement with the DNR for OHV Trails](#)
  - IVi. [Approve a step increase for Scott Keigley to Grade 10 Step 4 effective May 16, 2026](#)
- V. City Engineer Report
  - Va. [Amco III Development Agreement](#)  
Motion to approve as recommended.
  - Vb. [Resolution 2026-42 Amco III Final Plat](#)  
Motion to approve as recommended.
- VI. Continued Business
  - VIa. [Shady Oak Redevelopment](#)  
Motion to approve requesting proposals for two single family residential lots as recommended by the Planning & Zoning Commission.
  - VIb. [Cancellation of Purchase Agreement](#)  
Motion to approve the cancellation of Purchase Agreement.

VII. New Business

VIIa. [2015 Comprehensive Plan with 2025 Updates](#)

Motion to approve as recommended by the Planning & Zoning Commission.

VIIb. [Resolution 2026-41 Approving a Land Conveyance Application](#)

Motion to approve the resolution as presented.

VIIc. [Resolution 2026-37 Authorizing an Increase in Bag Fees](#)

Motion to approve the resolution increasing fees to \$2.55 per bag.

VIII. Committee Reports

VIIIa. [Personnel Budget Committee](#)

[May 11th, 2026 Meeting Packet](#)

VIIIb. [Seasonal Position Recommendation](#)

Motion to approve as recommended.

VIIIc. [Public Works Committee](#)

[May 11th, 2026 Meeting Packet](#)

IX. Mayor's Report

IXa. [EMS Week Proclamation](#)

X. City Administrator's Report

XI. Roundtable

XII. Next Meetings

**Tuesday**, May 26th, 2026: Public Services Committee (4:30 p.m.), Park & Recreation Committee (5:30 p.m.), City Council (7:00 p.m.)

XIII. Adjourn



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Approval of 2026 04 27 Regular Meeting Minutes

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

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**Recommended Motion:**

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

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**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**

[2026.04.27 Regular Meeting.pdf](#)

**CITY OF CHATFIELD  
COMMON COUNCIL  
MEETING MINUTES  
Monday, April 27, 2026**

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**Notice is hereby given that some City Council members may be participating in the meeting by interactive technology.**

The Common Council of the City of Chatfield met in regular session on Monday, April 27, 2026. Mayor John McBroom presided and called the regular meeting to order at 7:00 PM

**Members Present:** Paul Novotny, Mike Urban, Josh Broadwater, Dave Frank, Pam Bluhm, and John McBroom.

**Members absent:** None.

**Others Present:** Alison Noel, Isiah Lewis, Gary Redwing, Donna Redwing, Louis Stemp, Joe Mandt, Anne Mandt, Marilyn Seebenaler, Sara Bertschinger, Ben Fredrichs, Paul Morse, Patricia Morse, Lynda Karver, Gretchen Lovejoy-Mensink, Karen Reisner, Andrea Eickhoff, Brian Burkholder, Scott Keigley, Rocky Burnett, Fred Suhler Jr., Michele Peterson, Beth Carlson, Alison Bentley, Kent Whitcomb, Kyler Whitcomb.

#### Approve Agenda – Additions or Corrections

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**Josh Broadwater entered a motion, with a second by Mike Urban,** to approve the agenda with the addition of Attorney Suhler’s intent to retire added to the Administrator’s Report.

**Ayes:** Councilors: Novotny, Urban, Broadwater, Frank, and Bluhm

**Nays:** None

**Motion carried.**

#### Consent Agenda

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**Paul Novotny entered a motion, with a second by Dave Frank,** to approve the consent agenda which included the following items:

1. Accounts Payable Claims Listings

| Batch Name   | Amount             |
|--------------|--------------------|
| 2026 04FA02  | \$37,478.82        |
| 2026 04FA02U | \$11,039.06        |
| 2026 04 RT   | \$1,413.86         |
| <b>Total</b> | <b>\$49,931.74</b> |

2. Chatfield Ambulance Activities Association Inc - 4th Street Closure May 20, 2026

3. Resolution 2026-32 Authorizing the Closure of Grand Street Apartments Workforce Housing Development Fund 456

4. Resolution 2026-33 a Resolution Approving an LG220 Application for Exempt Permit for Chatfield Lions Club

5. Resolution 2026-34 to Accept a Donation to the City for the Chatfield Public Library

6. Quarterly Financial Report

7. 4th Street Closure and use of City Park for the Growers & Makers Market

8. Approve 2026 04 13 Regular Meeting Minutes

**Ayes:** Councilors: Novotny, Urban, Broadwater, Frank, and Bluhm

**Nays:** None

**Motion carried.**

## New Business

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### *Resolution 2026-35 State Flag to be displayed on City Property*

**Dave Frank entered a motion, with a second by Josh Broadwater,** to approve Resolution 2026-35 a resolution to display the 1983 State Flag on City Property.

**Ayes:** Councilors: Novotny, Urban, Broadwater, Frank, and Bluhm

**Nays:** None

**Motion carried.**

### *Shady Oak Redevelopment*

The council discussed the Shady Oaks redevelopment plan for two single family residential lots as recommended by the planning and zoning commission. Discussion included: concerns about needing more information regarding lot pricing, infrastructure costs, and the process for moving forward before making a decision, the fact that the park was given to the city and people still use it, therefore it should not be sold, and support for the revised plan that keeps the park intact while allowing for housing development, with proceeds going to park improvements.

**Josh Broadwater entered a motion** to approve the proposal for two single family residential lots as recommended by the Planning & Zoning Commission.

**Motion failed due to lack of a second.**

**Mike Urban entered a motion, with a second by Dave Frank,** to table the discussion until more questions have been answered.

**Ayes:** Councilors: Urban, Broadwater, and Frank

**Nays:** Councilors: Novotny, and Bluhm

**Motion carried.**

## Committee Reports

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### *Public Services Committee*

Public Services committee meeting discussed a program with Camp Companion for cat neutering and microchipping and garbage hauling.

### *Police Squad Equipment Build Quote*

Police Chief Keigley presented the police squad equipment bill.

**Mike Urban entered a motion, with a second by Pam Bluhm,** to approve the quote for police squad equipment as recommended.

**Ayes:** Councilors: Novotny, Urban, Broadwater, Frank, and Bluhm

**Nays:** None

**Motion carried.**

### *Committee of the Whole*

Discussion included nuisances, fees, and enforcement of various things happening around town.

## Mayor's Report

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Mayor McBroom thanked Fred Suhler for his years of service as city attorney. Fred Suhler expressed gratitude for serving the community and praised the quality of the city government.

## City Administrator's Report

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**Dave Frank entered a motion, with a second by Mike Urban,** to approve letter of intended resignation for Attorney Suhler.

**Ayes:** Councilors: Novotny, Urban, Broadwater, Frank, and Bluhm

**Nays:** None

**Motion carried.**

## Roundtable

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City Clerk, Beth Carlson, gave an update on the pool management software. The anticipated change to a new software will be postponed to next season.

A reminder of city-wide rummage sales and city-wide clean-up was shared.

## Adjournment

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**Mike Urban entered a motion, with a second by Pam Bluhm,** to adjourn at 7:19pm.

**Ayes:** Councilors: Novotny, Urban, Broadwater, Frank, and Bluhm

**Nays:** None

**Motion carried.**

/s/Beth M Carlson  
City Clerk



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Accounts Payable Claims Listings

**Subject | Summary:** Consider accounts payable for approval.

**Agenda Category:** Consent

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:** \$134,026.01

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[Batch Listing1 - 2026 05FA01 \\$51,139.76.pdf](#)

[Batch Listing2 - 2026 05FA01U \\$15,614.36.pdf](#)

[Batch Listing3 -2026 0423VNDRPR \\$61,796.70.pdf](#)

[Batch Listing4 - 2026 0424Q1MNPDLV \\$3,973.88.pdf](#)

[Batch Listing5 - 2026 04ADM02 \\$800.16.pdf](#)

[Batch Listing6 - 2026 05ADM01 \\$661.25.pdf](#)

[Batch Listing7 - 2026 0507 PR EE Reimb \\$30.pdf](#)

[Batch Listing8 - 2026 05ADM02 \\$9.90.pdf](#)



**City of Chatfield**  
**Batch Listing - Unposted Summary**  
 Current Period: May 2026  
 2026 05FA01

| Check Nbr                               | Invoice | Account         | Dept Descr          | Object Descr              | Amount     | Comments                          |
|---|---------|-----------------|---------------------|---------------------------|------------|-----------------------------------|
| <b>AIRGAS</b>                           |         |                 |                     |                           |            |                                   |
|   | 917154  | E 230-42270-210 | Ambulance           | Operating Expenses        | \$14.23    | OXYGEN                            |
|   |         |                 |                     |                           | \$14.23    |                                   |
| <b>AIRGAS</b>                           |         |                 |                     |                           |            |                                   |
| <b>BOUND TREE MEDICAL</b>               |         |                 |                     |                           |            |                                   |
|   | 861807  | E 230-42270-210 | Ambulance           | Operating Expenses        | \$129.45   | SPPLS -CRPLX                      |
|   |         |                 |                     |                           | \$129.45   |                                   |
| <b>BOUND TREE MEDICAL</b>               |         |                 |                     |                           |            |                                   |
| <b>CALIBRATIONS AND CONTROLS, INC.</b>  |         |                 |                     |                           |            |                                   |
|   | INV-211 | E 602-49450-404 | Sewer (GENERAL)     | Repairs/Maint Equipment   | \$885.00   | CLBRTNS SEMI-ANNL - 3 GAS SENSOR  |
|   | INV-211 | E 602-49450-404 | Sewer (GENERAL)     | Repairs/Maint Equipment   | \$675.00   | CLBRTNS SEMI-ANNL - FLOW METER    |
|   |         |                 |                     |                           | \$1,560.00 |                                   |
| <b>CALIBRATIONS AND CONTROLS, INC.</b>  |         |                 |                     |                           |            |                                   |
| <b>CENTURYLINK-TELE</b>                 |         |                 |                     |                           |            |                                   |
| 113355                                  | MAY 01, | E 230-42270-321 | Ambulance           | Telephone                 | \$121.41   | 1/5 333683295 T1 F94-179-4395     |
|   | MAY 01, | E 100-43100-321 | Street Maintenanc   | Telephone                 | \$121.42   | 1/5 333683295 T1 F94-179-4395     |
|   | MAY 01, | E 100-41500-321 | Administration      | Telephone                 | \$121.41   | 1/5 333683295 T1 F94-179-4395     |
|   | MAY 01, | E 601-49400-321 | Water Utilities (GE | Telephone                 | \$121.41   | 1/5 333683295 T1 F94-179-4395     |
|   | MAY 01, | E 100-42110-321 | Police Administrati | Telephone                 | \$121.41   | 1/5 333683295 T1 F94-179-4395     |
|   |         |                 |                     |                           | \$607.06   |                                   |
| <b>CENTURYLINK-TELE</b>                 |         |                 |                     |                           |            |                                   |
| <b>CHATFIELD ALLIANCE, INC</b>          |         |                 |                     |                           |            |                                   |
|   | HAUS 2  | E 240-46630-300 | Cmmnty Dvlpmnt      | Promotional Expense       | \$73.96    | 95% LODGING TAX MAR 2026-HAUS     |
|   |         |                 |                     |                           | \$73.96    |                                   |
| <b>CHATFIELD ALLIANCE, INC</b>          |         |                 |                     |                           |            |                                   |
| <b>CHATFIELD CENTER FOR THE ARTS</b>    |         |                 |                     |                           |            |                                   |
|   | MAY 20  | E 250-46630-310 | Cmmnty Dvlpmnt      | Other Professional Servic | \$2,000.00 | EDA CCA AGRMNT 09/2022-08/2028    |
|   |         |                 |                     |                           | \$2,000.00 |                                   |
| <b>CHATFIELD CENTER FOR THE ARTS</b>    |         |                 |                     |                           |            |                                   |
| <b>CHATFIELD LUMBER OF EYOTA</b>        |         |                 |                     |                           |            |                                   |
|   | 126899  | E 801-45200-240 | Parks (GENERAL) -   | Small Tools and Minor Eq  | \$202.66   | EGL E SCOUT 1X4 TRTD              |
|   | 126916  | E 801-45200-240 | Parks (GENERAL) -   | Small Tools and Minor Eq  | -\$72.43   | EGL E SCOUT PROPAK                |
|   | 126915  | E 801-45200-240 | Parks (GENERAL) -   | Small Tools and Minor Eq  | \$19.58    | EGL E SCOUT SCRWS                 |
|   |         |                 |                     |                           | \$149.81   |                                   |
| <b>CHATFIELD LUMBER OF EYOTA</b>        |         |                 |                     |                           |            |                                   |
| <b>CHATFIELD PARTS HOUSE</b>            |         |                 |                     |                           |            |                                   |
|   | 992686  | E 220-42280-212 | Fire Department *   | Vehicle Operating Suppli  | \$12.98    | SMLL ENG GAS                      |
|   | 991117  | E 100-45200-240 | Parks (GENERAL) -   | Small Tools and Minor Eq  | \$12.99    | TAN SABER                         |
|   | 991886  | E 100-43100-240 | Street Maintenanc   | Small Tools and Minor Eq  | \$4.99     | PNT BRSH                          |
|   | 993133  | E 211-45500-401 | Libraries (GENERA   | Repairs/Maint Buildings   | \$10.08    | SPRNGS PNT LBRY UMBRLLS           |
|   | 990853  | E 100-43100-212 | Street Maintenanc   | Vehicle Operating Suppli  | \$17.97    | SPRK PLG FLTR                     |
|   | 992202  | E 220-42280-210 | Fire Department *   | Operating Expenses        | \$6.92     | LAGS                              |
|   | 992135  | E 100-43100-210 | Street Maintenanc   | Operating Expenses        | \$46.96    | PNT                               |
|   | 990904  | E 220-42280-210 | Fire Department *   | Operating Expenses        | \$48.47    | AA                                |
|   | 993200  | E 100-45124-210 | Swimming Pools -    | Operating Expenses        | \$3.30     | NUT BOLT                          |
|   |         |                 |                     |                           | \$164.66   |                                   |
| <b>CHATFIELD PARTS HOUSE</b>            |         |                 |                     |                           |            |                                   |
| <b>CHATFIELD PUBLIC SCHOOLS</b>         |         |                 |                     |                           |            |                                   |
|   | MDCM.2  | E 100-41500-811 | Administration      | Pass Through Account      | \$3,237.68 | Frnchs Fees - MdcM - 2026 Qtr1    |
|   | HBC.20  | E 100-41500-811 | Administration      | Pass Through Account      | \$533.95   | Frnchs Fees - HBC - 2026 Qtr1     |
|   |         |                 |                     |                           | \$3,771.63 |                                   |
| <b>CHATFIELD PUBLIC SCHOOLS</b>         |         |                 |                     |                           |            |                                   |
| <b>EO JOHNSON BUSINESS TECHNOLOGIES</b> |         |                 |                     |                           |            |                                   |
|   | 418308  | E 100-42110-413 | Police Administrati | Equipment Rental / Leas   | \$98.82    | RICOH2510 25PPM (Lease Only)      |
|   | 418308  | E 100-41500-413 | Administration      | Equipment Rental / Leas   | \$59.68    | EXCESS USG 03/19/2026-04/18/2026: |
|   | 418308  | E 100-41500-413 | Administration      | Equipment Rental / Leas   | \$450.20   | RICOH4510 45PPM (162.36+243.7Srv  |



**City of Chatfield**  
**Batch Listing - Unposted Summary**  
 Current Period: May 2026  
 2026 05FA01

| Check Nbr                               | Invoice                 | Account             | Dept | Descr                     | Object Descr | Amount     | Comments                              |
|---|-------------------------|---------------------|------|---------------------------|--------------|------------|---------------------------------------|
| <b>EO JOHNSON BUSINESS TECHNOLOGIES</b> |                         |                     |      |                           |              | \$608.70   |                                       |
| <b>FREDERICK S. SUHLER, ATTY</b>        |                         |                     |      |                           |              |            |                                       |
| APR 20                                  | E 100-41100-304         | Legislative         |      | Legal Fees                |              | \$600.00   | MONTHLY RETAINER - APR 2026           |
| <b>FREDERICK S. SUHLER, ATTY</b>        |                         |                     |      |                           |              | \$600.00   |                                       |
| <b>GOPHER STATE ONE CALL</b>            |                         |                     |      |                           |              |            |                                       |
| 604028                                  | E 601-49400-310         | Water Utilities (GE |      | Other Professional Servic |              | \$85.05    | ACCOUNT #MN00240                      |
| <b>GOPHER STATE ONE CALL</b>            |                         |                     |      |                           |              | \$85.05    |                                       |
| <b>GRANICUS</b>                         |                         |                     |      |                           |              |            |                                       |
| 229320                                  | E 100-41500-438         | Administration      |      | Internet Expenses         |              | \$2,051.29 | PKAgndMgmnt   LiveCst   ClrCstr   Opn |
| <b>GRANICUS</b>                         |                         |                     |      |                           |              | \$2,051.29 |                                       |
| <b>HBC</b>                              |                         |                     |      |                           |              |            |                                       |
| 05/02-0                                 | E 601-49400-438         | Water Utilities (GE |      | Internet Expenses         |              | \$55.49    | 50% 1520399 19 2ND ST SW              |
| 05/02-0                                 | E 100-45200-438         | Parks (GENERAL) -   |      | Internet Expenses         |              | \$55.49    | 50% 1520399 19 2ND ST SW              |
| 05/02-0                                 | E 602-49450-438         | Sewer (GENERAL)     |      | Internet Expenses         |              | \$39.00    | 50% 1520399 UTILITY PL/HS 1 OF 3 CL   |
| 05/02-0                                 | E 601-49400-438         | Water Utilities (GE |      | Internet Expenses         |              | \$38.99    | 50% 1520399 UTILITY PL/HS 1 OF 3 CL   |
| 05/02-0                                 | E 602-49450-438         | Sewer (GENERAL)     |      | Internet Expenses         |              | \$37.50    | 50% 1520399 WTR RSVR 1 OF 3 CLLC      |
| 05/02-0                                 | E 601-49400-438         | Water Utilities (GE |      | Internet Expenses         |              | \$37.49    | 50% 1520399 BNCH/RVR 1 OF 3 CLLC      |
| 05/02-0                                 | E 601-49400-438         | Water Utilities (GE |      | Internet Expenses         |              | \$37.49    | 50% 1520399 WTR RSVR 1 OF 3 CLLC      |
| 05/02-0                                 | E 602-49450-438         | Sewer (GENERAL)     |      | Internet Expenses         |              | \$37.50    | 50% 1520399 BNCH/RVR 1 OF 3 CLLC      |
| 05/02-0                                 | E 602-49450-438         | Sewer (GENERAL)     |      | Internet Expenses         |              | \$110.98   | 1439299 BUS VALUE PKG 120MBPS         |
| 05/02-0                                 | E 602-49450-321         | Sewer (GENERAL)     |      | Telephone                 |              | \$43.62    | 1439299 867-4321BASIC & TOLL          |
| <b>HBC</b>                              |                         |                     |      |                           |              | \$493.55   |                                       |
| <b>HOMETOWN BILLING</b>                 |                         |                     |      |                           |              |            |                                       |
| APR 20                                  | E 230-42270-435         | Ambulance           |      | Licences, Permits and Fe  |              | \$1,518.48 | 7% BILLING FEE - APR                  |
| <b>HOMETOWN BILLING</b>                 |                         |                     |      |                           |              | \$1,518.48 |                                       |
| <b>LINDE</b>                            |                         |                     |      |                           |              |            |                                       |
| 564718                                  | E 100-43100-210         | Street Maintenanc   |      | Operating Expenses        |              | \$66.66    | HIGH PRESSURE                         |
| <b>LINDE</b>                            |                         |                     |      |                           |              | \$66.66    |                                       |
| <b>MARCO TECHNOLOGIES LLC.</b>          |                         |                     |      |                           |              |            |                                       |
| INV151                                  | E 601-49400-435         | Water Utilities (GE |      | Licences, Permits and Fe  |              | \$21.71    | 1 MS BS PRM                           |
| INV151                                  | E 100-43100-435         | Street Maintenanc   |      | Licences, Permits and Fe  |              | \$21.71    | 1 MS BS PRM                           |
| INV151                                  | E 100-45200-435         | Parks (GENERAL) -   |      | Licences, Permits and Fe  |              | \$21.71    | 1 MS BS PRM                           |
| INV151                                  | E 100-42110-435         | Police Administrati |      | Licences, Permits and Fe  |              | \$162.47   | 7 MS BS PRM + 1 ENTRA EXCH OL PP1     |
| INV151                                  | E 100-41100-435         | Legislative         |      | Licences, Permits and Fe  |              | \$63.00    | 6 LEG ENTRA EXCH OL P1                |
| INV151                                  | E 220-42280-435         | Fire Department *   |      | Licences, Permits and Fe  |              | \$21.71    | 1 MS BS PRM                           |
| INV151                                  | E 240-46630-435         | Cmmnty Dvlpmnt      |      | Licences, Permits and Fe  |              | \$21.71    | 1 MS BS PRM                           |
| INV151                                  | E 602-49450-435         | Sewer (GENERAL)     |      | Licences, Permits and Fe  |              | \$43.42    | 1 MS PS PRM                           |
| INV151                                  | E 100-41500-435         | Administration      |      | Licences, Permits and Fe  |              | \$1.08     | MS-AZR.GOV DMN                        |
| INV151                                  | E 100-45124-435         | Swimming Pools -    |      | Licences, Permits and Fe  |              | \$10.50    | 1 ENTRA EXCH OL P1                    |
| INV151                                  | E 100-41500-435         | Administration      |      | Licences, Permits and Fe  |              | \$129.55   | 5 MS BS PRM & 2 ENTRA EXCH OL P1      |
| INV151                                  | E 230-42270-435         | Ambulance           |      | Licences, Permits and Fe  |              | \$86.84    | 4 MS BS PRM RB+3PT                    |
| <b>MARCO TECHNOLOGIES LLC.</b>          |                         |                     |      |                           |              | \$605.41   |                                       |
| <b>MEDIACOM</b>                         |                         |                     |      |                           |              |            |                                       |
| 113353                                  | APR 26, E 100-42110-438 | Police Administrati |      | Internet Expenses         |              | \$83.23    | 1/3 CITY HALL HSD & STATIC IPS        |
|   | APR 26, E 230-42270-438 | Ambulance           |      | Internet Expenses         |              | \$83.48    | 1/3 CITY HALL HSD & STATIC IPS        |
|   | APR 26, E 100-41500-438 | Administration      |      | Internet Expenses         |              | \$83.23    | 1/3 CITY HALL HSD & STATIC IPS        |
| <b>MEDIACOM</b>                         |                         |                     |      |                           |              | \$249.94   |                                       |
| <b>MINNESOTA ENERGY RESOURCES</b>       |                         |                     |      |                           |              |            |                                       |



**City of Chatfield**  
**Batch Listing - Unposted Summary**  
 Current Period: May 2026  
 2026 05FA01

| Check Nbr                                | Invoice         | Account            | Dept Descr              | Object Descr             | Amount                          | Comments                          |
|--|-----------------|--------------------|-------------------------|--------------------------|---------------------------------|-----------------------------------|
| 113354                                   | 05/04/2         | E 601-49400-380    | Water Utilities (GE     | Utility Services (GENERA | \$41.82                         | 00002 FH 15% WATER                |
|  | 05/04/2         | E 100-41940-380    | Municipal Building      | Utility Services (GENERA | \$211.19                        | 00001 MUNI 1/3                    |
|  | 05/04/2         | E 230-42270-380    | Ambulance               | Utility Services (GENERA | \$211.19                        | 00001 MUNI - AMB 1/3              |
|  | 05/04/2         | E 100-45124-380    | Swimming Pools -        | Utility Services (GENERA | \$45.00                         | 000011 POOL                       |
|  | 05/04/2         | E 220-42280-380    | Fire Department *       | Utility Services (GENERA | \$167.26                        | 00002 FH 60% FIRE                 |
|  | 05/04/2         | E 211-45500-380    | Libraries (GENERA       | Utility Services (GENERA | \$115.54                        | 00005 LIBRARY                     |
|  | 05/04/2         | E 602-49450-380    | Sewer (GENERAL)         | Utility Services (GENERA | \$556.54                        | 00003 WWTP - LIBRARY LN           |
|  | 05/04/2         | E 100-43100-380    | Street Maintenanc       | Utility Services (GENERA | \$69.69                         | 00002 FH 25% STREET               |
| 113352                                   | 00015.2         | E 601-49400-380    | Water Utilities (GE     | Utility Services (GENERA | \$25.18                         | 00015 547 HLLSD BSTR STTN         |
| 113351                                   | 00016.2         | E 601-49400-380    | Water Utilities (GE     | Utility Services (GENERA | \$19.05                         | 00016 100 OTR GNRTR               |
| 113350                                   | 00014.2         | E 100-43100-380    | Street Maintenanc       | Utility Services (GENERA | \$133.25                        | 00014 PPLS 19 SCND ST SW          |
| 113354                                   | 05/04/2         | E 100-42110-380    | Police Administrati     | Utility Services (GENERA | \$211.19                        | 00001 MUNI - POLICE 1/3           |
| <b>MINNESOTA ENERGY RESOURCES</b>        |                 |                    |                         |                          | \$1,806.90                      |                                   |
| <b>MN DEPART. OF REV/SALES &amp; USE</b> |                 |                    |                         |                          |                                 |                                   |
| 113348                                   | 1-609-2         | E 603-49500-436    | Refuse/Garbage (        | Sales Tax                | \$1,117.00                      | 7316521 GARBAGE TAX               |
|  | 1-609-2         | E 601-49400-437    | Water Utilities (GE     | Sales Tax - Purchases    | \$31.00                         | 7316521 TWLR LEASE                |
|  | 1-609-2         | E 100-45124-437    | Swimming Pools -        | Sales Tax - Purchases    | \$642.00                        | 7316521 POOL SALES & OC           |
| <b>MN DEPART. OF REV/SALES &amp; USE</b> |                 |                    |                         |                          | \$1,790.00                      |                                   |
| <b>MN REVENUE</b>                        |                 |                    |                         |                          |                                 |                                   |
| 113349                                   | 0-605-1         | E 602-49450-212    | Sewer (GENERAL)         | Vehicle Operating Suppli | \$8.15                          | VAC TRUCK                         |
| <b>MN REVENUE</b>                        |                 |                    |                         |                          | \$8.15                          |                                   |
| <b>NCI</b>                               |                 |                    |                         |                          |                                 |                                   |
|  | R22400          | E 220-42280-404    | Fire Department *       | Repairs/Maint Equipment  | \$4,291.32                      | ENGINE 2   E-ONE   LOW POWER      |
| <b>NCI</b>                               |                 |                    |                         |                          | \$4,291.32                      |                                   |
| <b>NOVOTNY LAW OFFICE, LTD.</b>          |                 |                    |                         |                          |                                 |                                   |
|  | 3970            | E 100-42110-304    | Police Administrati     | Legal Fees               | \$602.00                        | PROSECUTION - MAR 2026            |
| <b>NOVOTNY LAW OFFICE, LTD.</b>          |                 |                    |                         |                          | \$602.00                        |                                   |
| <b>OTIS ELEVATOR COMPANY</b>             |                 |                    |                         |                          |                                 |                                   |
| 100402                                   | E 250-46630-403 | Cmmnty Dvlpmnt     | Prev. Maint. Agreements | \$50.00                  | H23131 2026 CCA WC LIFT ADTRM   |                                   |
| 100402                                   | E 250-46630-403 | Cmmnty Dvlpmnt     | Prev. Maint. Agreements | -\$13.95                 | H23130 2026 CCA Lrg ELVTR MAINT |                                   |
| 100402                                   | E 250-46630-403 | Cmmnty Dvlpmnt     | Prev. Maint. Agreements | \$50.00                  | H23129 2026 CCA CCA WC LIFT     |                                   |
| 100402                                   | E 250-46630-403 | Cmmnty Dvlpmnt     | Prev. Maint. Agreements | -\$8.60                  | H23129 2026 CCA CCA WC LIFT     |                                   |
| 100402                                   | E 250-46630-403 | Cmmnty Dvlpmnt     | Prev. Maint. Agreements | \$81.00                  | H23130 2026 CCA Lrg ELVTR MAINT |                                   |
| 100402                                   | E 100-41940-403 | Municipal Building | Prev. Maint. Agreements | -\$13.95                 | H22109 CTYHILL ELVTR MAINT      |                                   |
| 100402                                   | E 100-41940-403 | Municipal Building | Prev. Maint. Agreements | \$81.00                  | H22109 CTYHILL ELVTR MAINT      |                                   |
| 100402                                   | E 250-46630-403 | Cmmnty Dvlpmnt     | Prev. Maint. Agreements | -\$8.60                  | H23131 2026 CCA WC LIFT ADTRM   |                                   |
| <b>OTIS ELEVATOR COMPANY</b>             |                 |                    |                         |                          | \$216.90                        |                                   |
| <b>QUADIEN T LEASE</b>                   |                 |                    |                         |                          |                                 |                                   |
|  | Q23334          | E 100-41500-413    | Administration          | Equipment Rental / Leas  | \$164.16                        | PSTG MCH LS N22081826   FEB 26-MA |
| <b>QUADIEN T LEASE</b>                   |                 |                    |                         |                          | \$164.16                        |                                   |
| <b>STREAMLINE</b>                        |                 |                    |                         |                          |                                 |                                   |
|  | OBE128          | E 211-45500-438    | Libraries (GENERA       | Internet Expenses        | \$105.00                        | STRMLN FLX - MAR 1-APR 1, 2026    |
| <b>STREAMLINE</b>                        |                 |                    |                         |                          | \$105.00                        |                                   |
| <b>SUNSHINE FOODS</b>                    |                 |                    |                         |                          |                                 |                                   |
|  | 001072          | E 100-45124-210    | Swimming Pools -        | Operating Expenses       | \$8.97                          | POOL BLEACH                       |
| <b>SUNSHINE FOODS</b>                    |                 |                    |                         |                          | \$8.97                          |                                   |
| <b>UC LABORATORY</b>                     |                 |                    |                         |                          |                                 |                                   |
|  | 127780          | E 602-49450-217    | Sewer (GENERAL)         | Testing                  | \$656.04                        | WWTP LABS                         |



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| <b>UC LABORATORY</b>           |         |                 |                     |                          | \$656.04    |                                    |
| <b>URNS BY HTW</b>             |         |                 |                     |                          |             |                                    |
| 15286                          |         | E 801-45200-240 | Parks (GENERAL) -   | Small Tools and Minor Eq | \$50.00     | EGLE SCOUT - PLANED LUMBER         |
| <b>URNS BY HTW</b>             |         |                 |                     |                          | \$50.00     |                                    |
| <b>US BANK ONE CARD</b>        |         |                 |                     |                          |             |                                    |
| 04-27-2                        |         | E 100-42110-404 | Police Administrati | Repairs/Maint Equipment  | \$10.00     | CRAMERS - KL                       |
| 04-27-2                        |         | E 100-42110-208 | Police Administrati | Training and Instruction | \$425.00    | IAPE - KL                          |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$184.44    | SCHEELS - DF SAFETY SHOES          |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$79.99     | SCHEELS - BRUNT PANTS              |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$219.95    | SCHEELS - SAFETY SHOES             |
| 04-27-2                        |         | E 100-42110-404 | Police Administrati | Repairs/Maint Equipment  | \$10.00     | CRAMERS - KL                       |
| 04-27-2                        |         | E 100-43100-240 | Street Maintenanc   | Small Tools and Minor Eq | \$75.67     | MENARDS - DRAINTILE                |
| 04-27-2                        |         | E 220-42280-240 | Fire Department *   | Small Tools and Minor Eq | \$503.28    | FIRE HOSE DIRECT                   |
| 04-27-2                        |         | E 211-45500-291 | Libraries (GENERA   | Magazines   Rplcd 591    | \$29.97     | WOMAN'S DAY                        |
| 04-27-2                        |         | E 211-45500-211 | Libraries (GENERA   | Program Expenses         | \$14.95     | FCBK META AD - SEED LIBRARY        |
| 04-27-2                        |         | E 100-41100-210 | Legislative         | Operating Expenses       | \$79.21     | COW - FOOD SPPLS                   |
| 04-27-2                        |         | E 230-42270-305 | Ambulance           | Safety                   | \$39.19     | BKRY - SAFETY MTNG                 |
| 04-27-2                        |         | E 601-49400-152 | Water Utilities (GE | Clothing                 | \$218.95    | TRUEWERK - SHORTS PANTS RP         |
| 04-27-2                        |         | E 601-49400-322 | Water Utilities (GE | Postage                  | \$10.65     | USPS - WTR SMPL                    |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$140.48    | BRUNT - DF SHIRTS                  |
| 04-27-2                        |         | E 100-42110-210 | Police Administrati | Operating Expenses       | \$35.99     | BEST BUY PD WALL MOUNT             |
| 04-27-2                        |         | E 100-41500-309 | Administration      | Conference Expense       | \$511.92    | MCFEA - LODGING DS                 |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | -\$179.95   | SCHEELS - SHOE RTRN                |
| 04-27-2                        |         | E 100-41500-309 | Administration      | Conference Expense       | \$52.32     | MCFEA - MEAL DS                    |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$30.00     | BRUNT - DF SHORTS                  |
| 04-27-2                        |         | E 100-41100-205 | Legislative         | Service Incentives/Rewar | \$89.56     | SAMS - FOX RETIREMENT              |
| 04-27-2                        |         | E 100-42110-210 | Police Administrati | Operating Expenses       | \$124.99    | BEST BUY 32" PD TV                 |
| 04-27-2                        |         | E 240-46630-208 | Cmmnty Dvlpmnt      | Training and Instruction | \$540.00    | MMCI Y1 - AB                       |
| 04-27-2                        |         | E 100-45124-152 | Swimming Pools -    | Clothing                 | \$1,542.19  | SWIMOUTLET                         |
| 04-27-2                        |         | E 100-41500-208 | Administration      | Training and Instruction | \$540.00    | MMCI Y1 - AE                       |
| 04-27-2                        |         | E 220-42280-212 | Fire Department *   | Vehicle Operating Suppli | \$77.40     | KT - FD NON OXY                    |
| 04-27-2                        |         | E 230-42270-152 | Ambulance           | Clothing                 | \$152.99    | SCHEELS - PANTS                    |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$158.50    | AMAZON - SHORTS                    |
| 04-27-2                        |         | E 230-42270-152 | Ambulance           | Clothing                 | \$152.99    | SCHEELS - PANTS                    |
| 04-27-2                        |         | E 100-45124-435 | Swimming Pools -    | Licences, Permits and Fe | -\$315.00   | ARC - LEARN TO SWIM                |
| 04-27-2                        |         | E 100-41500-210 | Administration      | Operating Expenses       | \$105.95    | J.P COOKE PET TAGS                 |
| 04-27-2                        |         | E 100-43100-435 | Street Maintenanc   | Licences, Permits and Fe | \$0.99      | APPLE.COM - I CLOUD STORAGE        |
| 04-27-2                        |         | E 100-43100-433 | Street Maintenanc   | Dues and Subscriptions   | \$97.60     | FILL-RITE BFS SBSCPTN              |
| 04-27-2                        |         | E 230-42270-435 | Ambulance           | Licences, Permits and Fe | \$342.00    | MN OFFICE OF EMS                   |
| 04-27-2                        |         | E 100-41100-205 | Legislative         | Service Incentives/Rewar | \$95.44     | HYVEE - FOX RETIREMENT             |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | -\$75.54    | BRUNT                              |
| 04-27-2                        |         | E 100-41500-309 | Administration      | Conference Expense       | \$16.00     | PARKING                            |
| 04-27-2                        |         | E 100-45124-435 | Swimming Pools -    | Licences, Permits and Fe | \$315.00    | ARC - LEARN TO SWIM                |
| 04-27-2                        |         | E 100-45200-152 | Parks (GENERAL) -   | Clothing                 | \$133.10    | TRUEWERK - DF SHORTS PANTS         |
| 04-27-2                        |         | E 230-42270-435 | Ambulance           | Licences, Permits and Fe | \$7.35      | MN OFFICE OF EMS                   |
| <b>US BANK ONE CARD</b>        |         |                 |                     |                          | \$6,593.52  |                                    |
| <b>WM HANSON WASTE REMOVAL</b> |         |                 |                     |                          |             |                                    |
| APR 69                         |         | E 100-41940-384 | Municipal Building  | Refuse/Garbage Disposal  | \$62.16     | GARBAGE SERVICE - CITY HALL        |
| APR 69                         |         | E 100-45200-384 | Parks (GENERAL) -   | Refuse/Garbage Disposal  | \$71.04     | GARBAGE SERVICE - FIRE HALL        |
| APR 69                         |         | E 100-45200-384 | Parks (GENERAL) -   | Refuse/Garbage Disposal  | \$99.18     | GARBAGE SERVICE - CTY MNT BLDG     |
| APR 69                         |         | E 603-49500-384 | Refuse/Garbage (    | Refuse/Garbage Disposal  | \$15,129.24 | GARBAGE SERVICE - 1,162 P/U @ 13.0 |



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|                                | APR 69  | E 603-49500-384 | Refuse/Garbage ( | Refuse/Garbage Disposal | \$2,150.40         | GARBAGE SERVICE - OC ENVIRON FEE |
|                                | APR 69  | E 602-49450-384 | Sewer (GENERAL)  | Refuse/Garbage Disposal | \$91.76            | GARBAGE SERVICE - WWTP           |
|                                | APR 69  | E 603-49500-384 | Refuse/Garbage ( | Refuse/Garbage Disposal | \$2,393.14         | GARBAGE SERVICE - FUEL SURCHARG  |
| <b>WM HANSON WASTE REMOVAL</b> |         |                 |                  |                         | <u>\$19,996.92</u> |                                  |
| <b>YVONNE L. NIELSON</b>       |         |                 |                  |                         |                    |                                  |
|                                | 061793  | MAY 7T          | E 211-45500-211  | Libraries (GENERA       | Program Expenses   | \$100.00                         |
| <b>YVONNE L. NIELSON</b>       |         |                 |                  |                         | <u>\$100.00</u>    | BUTTON PRESENTATION              |
| 2026 05FA01                    |         |                 |                  |                         | <u>\$51,139.76</u> |                                  |
|                                |         |                 |                  |                         | <u>\$51,139.76</u> |                                  |

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| <b>AMAZON CAPITAL SERVICES, INC.</b>     |         |         |                 |                     |                          |            |                                 |
|  | 1VJC-Q  |         | E 211-45500-416 | Libraries (GENERA   | Cleaning Service         | \$49.99    | EZ PULL PPR TOWELS              |
|  | 1VJC-Q  |         | E 100-41500-210 | Administration      | Operating Expenses       | \$26.74    | CANNED AIR X6                   |
|  | 1YD7-V  |         | E 230-42270-210 | Ambulance           | Operating Expenses       | \$87.98    | (X2) 3V LITH BATT               |
|  | 1YD7-V  |         | E 230-42270-210 | Ambulance           | Operating Expenses       | \$44.99    | VOMIT BAGS                      |
|  | 1YD7-V  |         | E 230-42270-210 | Ambulance           | Operating Expenses       | \$10.48    | MICRO CLEANING CLOTHS           |
|  | 1YD7-V  |         | E 230-42270-210 | Ambulance           | Operating Expenses       | \$49.90    | YOTETION TYPE C                 |
|  | 1VJC-Q  |         | E 211-45500-240 | Libraries (GENERA   | Small Tools and Minor Eq | \$44.99    | ASURION 3 YR WRNTY EXTN PLN     |
|  | 1VJC-Q  |         | E 220-42280-210 | Fire Department *   | Operating Expenses       | \$14.25    | ENGR BATTERIES                  |
|  | 1VJC-Q  |         | E 211-45500-290 | Libraries (GENERA   | Books   Rplcd 590        | \$1,004.94 | LIBRARY BOOKS MULTIPLE          |
|  | 1VJC-Q  |         | E 100-41100-205 | Legislative         | Service Incentives/Rewar | \$23.74    | 300 PACK CUPS- SCOTT CEREMONY   |
|  | 1VJC-Q  |         | E 100-41100-205 | Legislative         | Service Incentives/Rewar | \$26.99    | 200 PACK PLATES- SCOTT CEREMONY |
|  | 1VJC-Q  |         | E 242-46630-240 | Cmmnty Dvlpmnt      | Small Tools and Minor Eq | -\$17.62   | AMZ PROMO/DISCT                 |
|  | 1VJC-Q  |         | E 100-41940-210 | Municipal Building  | Operating Expenses       | \$9.95     | CAMERA IN USE SIGNS             |
|  | 1YD7-V  |         | E 230-42270-210 | Ambulance           | Operating Expenses       | \$39.96    | DURACELL LITH BATT 12 CT        |
|  | 1VJC-Q  |         | E 100-41500-210 | Administration      | Operating Expenses       | \$48.89    | COPY PAPER 8.5X11               |
|  | 1VJC-Q  |         | E 100-41100-210 | Legislative         | Operating Expenses       | \$39.99    | CRNR BLCK SHELF                 |
|  | 1VJC-Q  |         | E 242-46630-240 | Cmmnty Dvlpmnt      | Small Tools and Minor Eq | \$352.42   | 3 DRWR FILE CAB - AB X2         |
|  | 1VJC-Q  |         | E 211-45500-211 | Libraries (GENERA   | Program Expenses         | \$11.69    | 8.5X11 CARD STOCK               |
|  | 1VJC-Q  |         | E 211-45500-211 | Libraries (GENERA   | Program Expenses         | \$47.58    | 250 CARDSTOCK 11X17             |
|  | 1VJC-Q  |         | E 211-45500-293 | Libraries (GENERA   | Non Print Mat   Rplcd 59 | -\$6.00    | AMZ PROMO/DISCT                 |
|  | 1VJC-Q  |         | E 211-45500-293 | Libraries (GENERA   | Non Print Mat   Rplcd 59 | \$264.76   | NON PRINT LIB MULTIPLE          |
|  | 1VJC-Q  |         | E 100-41500-210 | Administration      | Operating Expenses       | \$150.89   | TONER- KW                       |
| <b>AMAZON CAPITAL SERVICES, INC.</b>     |         |         |                 |                     |                          | \$2,327.50 |                                 |
| <b>AMERICAN PATCHWORK &amp; QUILTING</b> |         |         |                 |                     |                          |            |                                 |
|  | 05/08/2 |         | E 211-45500-291 | Libraries (GENERA   | Magazines   Rplcd 591    | \$46.00    | MAGAZINE SUBS 2 YRS             |
| <b>AMERICAN PATCHWORK &amp; QUILTING</b> |         |         |                 |                     |                          | \$46.00    |                                 |
| <b>BADGER METER</b>                      |         |         |                 |                     |                          |            |                                 |
|  | 802339  |         | E 601-49400-403 | Water Utilities (GE | Prev. Maint. Agreements  | \$130.46   | 1/2 BCN FXD NTWRK PER UNITwMBL  |
|  | 802339  |         | E 602-49450-403 | Sewer (GENERAL)     | Prev. Maint. Agreements  | \$130.46   | 1/2 BCN FXD NTWRK PER UNITwMBL  |
|  | 802339  |         | E 601-49400-403 | Water Utilities (GE | Prev. Maint. Agreements  | \$0.13     | 1/2 GATEWAY BACKHAUL 3MO 50%    |
|  | 802339  |         | E 602-49450-403 | Sewer (GENERAL)     | Prev. Maint. Agreements  | \$0.14     | 1/2 GATEWAY BACKHAUL 3MO 50%    |
| <b>BADGER METER</b>                      |         |         |                 |                     |                          | \$261.19   |                                 |
| <b>CANON FINANCIAL SERVICES, INC.</b>    |         |         |                 |                     |                          |            |                                 |
|  | 429925  |         | E 211-45500-404 | Libraries (GENERA   | Repairs/Maint Equipment  | \$86.78    | 832780-2 COLOR COPIER           |
| <b>CANON FINANCIAL SERVICES, INC.</b>    |         |         |                 |                     |                          | \$86.78    |                                 |
| <b>CHS</b>                               |         |         |                 |                     |                          |            |                                 |
|  | 415-IC7 |         | E 602-49450-212 | Sewer (GENERAL)     | Vehicle Operating Suppli | \$145.44   | WWTP GAS 7%                     |
|  | 415-IC7 |         | E 100-43100-212 | Street Maintenanc   | Vehicle Operating Suppli | \$228.55   | STRT GAS 11%                    |
|  | 415-IC7 |         | E 220-42280-212 | Fire Department *   | Vehicle Operating Suppli | \$41.56    | FD GAS 2%                       |
|  | 415-IC7 |         | E 100-42110-212 | Police Administrati | Vehicle Operating Suppli | \$1,038.88 | PD GAS 50%                      |
|  | 415-IC7 |         | E 220-42280-212 | Fire Department *   | Vehicle Operating Suppli | \$38.05    | FD DSL 10%                      |
|  | 415-IC7 |         | E 100-45200-212 | Parks (GENERAL) -   | Vehicle Operating Suppli | \$415.55   | PRK GAS 20%                     |
|  | 415-IC7 |         | E 601-49400-212 | Water Utilities (GE | Vehicle Operating Suppli | \$207.78   | WTR GAS 10%                     |
|  | 415-IC7 |         | E 602-49450-212 | Sewer (GENERAL)     | Vehicle Operating Suppli | \$11.70    | WWTP 3%                         |
|  | 415-IC7 |         | E 230-42270-212 | Ambulance           | Vehicle Operating Suppli | \$129.37   | AMB DSL 34%                     |
|  | 415-IC7 |         | E 100-45200-212 | Parks (GENERAL) -   | Vehicle Operating Suppli | \$34.25    | PRK DSL 9%                      |
|  | 415-IC7 |         | E 100-43100-212 | Street Maintenanc   | Vehicle Operating Suppli | \$171.64   | STRT DSL 44%                    |
|  | 415-IC7 |         | E 100-45200-212 | Parks (GENERAL) -   | Vehicle Operating Suppli | \$35.11    | PRK DSL 9%                      |
|  | 415-IC7 |         | E 220-42280-212 | Fire Department *   | Vehicle Operating Suppli | \$39.01    | FD DSL 10%                      |



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|                                  | 415-IC7 | E 100-45200-212 | Parks (GENERAL) -   | Vehicle Operating Suppli | \$128.31   | PRK DSL 9%                       |
|                                  | 415-IC7 | E 230-42270-212 | Ambulance           | Vehicle Operating Suppli | \$484.71   | AMB DSL 34%                      |
|                                  | 415-IC7 | E 220-42280-212 | Fire Department *   | Vehicle Operating Suppli | \$142.56   | FD DSL 10%                       |
|                                  | 415-IC7 | E 230-42270-212 | Ambulance           | Vehicle Operating Suppli | \$132.63   | AMB DSL 34%                      |
|                                  | 415-IC7 | E 100-43100-212 | Street Maintenanc   | Vehicle Operating Suppli | \$627.28   | STRT DSL 44%                     |
|                                  | 415-IC7 | E 602-49450-212 | Sewer (GENERAL)     | Vehicle Operating Suppli | \$42.77    | WWTP 3%                          |
|                                  | 415-IC7 | E 602-49450-212 | Sewer (GENERAL)     | Vehicle Operating Suppli | \$11.42    | WWTP 3%                          |
|                                  | 415-IC7 | E 100-43100-212 | Street Maintenanc   | Vehicle Operating Suppli | \$167.42   | STRT DSL 44%                     |
| <b>CHS</b>                       |         |                 |                     |                          | \$4,273.99 |                                  |
| <b>CITY OF CHATFIELD</b>         |         |                 |                     |                          |            |                                  |
|                                  |         | E 211-45500-380 | Libraries (GENERA   | Utility Services (GENERA | \$74.52    | 10-00000011-00-7 PUBLIC LIBRARY  |
|                                  |         | E 100-43100-380 | Street Maintenanc   | Utility Services (GENERA | \$74.52    | 10-00002410-91-8 PWFAC1          |
|                                  |         | E 100-43100-380 | Street Maintenanc   | Utility Services (GENERA | \$74.52    | 10-00000101-01-4 PWFAC2          |
|                                  |         | E 100-43100-380 | Street Maintenanc   | Utility Services (GENERA | \$658.65   | 10-00000081-008 CITY SHOP        |
|                                  |         | E 220-42280-380 | Fire Department *   | Utility Services (GENERA | \$79.83    | 10-00000051-00-9 FIRE HALL       |
|                                  |         | E 602-49450-380 | Sewer (GENERAL)     | Utility Services (GENERA | \$1,298.08 | 10-00000031-00-3 WWTP            |
|                                  |         | E 100-41940-380 | Municipal Building  | Utility Services (GENERA | \$85.52    | 10-00000001-00-4 THURBER BLDG GA |
| <b>CITY OF CHATFIELD</b>         |         |                 |                     |                          | \$2,345.64 |                                  |
| <b>CROSS NURSERIES INC</b>       |         |                 |                     |                          |            |                                  |
|                                  | 055063  | E 100-43100-411 | Street Maintenanc   | Tree Maintenance         | \$705.50   | 10 TREE VARIETY                  |
| <b>CROSS NURSERIES INC</b>       |         |                 |                     |                          | \$705.50   |                                  |
| <b>CUSTOM ALARM</b>              |         |                 |                     |                          |            |                                  |
|                                  | 638028  | E 211-45500-404 | Libraries (GENERA   | Repairs/Maint Equipment  | \$551.00   | LIBRARY #4926 - SERVICE CALL     |
| <b>CUSTOM ALARM</b>              |         |                 |                     |                          | \$551.00   |                                  |
| <b>FIRE SAFETY USA, INC</b>      |         |                 |                     |                          |            |                                  |
|                                  | 256985  | E 220-42280-404 | Fire Department *   | Repairs/Maint Equipment  | \$1,120.50 | FD-ANN INSP EXT & LHGTNG         |
| <b>FIRE SAFETY USA, INC</b>      |         |                 |                     |                          | \$1,120.50 |                                  |
| <b>HAMMELL EQUIPMENT</b>         |         |                 |                     |                          |            |                                  |
|                                  | I19307  | E 100-45124-240 | Swimming Pools -    | Small Tools and Minor Eq | \$459.00   | CUB CADET- POOL MOWER            |
| <b>HAMMELL EQUIPMENT</b>         |         |                 |                     |                          | \$459.00   |                                  |
| <b>HAWKINS, INC.</b>             |         |                 |                     |                          |            |                                  |
|                                  | 740651  | E 601-49400-210 | Water Utilities (GE | Operating Expenses       | \$1,160.63 | WATER SUPPLY CHEMICALS           |
| <b>HAWKINS, INC.</b>             |         |                 |                     |                          | \$1,160.63 |                                  |
| <b>HUNTINGTON ELECTRIC LLC</b>   |         |                 |                     |                          |            |                                  |
|                                  | 7657    | E 100-43100-404 | Street Maintenanc   | Repairs/Maint Equipment  | \$400.97   | YLW WIRE NUT GE LED BASE LABOR   |
| <b>HUNTINGTON ELECTRIC LLC</b>   |         |                 |                     |                          | \$400.97   |                                  |
| <b>MOLLY DEKARSKI</b>            |         |                 |                     |                          |            |                                  |
|                                  | 000000  | E 211-45500-200 | Libraries (GENERA   | Office Supplies (GENERA  | \$50.00    | LETTERHEAD DESIGN                |
| <b>MOLLY DEKARSKI</b>            |         |                 |                     |                          | \$50.00    |                                  |
| <b>PLAYAWAY PRODUCTS</b>         |         |                 |                     |                          |            |                                  |
|                                  | 531706  | E 211-45500-293 | Libraries (GENERA   | Non Print Mat   Rplcd 59 | \$513.92   | NON PRINT LIB MATERIALS          |
| <b>PLAYAWAY PRODUCTS</b>         |         |                 |                     |                          | \$513.92   |                                  |
| <b>PRESTON EQUIPMENT COMPANY</b> |         |                 |                     |                          |            |                                  |
|                                  | 01-1837 | E 100-45200-212 | Parks (GENERAL) -   | Vehicle Operating Suppli | \$26.13    | HY GARD TY6354 DISP              |
|                                  | 01-1837 | E 100-45200-210 | Parks (GENERAL) -   | Operating Expenses       | \$72.15    | MWR BLADE                        |
| <b>PRESTON EQUIPMENT COMPANY</b> |         |                 |                     |                          | \$98.28    |                                  |
| <b>VESTIS</b>                    |         |                 |                     |                          |            |                                  |



**City of Chatfield**  
**Batch Listing - Unposted Summary**  
 Current Period: May 2026  
 2026 05FA01U

| Check Nbr                  | Invoice | Account         | Dept Descr         | Object Descr            | Amount      | Comments                      |
|----------------------------|---------|-----------------|--------------------|-------------------------|-------------|-------------------------------|
|                            | 256048  | E 100-41940-401 | Municipal Building | Repairs/Maint Buildings | \$127.23    | RUG SERVICE                   |
| <b>VESTIS</b>              |         |                 |                    |                         | \$127.23    |                               |
| <b>ZARNOTH BRUSH WORKS</b> |         |                 |                    |                         |             |                               |
|                            | 020598  | E 100-43100-210 | Street Maintenanc  | Operating Expenses      | \$177.00    | 435 GTR BROOM                 |
|                            | 020598  | E 100-43100-210 | Street Maintenanc  | Operating Expenses      | \$495.00    | WR CBL GTR BROOM              |
| <b>ZARNOTH BRUSH WORKS</b> |         |                 |                    |                         | \$672.00    |                               |
| <b>ZNR</b>                 |         |                 |                    |                         |             |                               |
|                            | 7336    | E 100-43100-404 | Street Maintenanc  | Repairs/Maint Equipment | \$414.23    | LABOR MULT SUPPLIES NIT SEALS |
| <b>ZNR</b>                 |         |                 |                    |                         | \$414.23    |                               |
| 2026 05FA01U               |         |                 |                    |                         | \$15,614.36 |                               |
|                            |         |                 |                    |                         | \$15,614.36 |                               |

([BatchID] in (22812))



**City of Chatfield**  
**Batch Listing - Unposted Summary**  
 Current Period: April 2026  
 2026 0423VNDPR

| Check                              | Nbr    | Invoice | Account          | Dept Descr        | Object Descr           | Amount             | Comments               |
|------------------------------------|--------|---------|------------------|-------------------|------------------------|--------------------|------------------------|
| <b>AFLAC</b>                       |        |         |                  |                   |                        |                    |                        |
|                                    | 113339 | 567429  | G 910-21712      |                   |                        | \$191.68           | PR VNDR LBLTY          |
|                                    |        | 567429  | G 910-21724      |                   |                        | \$209.04           | PR VNDR LBLTY          |
|                                    |        | 567429  | G 910-21718      |                   |                        | \$54.47            | PR VNDR LBLTY          |
|                                    |        | 567429  | G 910-21715      |                   |                        | \$73.49            | PR VNDR LBLTY          |
|                                    |        | 567429  | G 910-21713      |                   |                        | \$122.59           | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$651.27</u>    |                        |
| <b>AFLAC</b>                       |        |         |                  |                   |                        |                    |                        |
| <b>CHATFIELD PUBLIC LIBRARY</b>    |        |         |                  |                   |                        |                    |                        |
|                                    | 113337 | 2026-08 | R 211-45500-3620 | Libraries (GENERA |                        | -\$125.00          | PR VNDR LBLTY          |
|                                    |        | 2026-08 | G 910-21728      |                   |                        | \$125.00           | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$0.00</u>      |                        |
| <b>CHATFIELD PUBLIC LIBRARY</b>    |        |         |                  |                   |                        |                    |                        |
| <b>DELTA DENTAL</b>                |        |         |                  |                   |                        |                    |                        |
|                                    | 113341 | CNS000  | G 910-21711      |                   |                        | \$1,652.62         | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$1,652.62</u>  |                        |
| <b>DELTA DENTAL</b>                |        |         |                  |                   |                        |                    |                        |
| <b>EFTPS</b>                       |        |         |                  |                   |                        |                    |                        |
|                                    | 113331 | 026155  | G 910-21701      |                   |                        | \$5,871.47         | PR VNDR LBLTY          |
|                                    |        | 026155  | G 910-21709      |                   |                        | \$1,958.38         | PR VNDR LBLTY          |
|                                    |        | 026155  | G 910-21703      |                   |                        | \$5,823.48         | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$13,653.33</u> |                        |
| <b>EFTPS</b>                       |        |         |                  |                   |                        |                    |                        |
| <b>HEALTH EQUITY</b>               |        |         |                  |                   |                        |                    |                        |
|                                    | 113336 | aiqsh9p | G 910-21726      |                   |                        | \$3,944.74         | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$3,944.74</u>  |                        |
| <b>HEALTH EQUITY</b>               |        |         |                  |                   |                        |                    |                        |
| <b>MN PEIP</b>                     |        |         |                  |                   |                        |                    |                        |
|                                    | 113342 | 162302  | G 910-21706      |                   |                        | \$23,949.20        | MED ADV HSA HP EE - CA |
|                                    |        |         |                  |                   |                        | <u>\$23,949.20</u> |                        |
| <b>MN PEIP</b>                     |        |         |                  |                   |                        |                    |                        |
| <b>MN REVENUE</b>                  |        |         |                  |                   |                        |                    |                        |
|                                    | 113332 | 1-410-7 | G 910-21702      |                   |                        | \$2,937.74         | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$2,937.74</u>  |                        |
| <b>MN REVENUE</b>                  |        |         |                  |                   |                        |                    |                        |
| <b>NCPERS GROUP LIFE INSURANCE</b> |        |         |                  |                   |                        |                    |                        |
|                                    | 113333 | 384000  | E 100-41500-323  | Administration    | Admin Expense 323   34 | \$1.28             | PR VNDR LBLTY          |
|                                    |        | 384000  | G 910-21707      |                   |                        | \$128.00           | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$129.28</u>    |                        |
| <b>NCPERS GROUP LIFE INSURANCE</b> |        |         |                  |                   |                        |                    |                        |
| <b>PERA</b>                        |        |         |                  |                   |                        |                    |                        |
|                                    | 113334 | SOMPE   | G 910-21705      |                   |                        | \$6,451.41         | PR VNDR LBLTY          |
|                                    |        | SOMPE   | G 910-21704      |                   |                        | \$6,898.20         | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$13,349.61</u> |                        |
| <b>PERA</b>                        |        |         |                  |                   |                        |                    |                        |
| <b>SUN LIFE ASSURANCE COMPANY</b>  |        |         |                  |                   |                        |                    |                        |
|                                    | 113340 | 189376  | G 910-21720      |                   |                        | \$273.93           | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$273.93</u>    |                        |
| <b>SUN LIFE ASSURANCE COMPANY</b>  |        |         |                  |                   |                        |                    |                        |
| <b>TASC</b>                        |        |         |                  |                   |                        |                    |                        |
|                                    | 113338 | 04/23/2 | G 910-21714      |                   |                        | \$304.16           | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$304.16</u>    |                        |
| <b>TASC</b>                        |        |         |                  |                   |                        |                    |                        |
| <b>VOYA   EMPOWER   MNDP</b>       |        |         |                  |                   |                        |                    |                        |
|                                    | 113335 | PAYROL  | G 910-21719      |                   |                        | \$950.82           | PR VNDR LBLTY          |
|                                    |        |         |                  |                   |                        | <u>\$950.82</u>    |                        |
| <b>VOYA   EMPOWER   MNDP</b>       |        |         |                  |                   |                        |                    |                        |
|                                    |        |         |                  |                   |                        | <u>\$61,796.70</u> |                        |



**City of Chatfield**  
**Batch Listing - Unposted Summary**  
Current Period: April 2026  
2026 0423VNDPR

| Check<br>Nbr | Invoice | Account | Dept Descr | Object Descr | Amount      | Comments |
|--------------|---------|---------|------------|--------------|-------------|----------|
|              |         |         |            |              | \$61,796.70 |          |

([BatchID] in (22801))



City of Chatfield

Batch Listing - Unposted Summary

Current Period: April 2026

2026 0424Q1MNPDLV

| Check                            | Nbr    | Invoice | Account     | Dept Descr | Object Descr | Amount            | Comments |
|----------------------------------|--------|---------|-------------|------------|--------------|-------------------|----------|
| <b>MN UNEMPLOYMENT INSURANCE</b> |        |         |             |            |              |                   |          |
|                                  | 113343 | 23692   | G 910-21730 |            |              | \$27.51           | MNPML CC |
|                                  |        | 23692   | G 910-21730 |            |              | \$11.96           | MNPFL CC |
|                                  | 113344 | 40506   | G 910-21730 |            |              | \$2,727.26        | MNPML    |
|                                  |        | 40506   | G 910-21730 |            |              | \$1,207.15        | MNPFL    |
|                                  |        |         |             |            |              | <u>\$3,973.88</u> |          |
|                                  |        |         |             |            |              | <u>\$3,973.88</u> |          |
|                                  |        |         |             |            |              | <u>\$3,973.88</u> |          |

2026 0424Q1MNPDLV

([BatchID] in (22813))



City of Chatfield  
**Batch Listing - Unposted Summary**  
 Current Period: April 2026  
 2026\_04AMD02

| Check Nbr                           | Invoice | Account         | Dept Descr          | Object Descr              | Amount   | Comments                        |
|-------------------------------------|---------|-----------------|---------------------|---------------------------|----------|---------------------------------|
| <b>REINDERS</b>                     |         |                 |                     |                           |          |                                 |
| 061791                              | 370153  | E 100-45200-210 | Parks (GENERAL) -   | Operating Expenses        | \$81.18  | RP-15 BARRICADE PEST            |
| <b>REINDERS</b>                     |         |                 |                     |                           | \$81.18  |                                 |
| <b>TASC</b>                         |         |                 |                     |                           |          |                                 |
| 113345                              | APR 20  | E 100-41500-310 | Administration      | Other Professional Servic | \$21.25  | COBRA MO ADM FEE-AUG 2025-JUL20 |
| <b>TASC</b>                         |         |                 |                     |                           | \$21.25  |                                 |
| <b>UNITED STATES POSTAL SERVICE</b> |         |                 |                     |                           |          |                                 |
| 113346                              | 687055  | E 603-49500-322 | Refuse/Garbage (    | Postage                   | \$128.59 | UB PSTG ALLCTN 2026 19.22%      |
|                                     | 687055  | E 602-49450-322 | Sewer (GENERAL)     | Postage                   | \$405.94 | UB PSTG ALLCTN 2026 58.18%      |
|                                     | 687055  | E 601-49400-322 | Water Utilities (GE | Postage                   | \$163.20 | UB PSTG ALLCTN 2026 23.39%      |
| <b>UNITED STATES POSTAL SERVICE</b> |         |                 |                     |                           | \$697.73 |                                 |
| 2026_04AMD02                        |         |                 |                     |                           | \$800.16 |                                 |
|                                     |         |                 |                     |                           | \$800.16 |                                 |

([BatchID] in (22814))



**City of Chatfield**

**Batch Listing - Unposted Summary**

Current Period: May 2026

2026 05ADM01

| Check Nbr     | Invoice | Account         | Dept Descr       | Object Descr           | Amount          | Comments         |
|---------------|---------|-----------------|------------------|------------------------|-----------------|------------------|
| <b>FORTIS</b> |         |                 |                  |                        |                 |                  |
| 113356        | APR 20  | E 100-45124-323 | Swimming Pools - | Admin Expense 323   34 | \$624.75        | TRANSACTION FEES |
|               | APR 20  | E 100-45124-323 | Swimming Pools - | Admin Expense 323   34 | \$36.50         | MNTLY STTMNT FEE |
|               |         |                 |                  |                        | <u>\$661.25</u> |                  |
| 2026 05ADM01  |         |                 |                  |                        | <u>\$661.25</u> |                  |
|               |         |                 |                  |                        | <u>\$661.25</u> |                  |

([BatchID] in (22859))

# City of Chatfield

05/05/26 3:39 PM

Page 1

## Employee Reimbursements for Expenses

| Amount        | Check Date | Pay Method<br>Description | Employee Name    |
|---------------|------------|---------------------------|------------------|
| \$30.00       | 05/07/26   | Police Clothing           | Keigley, F_Scott |
| <hr/> \$30.00 |            |                           |                  |



# City of Chatfield

## Batch Listing - Unposted Summary

Current Period: May 2026

2026 05ADM02

05/06/26 11:44 AM

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| Check Nbr     | Invoice | Account         | Dept Descr       | Object Descr           | Amount | Comments |
|---------------|---------|-----------------|------------------|------------------------|--------|----------|
| <b>FORTIS</b> |         |                 |                  |                        |        |          |
| 113358        | 05/02/2 | E 100-45124-323 | Swimming Pools - | Admin Expense 323   34 | \$9.90 | ACH FEES |
|               |         |                 |                  |                        | \$9.90 |          |
| 2026 05ADM02  |         |                 |                  |                        | \$9.90 |          |
|               |         |                 |                  |                        | \$9.90 |          |

([BatchID] in (22871))



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Durapatcher Agreement - Amended

**Subject | Summary:** The City of Lanesboro has approved entering into the agreement to be a third owner of the Durapatcher, along with Chatfield and Stewartville.

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-04-27 Durapatch Agreement.pdf](#)

## **Cities of Chatfield/Lanesboro/Stewartville Minnesota** **Purchase and Sharing of a DuraPatcher Agreement**

This agreement ("Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Stewartville, Minnesota ("City A"), and the City of Chatfield, Minnesota, ("City B"), and the City of Lanesboro, Minnesota ("City C"). City A and City B and City C are referred to herein individually as a "Party" and collectively as the "Parties."

**WHEREAS**, the Parties need certain public works maintenance equipment that is used only occasionally and for a limited period of time each year; and

**WHEREAS**, the Parties need to better provide for street repairs within the respective jurisdictions; and

**WHEREAS**, the Parties desire to be more efficient with their use and ownership of equipment; and

**WHEREAS**, the Parties agree that sharing equipment promotes the cost-effective and efficient use of public resources; and

**WHEREAS**, the Parties have agreed to jointly fund the purchase of a DuraPatcher; and

**WHEREAS**, the Parties desire to enter into an agreement to jointly purchase a DuraPatcher, when again needed, and establish procedures for sharing the equipment, and define their legal relationship and responsibilities; and

**WHEREAS**, the Parties are authorized to jointly and cooperatively exercise their powers pursuant to the provisions of Minnesota Statutes, Section 471.59.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, it is mutually agreed between the Parties as follows:

- I. Equipment.** The Parties agree to jointly purchase a DuraPatcher, when again agreed upon from an agreed upon Seller ("Seller");
- II. Cost of Equipment.** The total cost of the DuraPatcher including any taxes and delivery is \$\_\_\_\_\_ when again determined. Each Party shall pay the Seller one-third of the cost. The Parties agree to comply with all applicable public contracting laws.

**III. Term.** This Agreement will be in force for a period of 5 (five) years from its Effective Date. This Agreement will automatically renew for subsequent one-year terms unless either Parties provides the other Parties written notice to withdrawal as per Article XI. On or before the expiration of this Agreement the Parties will determine whether to retain or dispose of the Durapatcher. The Parties agree to work in good faith to reach agreement on an equitable division of the Durapatcher in accordance with the disposition provisions set forth in Article XII. If all three Parties want to retain the Durapatcher, the Parties shall determine who will retain the Durapatcher by random drawing.

**IV. Cooperative Use of Equipment.** The Parties, through their Public Works Directors, or designees, shall establish a reasonable schedule for the use of the DuraPatcher. No Party shall lease, rent, loan, or otherwise permit the DuraPatcher to be used by anyone who is not a party to this Agreement without the written consent of the other Parties.

**V. Repairs and Maintenance.**

- A. Non-Party Repairs and Maintenance. All costs paid to non-parties to repair and maintain the DuraPatcher shall be borne equally by all Parties. Each Party shall pay one-third of the cost to such vendor or reimburse the other Parties if all the cost is paid by one Party. Any repair and maintenance costs in excess of \$1,000 must first be approved by all Parties.
- B. Routine Maintenance by Party. Each Party, at its own expense, shall perform routine maintenance on the DuraPatcher while the DuraPatcher is in its possession. Routine maintenance shall include broom replacement, oil changes, lubrication, replenishing fluids, washing and tire repairs.
- C. Non-Routine Maintenance by a Party. The Parties shall keep track of any non-routine maintenance performed by their employees each calendar year. The cost of non-routine maintenance shall be calculated at \$40.00 per hour of employee time plus actual expenses. By January 31 of each year, the Parties shall compare costs, and any balance owing over \$100 shall be paid by the other Party. Any balance under \$100 shall be forgiven for that calendar year.
- D. Records. Each Party shall maintain written records of all maintenance which shall be open to inspection by the other Parties.

**VI. Storage and Transportation.**

- A. Storage. Each Party shall be responsible for securely storing the DuraPatcher in a safe, enclosed location while in that Party's possession and not in use.
- B. Transportation. Each Party shall be responsible for transporting the DuraPatcher to its city.
- C. Host City: Each Party will take turns hosting storage of the DuraPatcher on a yearly basis. Host City will be responsible for inspection upon return from each Party.

**VII. Employees and Workers' Compensation.**

- A. Employees. The Parties shall allow only properly trained employees to operate the DuraPatcher. The DuraPatcher may only be used for its intended purposes.
- B. Workers' Compensation. Each Party shall be responsible for injuries or death of its own personnel while they are operating, maintaining or otherwise utilizing the DuraPatcher pursuant to this Agreement. Each Party will maintain workers' compensation insurance or self-insurance coverage on its employees. The Parties waive the right to sue the other Party for any workers' compensation benefits paid to its own employees or their dependents, even if the injuries were caused wholly or partially by the negligence of the other Party or its officers, employees, or agents.

**VIII. Insurance.** The Parties shall maintain the following insurance coverages.

- A. Property Insurance. City A shall insure the DuraPatcher for its replacement cost. City B and City C shall reimburse City A for one-third each, of the cost of such insurance. All Parties shall be listed as loss payees. Any deductible shall be borne equally by all Parties. Any insurance proceeds shall be used to repair or replace the DuraPatcher, or divided equally by the Parties.
- B. Liability Insurance. All Parties shall maintain liability insurance covering their use of the DuraPatcher. The Parties shall name the other Parties as an additional insured for purposes of liability claims that may arise under this Agreement. The Parties agree to maintain liability coverage for at least three years following the termination of this Agreement.

**IX. Indemnification.**

- A. Hold Harmless. Each Party shall be liable for its own acts to the extent provided by law and hereby agrees to defend, indemnify and hold harmless the other Parties, and its officers, employees and agents, against any and all liability, loss, costs, damages, expenses, claims or actions, including reasonable attorneys' fees, which the other Parties may hereafter sustain, incur or be required to pay, arising out of or by reason of any act or omission of the indemnifying Party, and its officers, employees or agents, in the execution or performance or failure to adequately perform its obligations pursuant to this Agreement. Nothing in this Agreement shall require a Party to defend, indemnify or hold harmless the other Party for the other Party's own acts or omissions.
- B. Liability Limits. It is understood and agreed that the Parties' liability shall be limited by the provisions of Minnesota Statutes, chapter 466, and/or other applicable law. The hold harmless provision of this Agreement does not constitute a waiver by any Party of any limitations on liability provided under Minnesota Statutes, section 466.04, as amended. To the fullest extent permitted by law, actions by the Parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, section 471.59, subdivision 1a(a) as amended. Each Party to this Agreement expressly declines responsibility for the acts or omissions of the other Parties. Each Party agrees to promptly notify the other Parties if it knows or becomes aware of any facts or allegations reasonably giving rise to actual or potential liability, claims, causes of action, judgments, damages, losses, costs or expenses, involving or reasonably likely to involve the other Parties, and arising out of acts or omissions related to this Agreement.

**X. Dispute Resolution.** The Parties agree that their Public Works Directors, or designees, shall meet informally to resolve any disputes. If a mutual resolution cannot be reached, the Parties shall select an independent mediator to resolve the dispute.

**XI. Withdrawal.** A Party may withdrawal from this Agreement upon 12 (twelve) months' written notice given to the other Parties. Only the governing body of a Party may decide to withdrawal from this Agreement. The withdrawing Party will not be compensated for money invested and will forfeit their rights to use the DuraPatcher.

**XII. Disposition of DuraPatcher.** All Parties may agree to dispose of the DuraPatcher at any time. If the DuraPatcher is sold or traded in on a new piece of equipment, each Party shall be entitled to one-third (1/3) of the proceeds less any selling expenses or one-third (1/3) of the trade-in value.

**XIII. General Provisions.**

- A. Entire Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.
- B. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both Parties.
- C. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in Olmsted County, Minnesota.
- D. Government Data/Privacy. Each Party, its employees, officials and agents, agree to abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, chapter 13, and all other applicable state and federal laws, rules, regulations and orders relating to data privacy or confidentiality, and as any of the same may be amended.
- E. Waiver. The waiver by either of the Parties of any breach or failure to comply with any provision of this Agreement by the other Parties shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.
- F. Notices. All notices and other communications pursuant to this Agreement must be in writing and must be given by registered or certified mail, postage prepaid, or delivered by hand at the addresses set forth below:

Notice to City A:  
City of Stewartville  
105 E 1<sup>st</sup> St.  
Stewartville, MN 55976

Notice to City B:  
City of Chatfield  
21 2<sup>nd</sup> St. SE  
Chatfield, MN 55923

Notice to City C:  
City of Lanesboro  
PO Box 333  
202 Parkway S  
Lanesboro, MN 55949

- G. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.
- H. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, and which taken together shall be deemed to be one and the same document.
- I. Effective Date. This Agreement is effective on the date last executed by one of the Parties below.

**IN WITNESS WHEREOF**, the City has caused this Agreement to be signed by its Mayor and City Clerk.

**Dated:** \_\_\_\_\_

**CITY OF STEWARTVILLE, MINNESOTA**

**By:** \_\_\_\_\_  
**Its Mayor**

**By:** \_\_\_\_\_  
**Its City Clerk**

**IN WITNESS WHEREOF**, the City has caused this Agreement to be signed by its Mayor and City Clerk.

**Dated:** \_\_\_\_\_

**CITY OF CHATFIELD, MINNESOTA**


**By:** \_\_\_\_\_  
**Its Mayor**

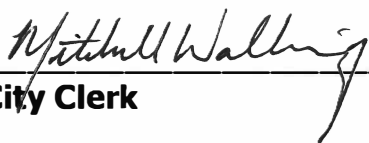
**By:** \_\_\_\_\_  
**Its City Clerk**

**IN WITNESS WHEREOF**, the City has caused this Agreement to be signed by its Mayor and City Clerk.

**Dated:** 04/27/2026

**CITY OF LANESBORO, MINNESOTA**

**By:**  \_\_\_\_\_  
**Its Mayor**

**By:**  \_\_\_\_\_  
**Its City Clerk**



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Resolution 2026-36 Security Camera Policy

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

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**Recommended Motion:**

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

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**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**

[2026-36 Security Camera Policy Adoption.pdf](#)

City of Chatfield

Resolution 2026-36

Resolution Adopting a City Hall Security Camera Policy

WHEREAS, the City is committed to protecting the safety of the public, City employees, elected officials, and City property within City Hall; and

WHEREAS, the use of security cameras can deter criminal activity and assist with investigations; and

WHEREAS, the City recognizes the importance of protecting individual privacy rights; and

WHEREAS, the collection, use, and dissemination of security camera data is governed by the Minnesota Government Data Practices Act (Minnesota Statutes Chapter 13); and

WHEREAS, the City Administrator has prepared a City Hall Security Camera Policy;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

1. The City Hall Security Camera Policy attached hereto is hereby adopted.
2. The City Administrator is authorized to implement and administer the policy.
3. This resolution is effective upon adoption.

Adopted this 11th day of May, 2026.

/s/Beth M Carlson  
City Clerk  
City of Chatfield

## **City Hall Security Camera Policy**

### **Purpose**

The purpose of this policy is to enhance public safety while complying with the Minnesota Government Data Practices Act (MGDPA), Minnesota Statutes Chapter 13.

### **Scope**

This policy applies to all City-owned or operated security cameras located within City Hall and City-controlled facilities.

### **Camera Placement**

Security cameras may be installed in public areas such as building entrances, hallways, lobbies, and parking areas. Cameras shall not be installed in restrooms, locker rooms, or areas where individuals have a reasonable expectation of privacy.

### **Notice**

The City will provide reasonable notice that security cameras are in use in accordance with Minn. Stat. §13.04.

### **Data Classification and Access**

Security camera footage is government data under the MGDPA and is generally classified as private or nonpublic unless otherwise required or permitted by law. Access is limited to authorized personnel for legitimate City purposes.

### **Data Retention**

Security camera recordings will normally be retained for 30 to 60 days unless the footage is related to an investigation, legal action, insurance claim, or data practices request, in which case it will be retained as required.

### **Administration**

The City Administrator or designee is responsible for administering this policy, approving camera placement, and ensuring compliance with applicable laws.



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** 2026-38 Resolution Approving an LG220 Application for Exempt Permit for St. Mary's Catholic Church

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-38 Lawful Gambling LG220 for St. Mary's Catholic Church.pdf](#)

City of Chatfield

Resolution 2026-38

A Resolution Approving an LG220 Application for Exempt Permit for St. Mary’s Catholic Church

WHEREAS, as nonprofit organization has submitted an LG220 Application for Exempt Permit for lawful gambling; and

WHEREAS, city approval for a gambling premises located within city limits is required before a nonprofit can submit an application to the Minnesota Gambling Control Board; and

WHEREAS, the nonprofit would like to conduct lawful gambling as follows:

|  |   |
|--|---|
| Name of Nonprofit Organization:                              | St. Mary’s Catholic Church                |
| Name of premises where the gambling event will be conducted: | 323 Twiford St. SW<br>Chatfield, MN 55923 |
| Date(s) of Activity:   | August 9, 2026                            |
| Type of Gambling Activity:                                   | Raffle                                    |

; and

NOW THEREFORE, Be It Resolved By The City Council Of The City Of Chatfield, Minnesota acknowledges the LG220 Application for Exempt Permit with no waiting period.

ADOPTED by the City Council of Chatfield, Minnesota this 11<sup>th</sup> day of May 2026.

/s/Beth M Carlson

City Clerk

City of Chatfield



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** 2026-39 Resolution Approving an LG220 Application for Exempt Permit for Chatfield Youth Trap Organization

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-39 Lawful Gambling LG220 for Youth Trap Organization Bingo.pdf](#)

City of Chatfield

Resolution 2026-39

A Resolution Approving an LG220 Application for Exempt Permit for Chatfield Youth Trap Organization

WHEREAS, as nonprofit organization has submitted an LG220 Application for Exempt Permit for lawful gambling; and

WHEREAS, city approval for a gambling premises located within city limits is required before a nonprofit can submit an application to the Minnesota Gambling Control Board; and

WHEREAS, the nonprofit would like to conduct lawful gambling as follows:

|  |  |
|--|--|
| Name of Nonprofit Organization:                              | Chatfield Youth Trap Organization        |
| Name of premises where the gambling event will be conducted: | 305 Main Street S<br>Chatfield, MN 55923 |
| Date(s) of Activity:   | August 6,7,8,9, 2026                     |
| Type of Gambling Activity:                                   | Bingo                                    |

; and

NOW THEREFORE, Be It Resolved By The City Council Of The City Of Chatfield, Minnesota acknowledges the LG220 Application for Exempt Permit with no waiting period.

ADOPTED by the City Council of Chatfield, Minnesota this 11<sup>th</sup> day of May 2026.

/s/Beth M Carlson

City Clerk

City of Chatfield



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** 2026-40 Resolution Approving an LG220 Application for Exempt Permit for Chatfield Youth Trap Organization

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-40 Lawful Gambling LG220 for Youth Trap Organization raffle.pdf](#)

City of Chatfield

Resolution 2026-40

A Resolution Approving an LG220 Application for Exempt Permit for Chatfield Youth Trap Organization

WHEREAS, as nonprofit organization has submitted an LG220 Application for Exempt Permit for lawful gambling; and

WHEREAS, city approval for a gambling premises located within city limits is required before a nonprofit can submit an application to the Minnesota Gambling Control Board; and

WHEREAS, the nonprofit would like to conduct lawful gambling as follows:

|  |  |
|--|--|
| Name of Nonprofit Organization:                              | Chatfield Youth Trap Organization        |
| Name of premises where the gambling event will be conducted: | 305 Main Street S<br>Chatfield, MN 55923 |
| Date(s) of Activity:   | August 9, 2026                           |
| Type of Gambling Activity:                                   | Raffle                                   |

; and

NOW THEREFORE, Be It Resolved By The City Council Of The City Of Chatfield, Minnesota acknowledges the LG220 Application for Exempt Permit with no waiting period.

ADOPTED by the City Council of Chatfield, Minnesota this 11<sup>th</sup> day of May 2026.

/s/Beth M Carlson

City Clerk

City of Chatfield



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Resolution 2026-43 Approving Agreement with the DNR for OHV Trails

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-43 ATV Trail Agreement Resolution.pdf](#)

**Resolution No. 2026-43**

**Resolution to Approve an Agreement Between the DNR State of Minnesota and the City of Chatfield and to authorize the City Clerk to Sign and Submit the 2026 - 2027 OHV Trails Assistance Program Maintenance Project Agreement**

**Whereas**, the City of Chatfield has served as the Local Government sponsor of the Chatfield ATV Trail and has worked with the Chatfield ATV Club to effectively maintain the trail for a number of years, and

**Whereas**, the City of Chatfield has found that the trail represents a service desired by the residents of Chatfield as well as people throughout the area, and

**Whereas**, Chatfield Trails, Inc. has the resources necessary to properly maintain the trail,

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Chatfield that the State of Minnesota Off-Highway Vehicle Trail Assistance Program (grant-in-aid) Grant Agreement be approved as presented and

**BE IT FURTHER RESOLVED** that the City Clerk be authorized to sign and submit the OHV Trails Assistance Program Maintenance Agreement as presented.

Adopted by the Chatfield City Council on this 11 day of May, 2026.

/s/Beth M Carlson  
City Clerk  
City of Chatfield



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Approve a step increase for Scott Keigley to Grade 10 Step 4 effective May 16, 2026

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

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**Recommended Motion:**

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Amco III Development Agreement

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

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**Recommended Motion:** Motion to approve as recommended.

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

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**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**

[2026.05.07 Amco 3rd DA - Griffin .pdf](#)

The space above is reserved for recording purposes

**CITY OF CHATFIELD  
AMCO 3<sup>rd</sup> ADDITION  
DEVELOPMENT AGREEMENT**

This Agreement (“Agreement”) is made as of \_\_\_\_\_, 2026, between the City of Chatfield, a municipal corporation under the laws of Minnesota (“City”) and G-Cubed Development, Inc., a Minnesota corporation (“Developer”).

**RECITALS:**

- A. City is the fee owner of property (subsequently referred to in this Agreement as "Property") located in Chatfield, Minnesota, Fillmore County (“County”), on which Developer desires to install various improvements in support of a residential housing subdivision to be known as Amco 3<sup>rd</sup> Addition. The residential subdivision is to be legally described as follows:

Amco 3<sup>rd</sup> Addition, Fillmore County, Minnesota

- B. The Developer is the fee owner of additional property legally described in Exhibit A attached hereto (the "Additional Property" or “Plat”), located in Chatfield, Minnesota, on which the Developer desires to construct the Amco 3<sup>rd</sup> Addition as further described hereinafter.

- C. In order to ensure that the development of the Property and the Additional property (together, the "Development") and the construction of necessary improvements comply with City ordinances and regulations, the City and the Developer desire to enter into this Agreement.

NOW THEREFORE, based on the mutual covenants and obligations contained in the Agreement, the City and the Developer agree as follows:

1. Right to Proceed. This Agreement is intended to regulate the development of the Property and the construction of certain improvements on the Property as described herein. Except for any clearing, grubbing or grading that the City has previously approved under separate permits or the posting of separate security, the Developer may not construct public or private improvements or any buildings on the Property until all the following conditions precedent have been satisfied:
  - a) this Agreement has been executed by the Developer and the City;
  - b) final engineering and construction plans have been delivered by the Developer and approved by the City Engineer;
  - c) the Developer has executed, and recorded at the County to satisfaction of the City, any required easements;
  - d) the Developer has paid to the City all Administrative Fees (as defined in paragraph 20) due to date and has submitted an initial \$5,000 escrow deposit required by this Agreement;
  - e) the Developer has provided to the City evidence of approval of the stormwater management system utilizing downstream and off site facilities designed under the current NPDES Construction Stormwater Permit requirements, as applicable. Any existing facilities must have the agreement of the property owner for use and have easements to cover the inflow and outflow as well as the management of the facility. If these are expected to be public, the easements shall be public. All agreements or easements must be in place on or before the date of filing of the final plat of the property;
  - f) the Developer has paid to the City the sewer ("SAC") and water ("WAC") area charges required by this Agreement;
  - g) the Developer has submitted the certificate of insurance required by this Agreement;
  - h) a permit from MnDOT is not required.
  - i) the Developer has obtained all necessary permits and approvals from the Minnesota Department of Health ("MDH");
  - j) the Developer has obtained all necessary permits and approvals from the Minnesota Pollution Control Agency ("MPCA");
  - k) the Developer has initiated and attended a preconstruction meeting with the City Engineer;

- l) the Developer has submitted and the City has reviewed and approved the Storm Water Pollution Prevention Plan; and
  - m) the City has issued a notice that all conditions precedent have been satisfied and that the Developer may proceed. If the City does not issue the notice after the Developer has performed the conditions precedent set forth in this paragraph, within five (5) business days of the Developer's request, the City will notify Developer in writing as to which conditions precedent have not been met and under what conditions will the City's notice of satisfaction of the conditions precedent be forthcoming.
2. Right to Proceed with Private Development. Except for any clearing, grubbing or grading that the City has previously approved under separate permits or the posting of separate security, the Developer may not construct private improvements or any buildings on the Additional Property until all the following conditions precedent have been satisfied:
- a) the final plat of the Property and Additional Property, in substantially the form of the preliminary plat attached hereto as Exhibit B ("Final Plat") has been filed with the County.
3. Plans. Amco 3<sup>rd</sup> Addition shall be developed in accordance with the plans, drawings and maps submitted by the Developer and approved by the City (collectively, the "Plans"). The documents on file with the City that constitute the Plans for Amco 3<sup>rd</sup> Addition are listed on Exhibit C attached to this Agreement.
4. Developer Improvements. In developing Amco 3<sup>rd</sup> Addition in accordance with the Plans, the Developer shall make or install the following improvements (collectively, the "Developer Improvements") at its sole expense:
- a. site grading and all temporary and permanent erosion control measures;
  - b. street grading and surfacing of all streets located within the Property;
  - c. sanitary sewer;
  - d. water main;
  - e. storm water improvements, including all necessary culverts, catch basins, ponds, inlets and other appurtenances;
  - f. street signage;
  - g. street lighting;
  - h. normal and customary landscaping; and
  - i. sidewalk

The Developer Improvements shall be installed in accordance with this Agreement, the Plans, and with all applicable written City Standards and ordinances. The Developer's plans and specifications for the Developer

Improvements must be prepared by a professional engineer. The Developer must obtain all necessary permits and approvals from the MPCA, the MDH, MnDOT (if required), and any other agency having jurisdiction before proceeding with construction of the Developer Improvements. The Developer shall provide a level of field inspection sufficient to ensure acceptable quality control and to allow certification of the construction work.

The Developer agrees to reimburse the City for the reasonable cost of engineering administration and construction observation regarding completion of the Developer Improvements on the Property, with an initial deposit of \$5,000. The City Engineer, or their designee, shall observe the watermain loading, pressure testing, conductivity testing, tracer wire testing, bacteria testing, and visual inspection of the valves and hydrants; sanitary sewer low pressure air and mandrel testing; street sub grade proof roll prior to aggregate base placement; aggregate base proof roll prior to concrete curb and gutter construction and evaluation of aggregate and bituminous base prior to wear course paving including delineation of distressed areas and repair as needed. The City Engineer, or their designee, will provide intermittent site visits to observe contractor activities during construction including site grading, utility installation and street construction; however, it is the developer's engineer's responsibility to perform the detailed inspection duties and to verify that material testing is completed per the project specifications. The developer's engineer is also responsible for filing of as-built drawings and materials reports. Developer shall give the City Engineer notice at least 48 hours prior to testing.

Sanitary sewer mains and storm sewer piping shall be televised by the Developer, at their expense, prior to acceptance by the City of the Developer Improvements. Material defects in sanitary sewer mains and storm sewer piping, including without limitation cracked pipes, open joints, and protruding service lines, will be repaired by Developer prior to City acceptance.

The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. Prior to beginning construction, the Developer or the Developer's engineer will schedule a preconstruction meeting with all parties concerned, including the City staff and engineers to review the program for construction work. Within 30 days after the completion of the Developer Improvements, prior to acceptance of any Developer Improvements by the City, and before any financial surety is released (unless the City has previously released a portion of the surety), the Developer shall supply the City with a complete set of reproducible "as built" plans and a complete set of blue line "as built" plans prepared in accordance with City standards. Additionally, all "as built" infrastructure, roadway, and lot line linework shall be provided electronically for incorporation into the City's GIS database. Iron monuments must be installed on the Property in accordance with Minnesota Statutes Section 505.02 within twelve (12) months

from the date that the Final Plat is recorded with the County. The Developer's surveyor shall submit a written notice to the City certifying that the monuments have been installed.

All private utilities serving homes within the Final Plat including any existing private utilities except those located on public property, shall be constructed or placed underground.

5. Time of Performance. The Developer will complete the installation of all Developer Improvements by December 31, 2028.
6. Easement; Right of Entry.
  - a. The City grants to the Developer a temporary easement over, under and across the rights-of-way dedicated to the public in the Final Plat for purpose of construction of the Developer Improvements. The easement will commence with execution of this Agreement, and shall terminate upon acceptance of the Developer Improvements by the City. The Developer shall be responsible for the reconstruction of any street that is impacted by the extension of utilities to service the Property.
  - b. The Developer grants to the City, its agents, representatives, employees, officers, and contractors, a right of entry to access all areas of the Property to perform any and all work and inspections necessary or deemed appropriate by the City during the installation of the Developer Improvements. The City will provide the Developer with reasonable notice prior to exercising its rights hereunder, except in the case of emergency.
7. Erosion Control.
  - a. Prior to rough grading, perimeter erosion control measures shall be implemented by the Developer and inspected and approved by the City, which approval will not be unreasonably withheld or delayed. The City may impose any additional erosion control requirements deemed beneficial by the City Engineer through such time as the last house is completed within the Property and the site is sufficiently stabilized and mitigated for erosion and sedimentation transport risks
  - b. The erosion control measures specified in the Plans, or as modified by the Engineer of Record with written approval by the City, or additional erosion control requirements deemed beneficial by the City Engineer, shall be binding on the Developer and its successors and assigns, including lot purchasers. Additional erosion control measures, which

may be required by the City, shall be implemented in accordance with any other applicable regulations, ordinance or permit.

8. Noise and Dust Control. The Developer shall limit construction, demolition, and grinding activities on the Property during the hours of 7 a.m. and 7 p.m., Monday through Friday. The Developer shall provide dust control to the satisfaction of the City Engineer through all construction within the Property and shall exercise due diligence with regard to the activities of third parties not under the Developer's direct control.
9. Grading Plan.
  - a. Grading on the Property shall be in accordance with the approved grading plan. Within 30 days after completion of grading, the Developer shall provide the City with an "as built" grading plan including certification by a registered land surveyor or engineer that all grading has been performed and completed in accordance with the Plans. No building permits for structures in the Final Plat shall be issued until the grading plan has been implemented and all conditions regarding access included within this Agreement have been implemented.
  - b. Grading shall be completed with 120 days of execution of this Agreement. Upon completion of grading, the City Engineer, or their designee, shall inspect the Property and determine whether grading has been performed in accordance with the grading plan. If grading has been properly completed, the City Engineer shall issue a notice to proceed. If grading has not been properly performed, all work on the Property shall stop until the Developer completes the grading to the satisfaction of the City Engineer or posts additional surety in an amount determined by the City Engineer.
10. Streets, Sidewalks and Trail.
  - a. Sidewalk is required to be constructed on the west and southwest sides of Amco Lane according to city specifications up to the cul-de-sac. Sidewalk must be installed as houses get constructed but completely installed no later than December 31, 2028, whichever comes first.
  - b. Following completion of the street through the base course of bituminous and inspection thereof by the City Engineer, or their designee, the City agrees to accept the street for maintenance if deemed by the City to have been constructed according to City specifications, including the Thoroughfare Plan and the Plans. Removal of snow and ice from the street within the Property shall remain the responsibility of the Developer until the City accepts the street for maintenance.

- c. The final wear course of bituminous shall be placed after one freeze/thaw cycle. Gutter lips shall be protected as accepted by the Public Works Director.
- d. The Developer agrees to warrant the street within the Property against defects in labor and materials for a period of two years from the dated of their final acceptance of all street improvements by the City. During such period, the Developer agrees to repair or replace the street within the Property or street segment which shows signs of failure, normal wear and tear excepted. A decision regarding whether the street or a street segment shows signs of failure shall be made by the City in the exercise of its reasonable judgment. If the Developer fails to repair or replace a defective street or street segment during the warranty period, the City may, following thirty (30) days written notice (except in emergency situations), repair or replace the street or street segment and may charge the Developer for said costs. The Developer agrees to reimburse the City fully for the cost of street repair or replacement. Such reimbursement must be made within 30 days of the date upon which the City notifies the Developer of the cost due under this paragraph. The Developer agrees to permit the City to specially assess any unreimbursed costs against any unsold lots within the Property if the Developer fails to make required payments to the City. The Developer, on behalf of itself and its successors and assigns, acknowledges the benefit to the lots within the Property of the repair or replacement of the streets and consents to such assessment and waives the right to a hearing, notice of hearing, or any appeal.
- e. If building permits are issued prior to the completion and acceptance of all Developer Improvements serving any lot, the final wear course of bituminous excepted, the Developer assumes all liability and costs resulting in delays in completion of the Developer Improvements and damage to the Developer Improvements caused by the City, the Developer, its contractors, subcontractors, material suppliers, employees, agents, or third parties. No sanitary sewer or water connection permits shall be issued and there shall be no occupancy or use of any structure for which a building permit has been issued on either a temporary or permanent basis until the streets needed for access have been paved with a bituminous surface and the sanitary sewer and water utilities have been accepted by the City.

11. Sanitary Sewer and Water Improvements.

- a. The Developer agrees to extend sanitary sewer and water to serve each individual lot within the Property. The Developer's work in extending utilities must be in accordance with the Plans and must comply with all City requirements regarding such utilities. The Developer agrees to obtain the necessary permits and easements from the MDH, the MPCA

and MnDOT (if required) prior to the start of such work. The easement granted by the City to the Developer regarding the construction of the streets shall also permit construction of the utilities within the Property.

- b. All sanitary sewer mains shown within the Amco 3<sup>rd</sup> Addition plan set, including the sanitary sewer main extension intended to serve the future development of Outlot A, Amco 3<sup>rd</sup> Addition, shall be considered 'Public' sanitary sewer infrastructure. The Developer shall provide access for maintenance of all sanitary sewer mains and associated structures. Maintenance access from the end of the Amco Lane SE cul- de-sac to the end of the sanitary sewer main at MH-27, as identified in the Amco Third Addition construction plans, shall be provided via the existing private drive. The Developer shall ensure that access to MH-27 by way of the private drive is maintained at all times. Prior to issuance of a certificate of occupancy for any homes within the future development of Outlot A, Amco 3<sup>rd</sup> Addition, the Developer shall widen the private drive to a minimum width of 24 feet and pave the drive with either bituminous or concrete pavement. The Developer shall grant and record an access easement in favor of the City of Chatfield over and across the private drive upon the development of Outlot A, Amco 3<sup>rd</sup> Addition.
- c. The Developer agrees to warrant the sanitary sewer and water Developer Improvements against defects in labor and materials for a period of two years from the date of acceptance of the utilities by the City. During such period, the Developer agrees to repair or replace any utility Developer Improvement which shows signs of failure, normal wear and tear, excepted. The City, in the exercise of its reasonable judgment, shall make a decision regarding whether any utility Developer Improvement or segment thereof shows signs of failure. If the Developer fails to repair or replace defective utilities during the warranty period, the City following at least thirty (30) days written notice (except for in emergency situations) to Developer, may repair or replace the utility or utility segment. The Developer agrees to reimburse the City fully for the cost of the repair or replacement made on the Property. Such reimbursement shall be made within 30 days of the date upon which the City notifies the Developer in writing of the cost due under this paragraph. The Developer agrees to permit the City to specially assess any unreimbursed costs against any unsold lots in the Final Plat if the Developer fails to make required payments to the City. The Developer, on behalf of itself and its successors and assigns, acknowledges the benefit to the lots within the Property of the repair or replacement of the sanitary sewer and water Developer Improvements and consents to such assessment and waives the right to a hearing, notice of hearing, or any appeal.

- d. The Developer shall abandon and cap any existing wells on the Property in accordance with all applicable MDH, County, and City requirements.

12. Storm Water Facilities.

- a. The Developer agrees to construct the storm water facilities in accordance with the Plans and in compliance with all City requirements regarding such Developer Improvements and current NPDES Construction Stormwater Permit requirements, as applicable.
- b. The Developer agrees to warrant the storm water Developer Improvements against defects in labor and materials for a period of two years from the date of acceptance of the storm water Developer Improvements by the City. During such period, the Developer agrees to repair or replace any storm water Developer Improvement which shows signs of failure, normal wear and tear excepted. The City, in the exercise of its reasonable judgment, shall make a decision regarding whether any storm water Developer Improvement or segment thereof shows signs of failure. If the Developer fails to repair or replace defective storm water improvements during the warranty period, the City following at least thirty (30) days written notice (except for in emergency situations) to Developer, may repair or replace the storm water Developer Improvement. The Developer agrees to reimburse the City fully for the cost of the repair or replacement made on the Property. Such reimbursement shall be made within 30 days of the date upon which the City notifies the Developer in writing of the cost due under this paragraph. The Developer agrees to permit the City to specially assess any unreimbursed costs against any unsold lots in the Final Plat if the Developer fails to make required payments to the City. The Developer, on behalf of itself and its successors and assigns, acknowledges the benefit to the lots within the Property of the repair or replacement of the sanitary sewer and water Developer Improvements and consents to such assessment and waives the right to a hearing, notice of hearing, or any appeal.
- c. If the Developer will use a storm water facility that is located on the property of another, the Developer will present evidence to the City that the other property owner agrees with such use and that appropriate easements are in place.

13. Street Lighting and Signs; Landscaping.

- a. The Developer agrees to install streetlights to serve the Property as specified by the City. All lighting shall meet City and MnDOT standards and be of a design approved by the City. Street signs shall be of a design approved by the City and shall be dedicated by the

Developer to the City after installation and acceptance by the City. The Developer shall pay for the cost of the street lighting and street signs.

- b. The Developer agrees to install the landscaping in accordance with the Plans.
14. Construction Activities and Clean Up. The Developer shall promptly clean any and all dirt and debris from the streets on the Property and all other streets or roads adjacent to the Property resulting from construction work performed by the Developer, its contractors, agents or assigns.
  15. City Engineering Administration and Construction Observation. The Developer agrees to reimburse the City for the reasonable cost of engineering administration and construction observation regarding completion of the Developer Improvements on the Property. Engineering administration includes development plans and correspondence; monitoring and observation of construction and consultation with the Developer; monitoring of the Developer Improvements during the warranty period and processing of requests for reduction in surety. Construction observation includes observation by the City Engineer of construction of the Developer Improvements. The City may also inspect the work at its discretion and at the Developer's expense as described in paragraph 3 of this document. Fees for City engineering administration and construction observation will be billed to the Developer on an hourly basis. Any disagreement between the City and the Developer regarding fees shall be resolved in accordance with Minnesota Statutes Section 462.353, subdivision 4.
  16. Developer Improvements - Assessments. If the Developer fails to complete construction of the Developer Improvements by the dates stated in Section 4 herein, the City may, at its option, enter the Property and complete construction of the Developer Improvements. If the City exercises its right to construct all or a portion of the Developer Improvements, the Developer agrees that certain lots benefited by the Developer Improvements may be specially assessed for the cost. The Developer consents to such special assessments against the Property (the "Developer Improvements Special Assessments") in an amount not to exceed the actual cost of completing those improvements, amortized over a term of ten years beginning in taxes payable 2030, and further agrees:
    - a. to waive notice of hearing and hearing pursuant to Minn. Stat. Section 429.031, on the Developer Improvements and notice of hearing and hearing on the Developer Improvements Special Assessments levied to finance the Developer Improvements pursuant to Minn. Stat. Section 429.061;

- b. to waive the right to appeal the levy of the Developer Improvements Special Assessments in accordance with this Agreement pursuant to Minn. Stat. Section 429.081, or reapportionment thereof upon land division pursuant to Minn. Stat. Section 429.071, Subd. 3, or otherwise.
- c. to waive any other requirements of Minn. Stat., Chapter 429 with which the City does not comply.
- d. that the increase in fair market value of the Property resulting from construction of the Developer Improvements will be at least equal to the principal amount to be assessed hereunder (an amount not to exceed the actual cost of completing the improvements), and that such increase in fair market value is a special benefit to the Property;
- e. that assessment of the cost of the Developer Improvements against the Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed; and
- f. to waive notice and right to appeal reapportionment of such Developer Improvements Special Assessments up to the amount described above.

Notwithstanding anything to the contrary herein, the waivers stated in this Section are effective only for the Developer Improvements Special Assessments as described above.

- 17. Defaults. In the event of default by either party as to any obligation and after thirty (30) days' notice by the non-defaulting party, the non-defaulting party may, at its option, take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the parties under this Agreement.
- 18. Acceptance of Developer Improvements. Acceptance of the Developer Improvements by the City will not occur until after the Final Plat has been filed with the County.
- 19. Insurance. The Developer agrees to take out and maintain or cause to be taken out and maintained until immediately after the City accepts the Developer Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its contractors or subcontractors within the Property and Additional Property. Limits for bodily injury and death shall be no less than \$1,500,000 for each occurrence; limits for property damage shall be not less than \$500,000 for each occurrence; or a combination single limit policy of \$1,500,000 or more. The City shall be named as an additional insured on the policy. The Developer shall file with

the City a certificate evidencing the required coverage prior to the City signing this Agreement. The certificate shall provide that the City must be given 30 days advance written notice of the cancellation of the insurance.

20. Sanitary Sewer and Water Area Charges; Hook-Up Fees.
  - a. The water access charge is \$3,000 per developable acre and is due at the time of final plat for each respective phase. A credit of \$1,611.27 per acre is given for water access charges for areas under 1,060' elevation for fees paid by previous developer.
  - b. The sanitary sewer access charge is \$2,000 per developable acre and is due at the time of final plat for each respective phase.
  - c. Sanitary sewer and water hook-up fees ("Hook-Up Fees") shall be payable as building permits are issued.
  - d. No fees under this provision will be assessed for areas with a natural slope of greater than 20%.
  
21. Addressing Fees.
  - a. Developer shall be responsible for payment of any addressing fees charged for the project by Fillmore County.
  
22. Payment of Administrative Fees; Escrow.
  - a. All non-staff administrative, engineering, legal and other fees incurred by the City ("Administrative Fees") related to Preliminary Plat review, Final Plat Review, drafting of this Agreement and any other expenses incurred by the City due to this application through the date of execution of this Agreement shall be paid to the City by the Developer upon or prior to execution of this Agreement.
  - b. The Developer agrees to reimburse the City for 100% of the Administrative Fees incurred after the date of execution of this Agreement. The Developer shall pay the City within twenty (20) days of receipt of an invoice. City's consulting engineers, attorneys or other persons providing services to the City in connection with this Agreement shall submit detailed statements showing the work performed and the hours spent on and the date on which such work was performed. The Developer shall have ten (10) days from the receipt of such statements to dispute such statements. The Developer has the right to dispute the reasonableness of the work, scope of work, or the fact that the work was done.
  - c. The Developer shall pay the City \$5,000 (as previously stated in paragraph 1) as a deposit in an escrow account. The City may draw on this amount if the Developer defaults in any of its obligations under

this Agreement. The City must provide the Developer a 10-day notice prior to drawing on this account.

23. Maintenance of the Property. The Developer shall be responsible for mowing, controlling weeds and general maintenance within the Property, except that as lots are sold, such maintenance shall become the responsibility of the lot purchaser or the homeowners' association (if applicable). The Developer shall not leave, deposit or bury any cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish or any other waste materials on the Property. The Developer shall not be required to post a separate escrow to secure this obligation. However, the City may perform maintenance or the removal of waste material deemed necessary by the City to protect the public health and safety and may charge the Developer for the actual cost thereof. Prior to any such action, the City shall provide the Developer with written notice and, except for emergencies, shall allow the Developer 10 days to correct or take such other action as is necessary to perform the required maintenance or removal of waste material within the Property. Nothing in this Agreement shall obligate the City to perform maintenance or waste removal work within the Property.
24. Permits. The City's approval of the Final Plat does not include approval of building permits for any structures to be constructed within the Final Plat. The Developer must submit and the City must approve building plans prior to the issuance of building permits for structures within the Final Plat.
25. Easements.
  - a. All public easements shall be shown on the Final Plat.
  - b. Upon development of Outlot A, Amco 3rd Addition, the Developer shall dedicate a public utility easement across Outlot A in a location and alignment acceptable to the City for the future extension of public sanitary sewer to serve both Outlot A and the City View Acres subdivision. The public utility easement shall extend from MH-27, as identified in the Amco 3rd Addition construction plans, to the north property line of Outlot A and shall align and be centered on the existing 50-foot-wide utility easement shown on the City View Acres plat.
26. Park Dedication
  - a. The Parkland Dedication Fees have been paid as of October 12, 2018.
27. Entrance Monuments. The Developer may install entrance monuments to Amco 3<sup>rd</sup> Addition in locations mutually agreeable to the City and Developer. If the entrance monuments are constructed, they shall be placed on land owned by the Developer or on an easement granted to the Developer. The Developer or Homeowners' Association (if applicable) shall be responsible for maintaining any such entrance monuments.

28. Notices. Required notices to the parties to this Agreement shall be in writing, and shall be either hand delivered or mailed by registered or certified mail at the following addresses:

a. As to the City: City of Chatfield  
21 SE Second Street  
Chatfield, MN 55923

b. As to the Developer: G-Cubed Development, Inc.  
14070 Highway 52 SE  
Chatfield, MN 55923  
Attn: Geoffrey Griffin

Or at such other address as either party may from time to time notify the other in writing in accordance with this paragraph 25.

29. Compliance With Laws and City Approvals. The Developer agrees to comply with all laws, ordinances and regulations of Minnesota and the City applicable to the development. The Developer agrees to complete the Development in compliance with all City approvals, including the City resolution granting final plat approval for the Development, which resolution is incorporated in this Agreement by reference. This Agreement shall be construed according to the laws of Minnesota. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, including permits for lots sold to or being developed by third parties and certificates of occupancy, following the passing of applicable notice to cure provisions.

30. Agreement Runs With the Land. This Agreement shall run with the land and shall be recorded against the title to the Property and Additional Property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to all the Property and Additional Property and that there are no unrecorded interest against the Property or Additional Property. The Developer agrees to indemnify and hold the City harmless for any breach of the foregoing covenants. As the Developer sells individual lots in the Final Plat to independent third party buyers, the City Administrator is authorized to execute releases of individual lots for the obligations of this Agreement with regard to construction of the Developer Improvements, but said individual lot releases shall not in any way release the Developer from any of its obligations hereunder nor release the lot purchaser from obligations intended to run with the land.

31. Indemnification. The Developer agrees to indemnify, defend and hold the City and its officials, employees, contractors and agents harmless from claims made by itself and third parties for damages sustained or costs incurred

resulting from approval of the Final Plat. The Developer agrees to indemnify, defend and hold the City and its officials, employees, contractors and agents harmless for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees, except matters involving acts of gross negligence by the City.

32. Assignment. The Developer may not assign this Agreement without the written permission of the City, which permission shall not be unreasonably denied or delayed. Notwithstanding the previous sentence, the Developer may, with notice to, but without the permission of the City, assign this Agreement to a party whose members, shareholders, or partners consist of one or more members of the Developer. No assignment shall be effective unless the assignee assumes in writing all obligations of the Developer under this Agreement and the documents related thereto and evidencing such assumption shall be in a form reasonably acceptable to the City. The Developer (or assignees allowed hereunder)'s obligations shall continue in full force and effect even as the Developer (or assignees allowed hereunder) sells lots within the Property.
33. Severability In the event that any provision of this Agreement shall be held invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other section or provision of this Agreement.
34. Non-waiver. Each right, power or remedy conferred upon the City or the Developer by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City or the Developer at law or in equity, or under any other agreement. Each and every right, power and remedy set forth in this Agreement or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City or the Developer and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy. If either party waives in writing or default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.
35. Counterparts. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

**CITY OF CHATFIELD, MINNESOTA**

By: \_\_\_\_\_  
Its Mayor

By: \_\_\_\_\_  
Its City Administrator

STATE OF MINNESOTA    )  
                                  ) ss  
COUNTY OF FILLMORE    )

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by John P. McBroom, the Mayor of the City of Chatfield, a municipal corporation under the laws of Minnesota, on behalf of the municipal corporation.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA    )  
                                  ) ss  
COUNTY OF FILLMORE    )

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by Michele Peterson, the City Administrator of the City of Chatfield, a municipal corporation under the laws of Minnesota, on behalf of the municipal corporation.

\_\_\_\_\_  
Notary Public

**G-Cubed Development, Inc.**

By:

\_\_\_\_\_  
Geoffrey Griffin  
Its CEO

STATE OF MINNESOTA    )  
  ) ss  
COUNTY OF FILLMORE    )

The forgoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by Geoffrey Griffin, the CEO of G-Cubed Development, Inc., a Minnesota corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

# EXHIBIT A

## PROPERTY

OUTLOT B, FINGERSON AND DONAHOE FIRST SUBDIVISION ASSESSORS REPLAT, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

AND

OUTLOT C, FINGERSON AND DONAHOE FIRST SUBDIVISION ASSESSORS REPLAT, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

AND

LOT 11, BLOCK 1, FINGERSON AND DONAHOE FIRST SUBDIVISION, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

EXCEPT

All of the plat of AMCO ADDITION, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

EXCEPT

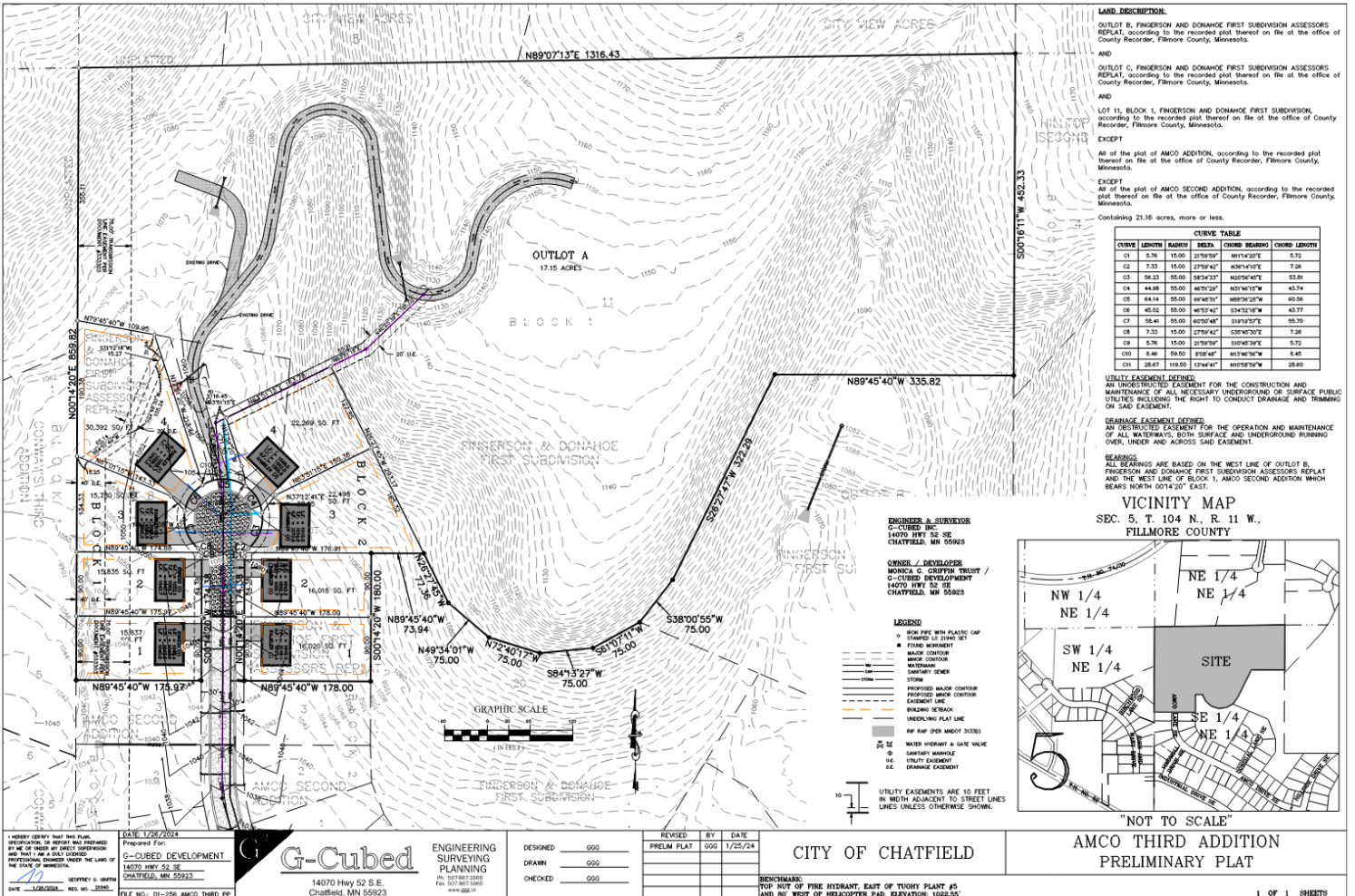
All of the plat of AMCO SECOND ADDITION, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

Containing 21.16 acres, more or less.

# Exhibit B

## Preliminary Plat and Final Plat

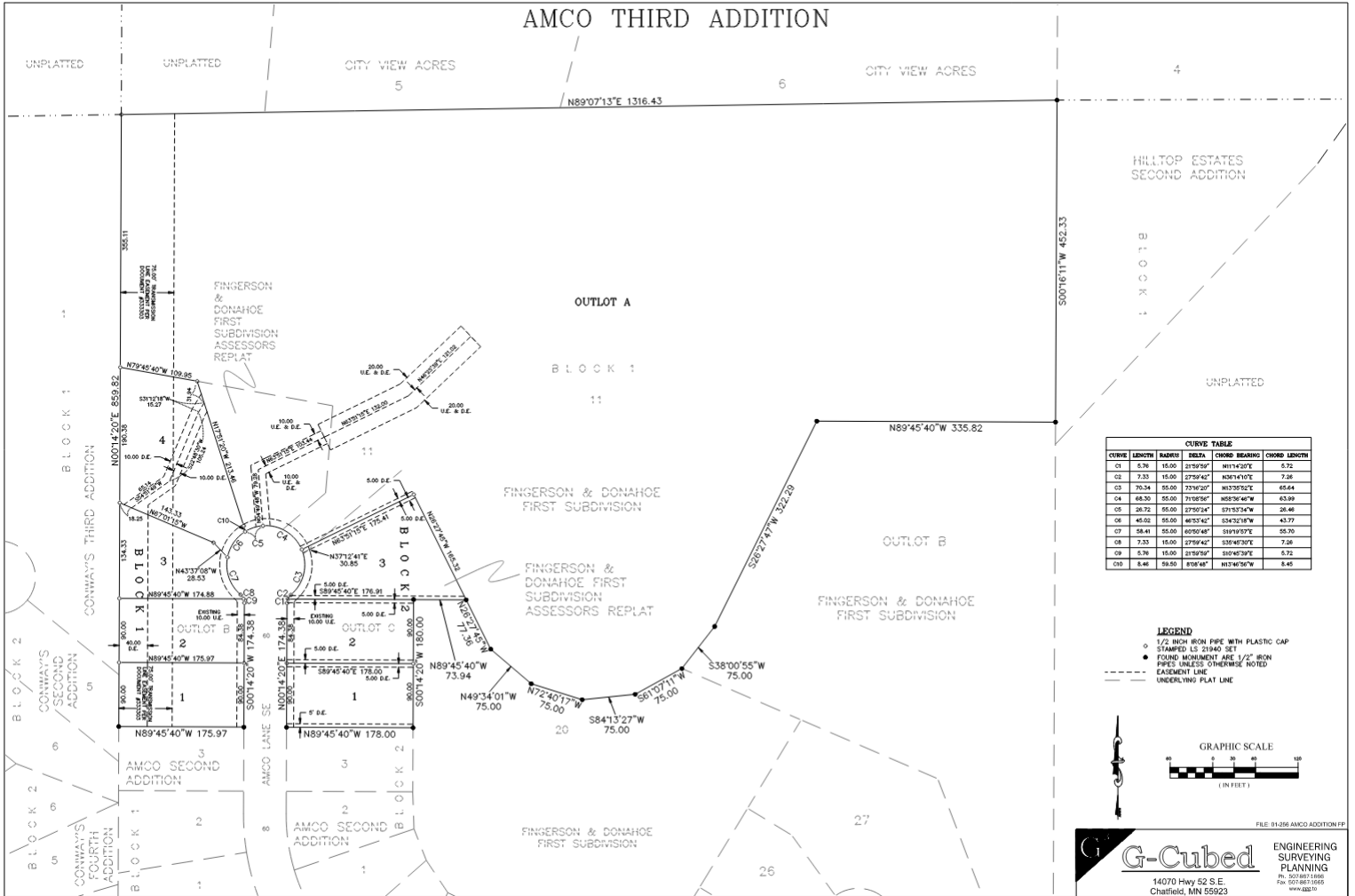
### Preliminary Plat



Final Plat

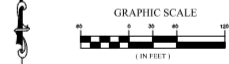
COPY

AMCO THIRD ADDITION



| CURVE TABLE |        |        |          |               |              |
|-------------|--------|--------|----------|---------------|--------------|
| CURVE       | LENGTH | RADIUS | DELTA    | CHORD BEARING | CHORD LENGTH |
| C1          | 5.76   | 15.00  | 2159'39" | N114°20'E     | 5.72         |
| C2          | 3.33   | 15.00  | 2759'42" | N89°45'0"E    | 3.28         |
| C3          | 76.34  | 50.00  | 7530'20" | N133°52'E     | 65.44        |
| C4          | 68.30  | 50.00  | 7105'56" | N68°36'40"W   | 63.89        |
| C5          | 28.72  | 50.00  | 2752'34" | S71°53'34"W   | 28.46        |
| C6          | 40.50  | 50.00  | 4052'42" | S34°23'19"W   | 43.77        |
| C7          | 58.41  | 50.00  | 6055'48" | S19°19'0"E    | 55.30        |
| C8          | 7.33   | 15.00  | 2759'42" | S89°45'30"E   | 7.28         |
| C9          | 5.76   | 15.00  | 2159'39" | S89°45'30"E   | 5.72         |
| C10         | 8.46   | 50.00  | 8708'48" | N12°46'50"W   | 8.40         |

- LEGEND**
- 1/2 INCH IRON PIPE WITH PLASTIC CAP
  - STAMPED LS 2140 SET
  - FOUND MONUMENT PIPE 1/2" IRON PIPE UNLESS OTHERWISE NOTED
  - EASEMENT LINE
  - UNDERLYING PLAT LINE



FILE: 01-256-AMCO ADDITION.FP

**G-Cubed** ENGINEERING SURVEYING PLANNING  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923  
 Ph: 507-883-1566  
 Fax: 507-881-1565  
 www.gcpd.com

## Exhibit C

### Plans

The Plans applicable to the Property are as follows:

| <b>No.</b> | <b>Plan</b>  | <b>Date of Plan Preparation</b> | <b>Prepared By</b> |
|------------|--|---------------------------------|--------------------|
| 1          | Amco 3 <sup>rd</sup> Addition Final Plat<br>Date 5-6-2026                                |                                 | G-Cubed, Inc.      |
| 2.         | Grading Plan for Amco 3 <sup>rd</sup> Addition<br>Date 4-20-2026, Revised 5-6-2026       |                                 | G-Cubed, Inc.      |
| 3.         | Construction Plans for Amco 3 <sup>rd</sup> Addition<br>Date 4-20-2026, Revised 5-6-2026 |                                 | G-Cubed, Inc.      |



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Resolution 2026-42 Amco III Final Plat

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:** Motion to approve as recommended.

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-42 Amco Third Final Plat.pdf](#)

[AMCO THIRD Final Plat.pdf](#)

**RESOLUTION NO. 2026-42**

**A RESOLUTION APPROVING FINAL PLAT – AMCO THIRD ADDITION**

WHEREAS, G-Cubed Development, applicant, has submitted a complete application for a Final Plat for a subdivision entitled “Amco Third Addition”; and

WHEREAS, the plat is consistent with the City of Chatfield zoning and subdivision regulations and applicable laws and ordinances; and

WHEREAS, the Chatfield City Council has reviewed the application and City of Chatfield staff report and concurs with the findings of City staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chatfield Minnesota, that the final plat for “Amco Third Addition” is hereby approved subject to the following conditions:

Final Plat Conditions of approval:

- 1) Construction Plans shall be approved by the City Engineer and Public Works Staff prior to the recording of the Final Plat.
- 2) Sidewalk placement will be enforced during the building permit process and sidewalks must be constructed prior to the Certificate of Occupancy.
- 3) The Development Agreement for Amco Third Addition shall be signed and recorded prior to the recording of the Final Plat.
- 4) Further development into Outlot A will require a separate City review process.
- 5) The Final Plat shall be revised to incorporate any revisions required by the Fillmore County surveyor and/or recorder.

ADOPTED THIS 11<sup>th</sup> DAY OF May 2026

/s/Beth M Carlson  
City Clerk  
City of Chatfield

COPY  
**AMCO THIRD ADDITION**

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, owner and proprietor of the following described property situated in the City of Chatfield, State of Minnesota, to wit:

OUTLOT B, FINGERSON AND DONAHOE FIRST SUBDIVISION ASSESSORS REPLAT, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

AND

OUTLOT C, FINGERSON AND DONAHOE FIRST SUBDIVISION ASSESSORS REPLAT, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

AND

LOT 11, BLOCK 1, FINGERSON AND DONAHOE FIRST SUBDIVISION, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

EXCEPT

All of the plot of AMCO ADDITION, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

EXCEPT

All of the plot of AMCO SECOND ADDITION, according to the recorded plat thereof on file at the office of County Recorder, Fillmore County, Minnesota.

Containing 21.16 acres, more or less.

Has caused the same to be surveyed and platted as AMCO THIRD ADDITION and do hereby donate and dedicate to the public for the public use forever the public ways, and also dedicating the utility and drainage easements as created by this plat.

In witness whereof said Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, has caused these presents to be signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Monica G. Griffin

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011.

Notary Public, \_\_\_\_\_ County, Minnesota

Printed Name \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Geoffrey G. Griffin, Land Surveyor

Minnesota Registration No. 21940

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Geoffrey G. Griffin, Minnesota Registration No. 21940

Notary Public, \_\_\_\_\_ County, Minnesota

Printed Name \_\_\_\_\_

My commission expires: \_\_\_\_\_

**CITY APPROVAL**

State of Minnesota

County of Fillmore

City of Chatfield

We, Russ Smith, Mayor, and Joel Young, City Clerk, in and for the City of Chatfield, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the accompanying plat was duly approved by the Common Council of the City of Chatfield. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Chatfield this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John McBroem, Mayor

Beth Carlson, City Clerk

**FILLMORE COUNTY RECORDER**

DOCUMENT NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in the Fillmore County records.

County Recorder \_\_\_\_\_

**FILLMORE COUNTY TAX STATEMENTS**

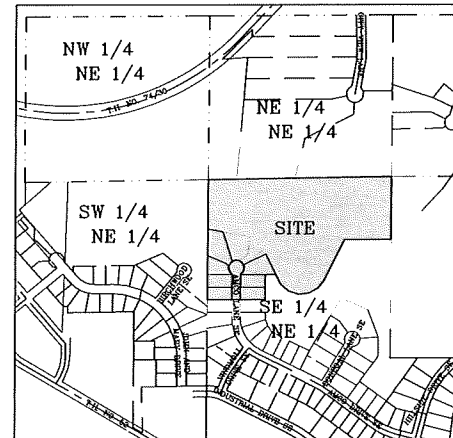
Taxes due and payable in the year 20\_\_ have been paid.

Fillmore County Auditor/Treasurer \_\_\_\_\_

Date: \_\_\_\_\_

**VICINITY MAP**

SEC. 5, T. 104 N., R. 11 W.,  
 FILLMORE COUNTY



"NOT TO SCALE"

| CURVE TABLE |        |        |           |               |              |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 5.76   | 15.00  | 21°58'59" | N11°14'20"E   | 5.72         |
| C2          | 7.33   | 15.00  | 27°59'42" | N36°14'10"E   | 7.26         |
| C3          | 70.34  | 55.00  | 73°18'20" | N13°35'52"E   | 65.64        |
| C4          | 68.30  | 55.00  | 71°08'56" | N58°36'46"W   | 63.99        |
| C5          | 28.72  | 55.00  | 27°50'24" | S71°53'34"W   | 26.46        |
| C6          | 45.02  | 55.00  | 48°53'42" | S34°32'18"W   | 43.77        |
| C7          | 58.41  | 55.00  | 60°50'46" | S19°19'57"E   | 55.70        |
| C8          | 7.33   | 15.00  | 27°59'42" | S35°45'50"E   | 7.26         |
| C9          | 5.76   | 15.00  | 21°58'59" | S10°45'37"E   | 5.72         |
| C10         | 8.68   | 59.50  | 8°06'48"  | N12°44'36"W   | 8.43         |

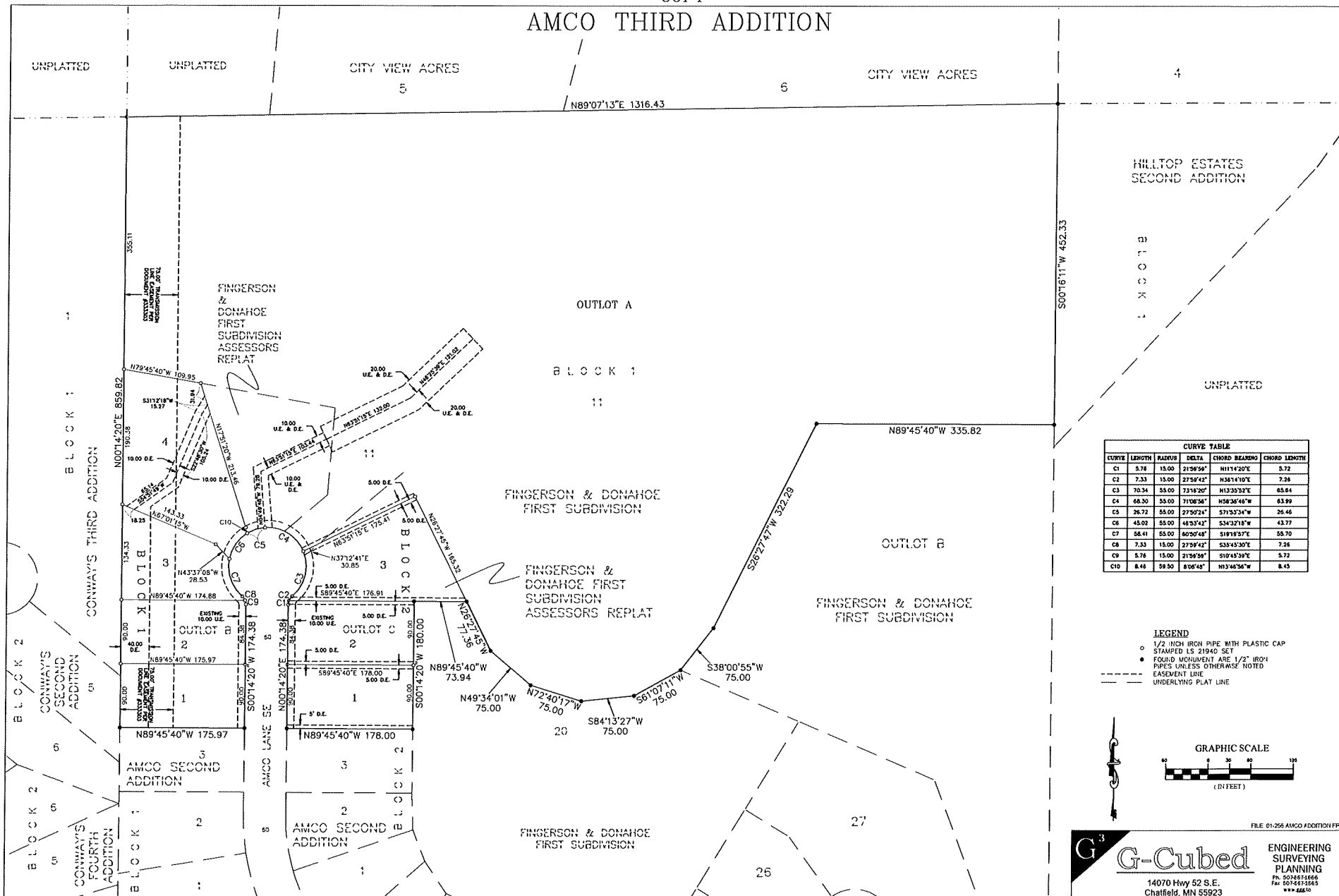
BEARINGS  
 ALL BEARINGS ARE BASED ON THE WEST LINE OF OUTLOT B, FINGERSON AND DONAHOE FIRST SUBDIVISION ASSESSORS REPLAT AND THE WEST LINE OF BLOCK 1, AMCO SECOND ADDITION WHICH BEARS NORTH 00°14'20" EAST.

FILE 01-250 AMCO THIRD ADDITION FP

**G<sup>3</sup>**  
**G-Cubed**  
 ENGINEERING SURVEYING PLANNING  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923  
 Ph: 507-867-1666  
 Fax: 507-867-1665  
 \*\*\*66670

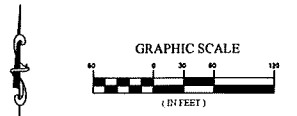
COPY

# AMCO THIRD ADDITION



| CURVE TABLE |        |        |           |               |              |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 5.78   | 15.00  | 21°58'59" | N11°14'20"E   | 5.72         |
| C2          | 7.33   | 15.00  | 27°58'42" | N36°14'10"E   | 7.28         |
| C3          | 70.34  | 55.00  | 73°18'20" | N13°25'52"E   | 65.84        |
| C4          | 68.30  | 55.00  | 71°08'56" | N58°26'48"W   | 63.99        |
| C5          | 26.72  | 55.00  | 27°50'24" | S71°53'34"W   | 26.46        |
| C6          | 45.02  | 55.00  | 48°53'42" | S34°32'18"W   | 43.77        |
| C7          | 58.41  | 55.00  | 60°50'48" | S19°19'57"E   | 55.70        |
| C8          | 7.33   | 15.00  | 27°58'42" | S35°45'30"E   | 7.26         |
| C9          | 5.78   | 15.00  | 21°58'59" | S10°45'39"E   | 5.72         |
| C10         | 8.48   | 59.50  | 8°08'48"  | N13°46'56"W   | 8.43         |

**LEGEND**  
 ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP  
 ○ STAMPED I.S. 21940 SET  
 ● FOUND MONUMENT ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED  
 - - - - - EASEMENT LINE  
 - - - - - UNDERLYING PLAT LINE



FILE 01-256 AMCO ADDITION.FPJ

**G-Cubed** ENGINEERING SURVEYING PLANNING  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923  
 Ph: 607-671-5555  
 Fax: 607-671-5555  
 www.g-cubed.com



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Shady Oak Redevelopment

**Subject | Summary:** Proposal:

- Subdivide a portion of Shady Oak Park (Near Hawley Street) into (2) buildable lots.
- Update the playground/park amenities in the current location.
  - Use the funds from the sale of lot for the update.
- Intended to stimulate "affordable" single family housing (noting market rate around \$350,000)

**Community Input:**

- Preserve the green space
  - Long standing community asset (Park established in early 1922)
  - Preserve trees as best as possible
  - Parks offer respite, a quiet place to reflect, nature heals the soul and give strength to the body
- Park is underutilized - is this due to needing updates, lack of use due to neighborhood or other parks in town?
- Fear that decrease of park size will leave it feeling small
- Would like to see single family homes vs. duplexes
- Build homes somewhere else
- Talk of other lots/parcels available in Chatfield, why don't developers choose on of those lots
- Possibility of adding a dog park or community garden to the space
- Resident would like the lots to be sold to homeowners and not developers
  - Would like to be able to build and have walkability or be able to bike around town

**Commissioners Input:**

- We are looking to solve a problem of having affordable housing lots in town to attract residents
  - We do have other lots in town available as duplexes, a lot in the Lonestone Subdivision and a couple within Hilltop Estates
- Playground equipment is expensive, and a park upgrade would not be feasible in the city budget without the funds of a lot sale or matching grant.
- If a developer purchases the lots, we would have a clause that once one is built the next one needs to go up.
- Trees will need to come down due to a disease or hazardous to the park area
- The city does not control the other parcels in town that might have building opportunities such as the property for sale on Grand Street
- Not in favor of twin homes anymore for these parcels

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:** Motion to approve requesting proposals for two single family residential lots as recommended by the Planning & Zoning Commission.

**Community Engagement and Outreach:** A public hearing was held by the Planning & Zoning Commission on Monday April 6th, 2026.

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

---

**Background:**

---

**Attachments:**

[RFP Residential Development with price.pdf](#)

# CITY OF CHATFIELD, MINNESOTA

## REQUEST FOR PROPOSALS (RFP)

### DEVELOPMENT OF TWO SINGLE-FAMILY RESIDENTIAL PARCELS

#### HAWLEY STREET, CHATFIELD, MINNESOTA

---

#### 1. INTRODUCTION

The City of Chatfield, Minnesota (“City”) is requesting proposals for the purchase and development of two (2) City-owned parcels located along Hawley Street in Chatfield for the construction of single-family owner-occupied homes.

The City’s goal is to encourage quality residential development that expands housing options while remaining affordable and compatible with the surrounding neighborhood.

---

#### 2. PROPERTY DESCRIPTION

- **Location:** Hawley Street, Chatfield, Minnesota
- **Number of Parcels:** Two (2) adjacent City-owned lots
- **Zoning:** Intended for single-family residential use
- **Current Condition:** Vacant land

The successful proposer will be responsible for all aspects of development as outlined in this RFP.

---

#### 3. PURCHASE PRICE

- **Lot Purchase Price: \$40,000 per lot**

The purchase price is fixed and not negotiable. Proposals must acknowledge acceptance of this purchase price.

---

#### 4. DEVELOPMENT REQUIREMENTS

The selected developer shall be responsible for all costs and activities associated with development, including but not limited to:

### **A. Eligible Respondents**

- For-profit developers
- Nonprofit housing organizations
- Individuals building a primary residence
- Joint ventures or development partnerships

### **B. Site Preparation**

- Grading and excavation
- Tree Removal
- Soil correction, if necessary
- Erosion control
- Any required environmental remediation

### **C. Utilities**

The developer shall be responsible for all costs related to utility connections, including:

- Water
- Sanitary sewer
- Electric
- Natural gas
- Telecommunications

### **D. Housing Requirements**

Each home constructed under this RFP must meet the following minimum standards:

- Minimum finished living area: 1,000 square feet
- Housing type: Detached single-family home
- Total cost of home:
  - Shall not exceed \$350,000, inclusive of construction and site development costs
- Code compliance:
  - Must meet all applicable City, State of Minnesota, and applicable building codes
- Occupancy:
  - Intended for owner-occupied residential use

---

## **5. DEVELOPMENT SCHEDULE**

Proposals should include a **projected timeline** that identifies:

- Expected closing date on the property
- Estimated construction start
- Estimated completion date

The City prefers prompt development but will consider reasonable timelines supported by the proposal.

---

## 6. PROPOSAL CONTENT REQUIREMENTS

Proposals must include, at minimum, the following information:

1. Respondent Information
    - Name of Respondent
    - Primary contact person
    - Address, phone number, and email
    - Identification of single lot or both lot proposal
  2. Project Description
    - Description of proposed development for lot 1 and/or lot 2
    - Conceptual layout or site plan
    - Square footage and layout
    - Exterior materials and general design features
    - Estimated total project cost
  3. Cost and Compliance Statement
    - Confirmation that the home(s) will not exceed the \$350,000 total cost
    - Acknowledgment of the \$40,000 purchase price per lot
    - Confirmation of responsibility for utility connections and site preparation
    - Description of funding sources, evidence of financing
  4. Development Timeline
    - Estimated start and completion dates
- 

## 7. EVALUATION CRITERIA

Proposals will be evaluated by the City based on, but not limited to, the following criteria:

- Quality and feasibility of the proposed project
- Compliance with cost and size requirements
- Proposed development timeline
- Overall benefit to the City of Chatfield

The City reserves the right to request additional information or conduct interviews with proposers.

---

## 8. PROPOSAL SUBMISSION

Proposals must be submitted no later than:

Submission Deadline: June 16, 2026 at 4:30 p.m.

Submission Method: Email, Mail, or in-person

Proposals should be clearly marked:  
"RFP – Shady Oak Residential Development"

---

### 9. CONDITIONS OF SALE

- Properties sold "as-is"
- Buyer responsible for closing costs unless otherwise negotiated
- Buyer must enter into a Development Agreement with the City prior to closing
- Development Agreement may include construction deadlines and performance benchmarks
- Failure to meet benchmarks may result in reversion or repurchase rights
- Compliance with all local, state, and federal regulations required.

### 10. CITY RIGHTS AND DISCLAIMERS

- The City reserves the right to reject any or all proposals.
  - The City may waive informalities or irregularities in proposals.
  - The City is not responsible for any costs incurred in preparing a proposal.
  - Selection is subject to City Council approval.
  - Negotiate with selected respondent(s)
  - Cancel this RFP at any time
- 

### 11. CONTACT INFORMATION

Questions regarding this RFP should be directed to:

**Alison Bentley, Community Development Director**  
[abentley@cityofchatfieldmn.gov](mailto:abentley@cityofchatfieldmn.gov)

City of Chatfield  
21 Second Street SE  
Chatfield, MN 55923





**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

---

**Agenda Item:** Cancellation of Purchase Agreement

---

**Subject | Summary:**

---

**Agenda Category:**

**Submitted By:** Michele Peterson

---

**Recommended Motion:** Motion to approve the cancellation of Purchase Agreement.

---

**Community Engagement and Outreach:**

---

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

---

**Background:**

---

**Attachments:**

[Cancellation of Purchase Agreement.pdf](#)



# CANCELLATION OF PURCHASE AGREEMENT

This form is approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021-2023 Minnesota Association of REALTORS®

1. Date May 6th, 2026

2. The undersigned hereby agree that a Purchase Agreement dated February 9 2026,

3. relating to the Property at 1622 Enterprise Drive SE Chatfield MN 55923

4. LOT 10, BLOCK 3, FINGERSON & DONAHOE FIRST SUBDIVISION.

5. is hereby canceled and terminated. The Earnest Money in connection with said Agreement is to be: *(Check one.)*

6.  REFUNDED TO BUYERS

7.  RETAINED BY SELLERS

8.  OTHER

9.

10.

11.

12.

13.

14.

15.

16.

17. and Buyer releases all rights in the property. Buyer and Seller have no further rights or obligations under the Purchase Agreement.

19. EARNEST MONEY SHALL BE ELECTRONICALLY TRANSMITTED OR MAILED TO:

20. Name: David and Jessica Frank (Trust Funds)

21. Street: 506 James Street NE

22. City/State/Zip: Chatfield, MN 55923

23. \_\_\_\_\_ (Seller) \_\_\_\_\_ (Date) Jessica Frank (Buyer) 05/06/2026 (Date)

24. \_\_\_\_\_ (Seller) \_\_\_\_\_ (Date) David Frank (Buyer) 05/06/2026 (Date)



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

---

**Agenda Item:** 2015 Comprehensive Plan with 2025 Updates

---

**Subject | Summary:**

---

**Agenda Category:**

**Submitted By:** Michele Peterson

---

**Recommended Motion:** Motion to approve as recommended by the Planning & Zoning Commission.

---

**Community Engagement and Outreach:**

---

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

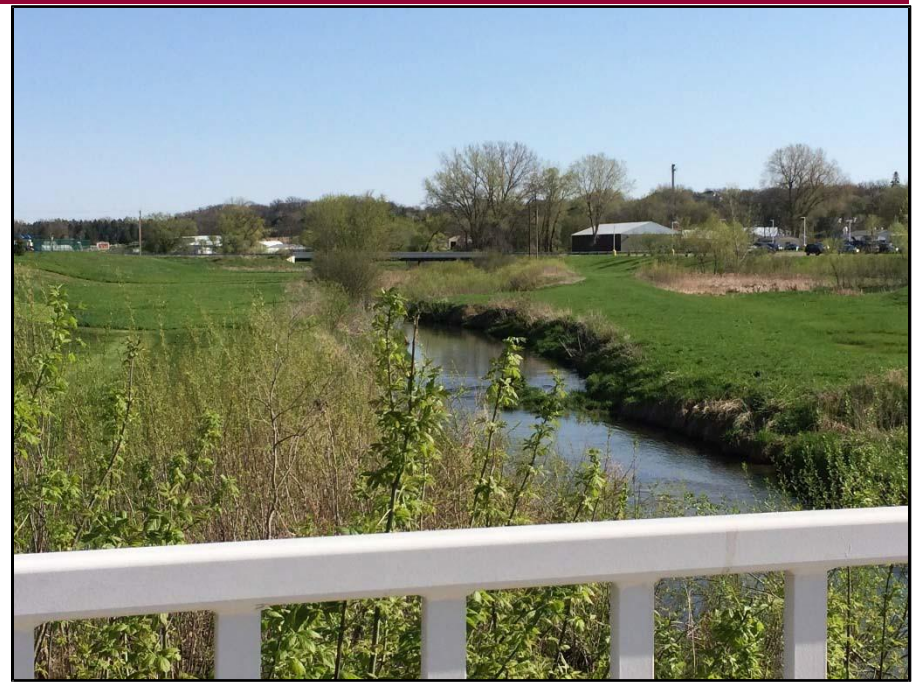
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**Background:**

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**Attachments:**

[Comprehensive Plan FINAL 02112026.pdf](#)



# City of Chatfield

*2025 Comprehensive Plan Update*





# Chatfield Comprehensive Plan

## 2015

This document was prepared by the City of Chatfield, Minnesota. The document constitutes an amendment of the adopted Comprehensive Plan of 2008.

### MAYOR

Russell Smith

### CITY COUNCIL

Ken Jacobson  
Paul Novotny  
Dave Frank  
Robert Pederson  
Mike Urban

### PLANNING COMMISSION

Terry Bradt, Chairman  
Lee Amundson, Vice-Chair  
Dave Frank  
Dan Tuohy  
Mary Peterson  
Jerry Barry  
Bob Cole

### CITY CLERK

Joel Young

### CONSULTANT

Kristi L. Clarke, AICP, PMP Bolton & Menk, Inc.  
Consulting Engineers & Surveyors Rochester, MN 55901

## Acknowledgements

### 2026

The document was prepared by the City of Chatfield, Minnesota.

The document constitutes an amendment of the adopted Comprehensive Plan of 2015. (\*The data within this document reflects COVID years 2020 to 2022.)

#### MAYOR:

John McBroom

#### CITY COUNCIL MEMBERS:

Pam Bluhm

Josh Broadwater

Dave Frank

Paul Novotny

Mike Urban

#### PLANNING and ZONING BOARD MEMBERS:

Jeremy Aug

Rich Bakken

Terry Bradt

Josh Broadwater

Ben Frederichs

Wayne Halvorson

Kent Whitcomb

#### CITY STAFF:

Michele Peterson, City Administrator

Alison Bentley, Community Development Director

#### CONSULTANTS:

Logan Tjossem, AICP - Widseth

#### PHOTOS BY:

Alison Bentley, Community Development Director

**THANK YOU TO THE CITIZENS AND COMMUNITY LEADERS OF THE CITY OF CHATFIELD WHO PARTICIPATED AND WERE ENGAGED IN THE PROCESS TO MAKE THIS YOUR COMPREHENSIVE PLAN.**

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## CITY OF CHATFIELD COMMON COUNCIL MEETING MINUTES

Monday, March 9, 2015

The Common Council of the City of Chatfield met in regular session on Monday, March 9, 2015. Mayor Russell Smith presided and called the regular meeting to order at 7:00 p.m.

Members Present: Mayor Russell Smith, Councilor Dave Frank, Councilor Mike Urban, Councilor Paul Novotny, and Councilor Robert Peterson.

Members absent: Councilor Ken Jacobson.

Others Present: Joel Young, Fred Suhler, Kristi Clarke, Craig Manahan, Tony Lammers, and Shane Fox.

Councilor Novotny entered a motion, with a second by Councilor Frank, to approve the adoption of the Comprehensive Plan Update. The Resolution to adopt the Chatfield Comprehensive Plan is as follows:

Whereas, the City of Chatfield operates under the guidance and direction of a Comprehensive Plan, and

Whereas, the City's Planning and Zoning Commission drafted and reviewed the Plan, held a public open house, and public hearing to review the existing policies, goals and plans in order to develop the new Comprehensive Plan, and

Whereas, representatives from various from governmental agencies, including surrounding townships, Chatfield School Board, Minnesota Department of Transportation, and Olmsted and Fillmore County Planning Departments were notified for the public review period, the open house, and the public hearing to receive comments on the Plan, and

Whereas, the Plan includes guidelines, goals and policies relating to the future growth of the community,

Now, therefore, be it resolved that the City of Chatfield approve and adopt the Chatfield Comprehensive Plan and Land Use Plan as presented.

Ayes: 5-0.

Nays: None

Motion carried.

# City of Chatfield

## Vision Statement

**Chatfield's Vision Statement** is a short statement that conveys our community's hope for the future and clarifies the beliefs and governing principles of the City. This Vision Statement should be broad enough to include diverse local perspectives, concise, outcome-oriented, and inclusive.

**Public Participation:** The Vision Statement was created by conducting numerous public forums with residents to gather ideas, thoughts, and opinions about how they would like to see the community transformed. A community survey and a Joint City Council, Economic Development Authority, and Planning Commission Meeting was also held on September 22, 2014 that helped to draft this Chatfield's Vision Statement.

**Our goal** is to use this vision statement to help members of our community focus towards the common purpose of developing a safe and healthy community through collaborative planning, community action and policy advocacy by connecting people, ideas, and resources.

Chatfield Minnesota . . . is a full service community with a small town feeling and close neighborhoods for young adults, families, and seniors with amenities that provide a vibrant atmosphere to live in and housing opportunities that accommodate individuals and families throughout their lifetime.

... a community where; people want to stop and stay a while where employment opportunities exist to keep our young families here and attract new residents while maintaining a strong connection to Rochester with a vibrant downtown full of small unique shops that complement the Art Center, tourists and residents.

... a regional recreation destination known for dynamic and abundant public outdoor spaces that draws regional visitors to experience art, culture, and family activities for all age groups. Where a multi-use trail system is used by residents and visitors to connect neighborhoods, recreational facilities, commercial districts, and other cities.



1

## Summary



## Summary

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### Summary

#### The Comprehensive Plan

The Comprehensive Plan for the City of Chatfield embodies the community’s aspirational vision for its future while serving as a strategic guide to safeguard the elements most valued by its residents. This Plan is designed to shape and direct land use development over the next two decades through 2045, consolidating key physical planning considerations – including land use, parks, transportation, and related components – into a unified, actionable document.

It will also guide city staff, the Planning Commission, the City Council and private developers in decisions related to preservation and development in the City.

#### City Data Profile

**Location:** The City of Chatfield is located in southeastern Minnesota. The northern portion of the city is adjacent to Elmira and Orion Townships in Olmsted County. The southern portion of the city is adjacent to Chatfield and Jordan Township in Fillmore County.

**Population:** Chatfield’s total population was 3,023 as estimated in 2024 by City Population. The city is projected to grow to 3,200 people in the next 20 years, or about 5.9%.

**Government:** Chatfield operates under its own charter and elects a mayor and five city council members.

#### Housing:

- Approximately 1,150 residential homes located in Chatfield
- Median home value in 2023 was \$364,597
- 75% of the housing is single family homes
- 25% of the housing is 75 years old or older
- 88% of the housing stock is owner occupied

#### Education:

- 96.7% of Chatfield residents have a high school degree or higher
- 38.5% of residents have a bachelor’s degree or higher
- 927 students were enrolled in public education (preschool-12) in the 2023-24 school year at Chatfield Public School
- 17 students were enrolled in private education (preschool-8th grade) in the 2023-24 school year

#### Parks/Open Space:

- 64 acres of parkland are dedicated in nine community, neighborhood, or mini parks
- 25% or 409 total acres of the total land use within the city is open space, recreational, or semi-public recreational space
- 2.1 miles of Mill Creek and 0.6 miles of Root River corridor is within Chatfield’s city limits

#### Culture:

- Veteran’s Memorial Museum
- The Chatfield Historical Society and Pease Museum
- Chatfield Brass Band Music Lending Library
- Potter Auditorium
- Chatfield Center for the Arts

## Summary

---

### Proximity to larger cities:

- 18 miles to Rochester
- 96 miles to St. Paul/Minneapolis

### Proximity to other cities of interest:

- 48 miles to LaCrosse, Wisconsin
- 42 miles to Decorah, Iowa

### Medical Centers/Clinics

- 21 miles to St. Mary's Hospital
- 23 miles to Methodist Hospital
- 0 miles to Olmsted Medical Clinic

### Airports:

- 18 miles to the Rochester International Airport
- 65 miles to LaCrosse Municipal Airport

### College/Universities:

#### Rochester, Minnesota

- 22 miles University of Minnesota
- 23 miles Winona State University- Rochester
- 17 miles Rochester Community & Technical College

#### Winona, Minnesota

- 39 miles Saint Mary's University of Minnesota, Winona MN
- 31 miles Winona State University, Winona, MN
- 31 miles Minnesota State College SE

#### Out of State

- 42 miles Luther College, Decorah, Iowa
- 48 miles University of Wisconsin-La Crosse, Wisconsin

## Summary of Key Land Uses

### Housing

Single family homes are the dominate land use type, with more than 75% of the residential dwellings in the area. This Plan encourages continued development of traditional subdivisions similar to the existing ones where appropriate. The existing homes are in fair to good condition and will remain so through continued maintenance by owners. In the past 10 years, a few townhomes have been constructed. In general, these are near existing commercial areas or along the major roadways. Future expansion areas for single-family development are located within the City's serviceable areas along the eastern side of the existing Chatfield City limits.

### Commercial & Industrial

Existing commercial development, for the most part, is clustered along the northern end of Highway 52 and several blocks of the downtown area along Highway 52. Industrial land uses are clustered at the southern end of Highway 52. The Plan promotes the orderly development of additional commercial, professional office, and industrial uses in the areas presently zoned for this type of land use. In addition, expansion of light commercial land uses have been located along Industrial Drive and Mill Creek Road. Additional industrial uses have been located along County Road 10.

### Public Facilities

Public facilities in Chatfield include parks, schools, a fire station, police station, ambulance service, churches, a library, four museums, the Thurber Building, Chatfield Center for the Arts, and open space. These facilities must be maintained and improved, in addition to creating areas to meet the growing City's needs.

## Summary

Currently, there are nine dedicated city parks in Chatfield with approximately 64 acres of land. These parks include: two community parks, six neighborhood parks, one mini park, and a public swimming pool. Recreational trails in Chatfield include a mixed-use trail along Mill Creek and the Root River corridors. City trails are located throughout the city, using sidewalk and local streets within the city boundaries. The Chatfield Public School District owns and maintains approximately 103 acres of land which includes many athletic fields and playground areas. The Chosen Valley Country Club also maintains 41 acres which is developed as a nine-hole golf course.

### Transportation

The extent of the City's major street system has already been constructed. Planning efforts will focus on monitoring traffic volumes along these routes. Improving the general safety for automobile, bicyclists, and pedestrians and keeping roads in good repair are continuous programs provided by the City of Chatfield. Improvements should be implemented before they become serious problems.

As defined by the 2004 Thoroughfare Plan, Highway 52 is designated as a principal arterial. Highway 30, Highway 30/74, County Road 2, County Road 5, and County Road 10 are designated as minor arterials. Several collector roads are proposed which would help connect minor arterials to local streets.

Rochester City Lines provides city residents with Mayo employee commuter options picking up riders at Sunshine Foods.

Traffic circulation is heavy along Highway 52 and expected to increase in the future. With projected traffic volumes of between 5,000 to 7,000 daily vehicles traveling north and south through downtown.

### Public Participation

The Planning & Zoning Commissioners directed the Comprehensive Plan update process. A community survey was distributed by mail to every home or business and was also placed in the City's monthly newsletter, the Community Link and City Website. Planning staff meet with various community groups throughout the year in 2014 to better understand community issues. On September 22, 2014, a special meeting was held with the combined elected and appointed boards including, City Council, Planning & Zoning Commissioners, and the Economic Development Authority. During this meeting we discussed the City's long-term goals and policies and vision. On January 20, 2015 an Open House was held. On March 2, 2015 a Public Hearing was held for further community comment.

### Purpose of the Plan

This plan is intended to be in effect for approximately five years. It is a flexible document and not to be followed strictly for every land use question. However, it represents a comprehensive study of the City of Chatfield and should be followed unless compelling information is presented that is not considered in the plan.





2

## Community Context

[Type here]

## Community Context

### Introduction

The Chatfield Comprehensive Plan is a statement of community goals and policies that direct a city’s physical development into the future. The Plan looks to the future, anticipates change, and provides specific guidance for legislative and administration actions. The Plan is intended to be an information source for land use decisions to guide citizens, developers, and elected officials in the decision making process and to provide a base from which a balance between competing land uses can be maintained.

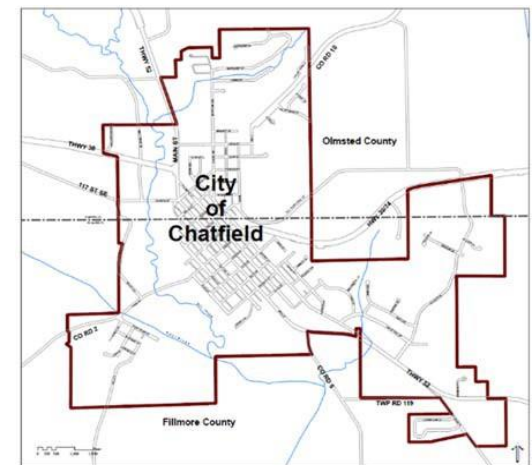
### City of Chatfield Setting

The City of Chatfield is located on the southern edge of Olmsted County and the northern edge of Fillmore County. The City is surrounded by four townships: Orion and Elmira to the north, and Jordan and Chatfield to the south. Chatfield is located along Highway 52 and the Root River and Mill Creek. Chatfield’s total land area is approximately 1,660 acres or 2.59 miles.

### Area History

Chatfield was claimed by Thomas Twiford in 1853. The town was named in honor of Judge Andrew Chatfield. The first homes of the settlers were most likely log cabins, with frame houses soon following. Most of the brick buildings on Main Street were built between 1870 and 1900. Some of the first enterprises included a sawmill, a brickyard, flour mills, a woolen mill, an iron foundry, and a broom and cheese factory. A major hotel called the Medary House was built in town and, during its time, it was considered one of the best hotels in the country. The streets were platted between the hill and the Root River and Mill Creek. The original plat also set aside a “public square” which was to be community space. The first church in Chatfield was established in 1856. The first school, the

Chatfield Academy, opened in a two-story building in 1858. Chatfield is the home of the world’s only free music lending library; founded by the Chatfield Brass Band in the late 1960s.



## Community Context

### Population

In the last 50 years, from 1970 until 2020, Chatfield’s population has increased by about 60%. In 1970, the total population was 1,885. In 2020, the total population was 2,997. (See figure 1).

The City of Chatfield grew by 218 residents or 7.8% between Census 2010 and Census 2020. The Minnesota State Demographer estimates that the population for Chatfield in 2024 was 3,023. As you can see in the graph below, Chatfield is projected to grow to 3,200 by 2045 which is roughly a 5.9% increase of city residents in a 20-year time frame.

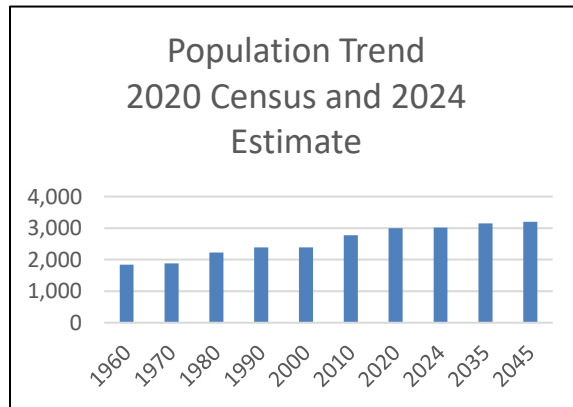


Figure 1: Source – Census 2020, MN State Demographer

As you compare Chatfield’s population to Olmsted and Fillmore County between 2015 and 2025, a wide range exists between Chatfield’s 7.8% growth and Fillmore County’s slight decrease. However, as you look towards 2030 and 2045, Olmsted and Fillmore County as well as Chatfield are projected to converge near a 1-2% rate of growth. (See Figure 2)

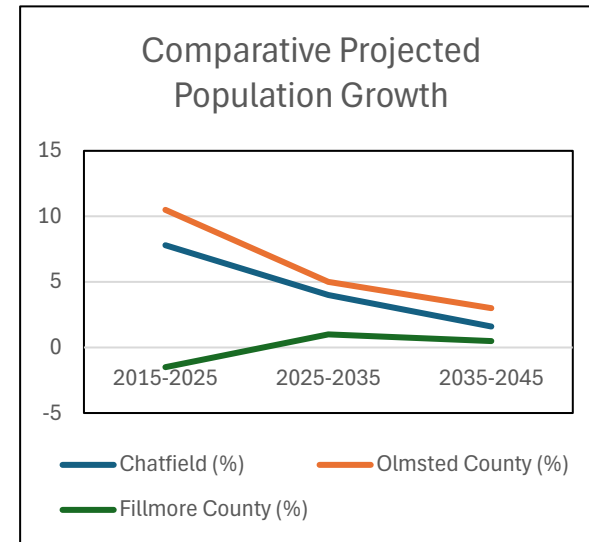


Figure 2: Source – Census 2020, MN State demographer

### Demographic Changes

The aging baby boomers will significantly increase the numbers of citizens over the age of 60 in the next 20-30 years. This will result in necessary changes in housing, land use, transportation, medical needs, and parks and recreational facilities.

As you can see in the 2010 Population Composition Chart, our largest age groups are under 9 and 45 to 49 years of age with a significant number of citizens that are 80 years old or older.

As we look at the changes in Chatfield’s male and female composition, we see the curve created by the baby boomers starting at age 40 and growing in numbers as they age for both men and women. Males experienced a drop in numbers at age 20-24. Females experienced a drop in numbers between the age of 75-79. (See Figure 3)

## Community Context

Both men and women lost numbers after the age of 65. However, as the baby boomers start to retire, the number of Chatfield’s seniors over 65 will increase significantly.

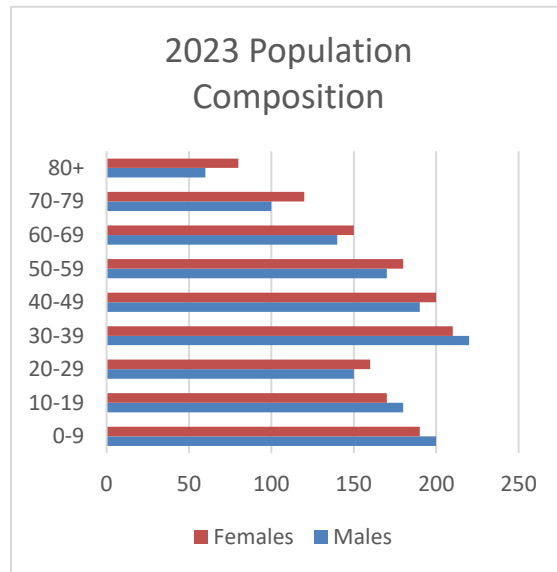


Figure 3: Source – Census 2020

### Housing

Single-Family detached and townhomes are the dominate home types, totaling more than 82.7% of the residential units in the city. The Comprehensive Plan encourages continued development of traditional subdivisions similar to existing ones where appropriate. The existing homes are in fair to good condition and will remain so through continued maintenance by owners. (See Figure 4)

There are about 100 apartments in studio, one, two, and three bedroom styles available in Chatfield. For seniors, there are 20 assisted living units, 78 nursing home beds, and 15 independent living units. As our population ages, more senior housing will need to be constructed.

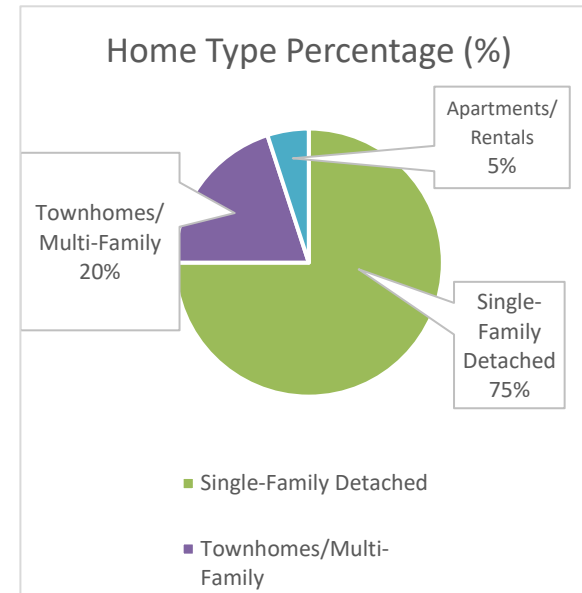


Figure 4: Source – Census 2020

### Household Composition

Figure 5 summarizes the changes from 2010 to 2020 among the different types of households. The overall growth in households is 8%. The number of non-married families increased by the greatest margin at 20%. Although the projected numbers of citizens living alone, and over 65 are expected to increase significantly in the future, they are currently slightly below the family household percentages at 12% and 11%. These types of households will most likely rely more heavily on transit, walkable neighborhoods, passive recreational facilities, and townhome or apartment style housing.

The total household size grew by 100 between 2010 and 2020 while home ownership increased slightly and renter occupied homes decreased. The vacancy rate also decreased from 7% to 5% in 2020. (See Figure 5 and 6)

Community Context

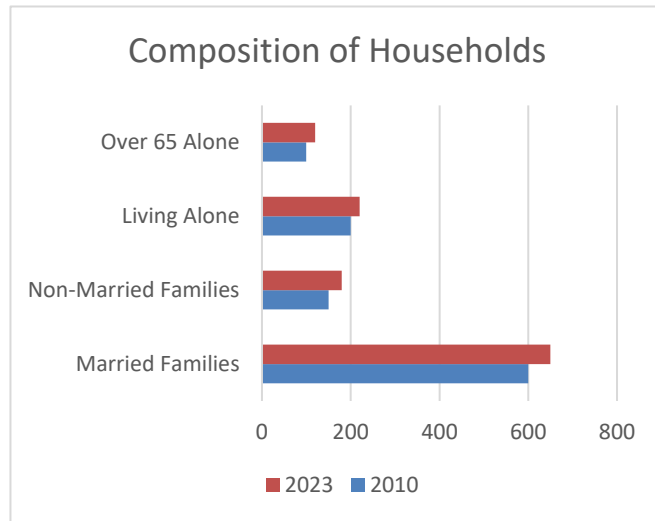


Figure 5: Census 2020, American Community Survey 2018-2022

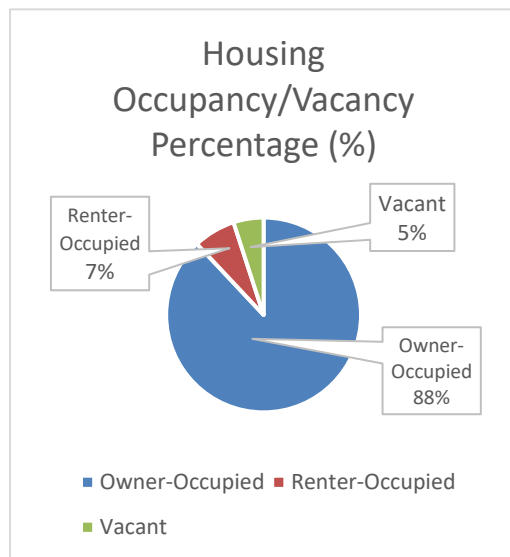


Figure 6: Census 2020, American Community Survey 2018-2022

Age of Housing

As of 2023, there were 1,150 residential units in Chatfield. This includes single family homes, town homes, and apartments. As shown in Figure 7, about 25% of Chatfield’s housing is 75 years or older. The second largest housing is between 25 and 49 years old with 25% residential units. There have been 300 homes built since 2000.

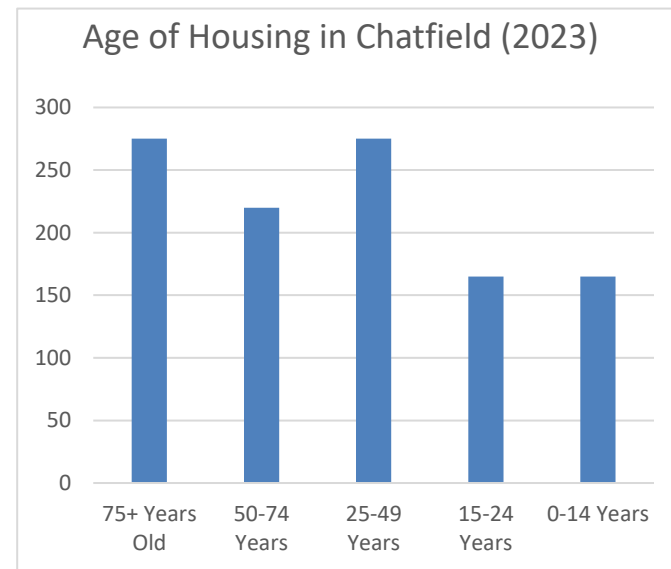


Figure 7: Census 2023, City of Chatfield Building Records



Community Context

Residential Building Permit Trend

Figure 8 summarizes a 10-year residential building permit trend for the City of Chatfield. Between 2014 and 2024 an average of 8 homes were built each year. The peak home building year was 2015 with 20 homes. However, since 2020 home construction has become slower. The 10-year average home value is \$300,000 and the home value trend is on the rise since 2020. In 2024, six new homes were built with an average home value of \$350,000.

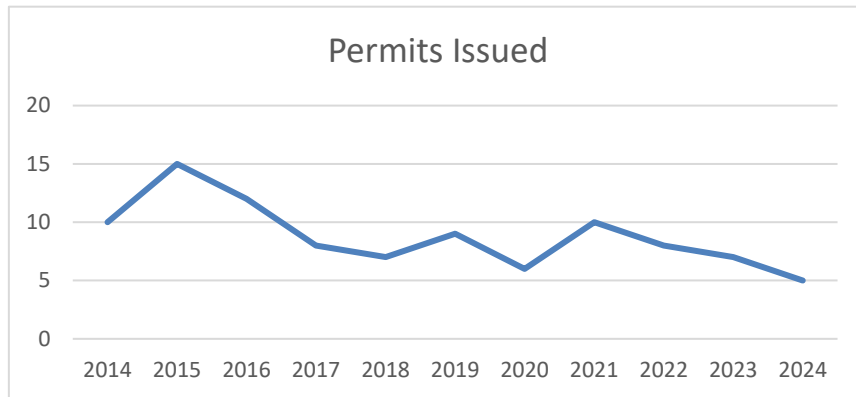


Figure 8: Source –City of Chatfield Building Records



Education

Public- The Chatfield Independent School District #227 has two public school facilities in Chatfield. These include the Elementary School which includes the Preschool-Early Childhood and Family Learning School located at 11555 Hillside Drive SE and the Junior-Senior High School located at 205 Union Street. The total 2023-2024 Chatfield School District enrollment was 927 students. (See Figure 9)

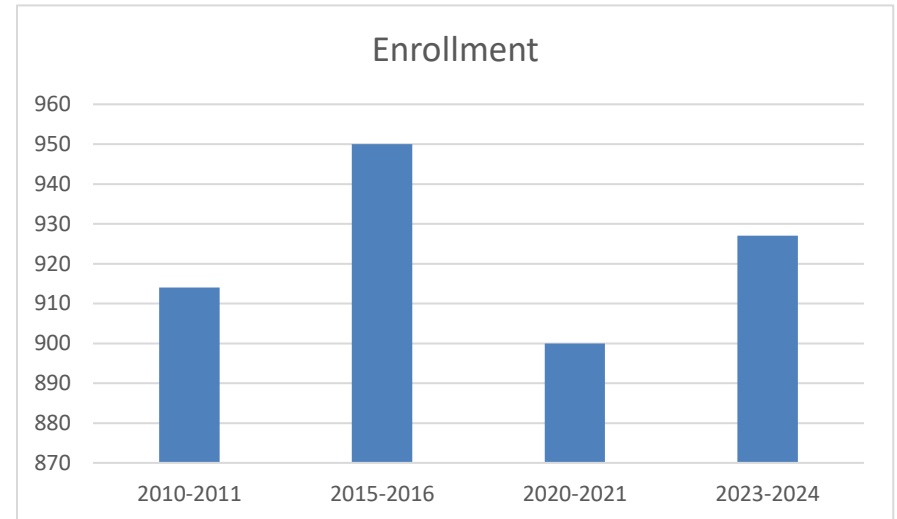


Figure 9 - Source – Chatfield Public School District #227

Looking at the past 14 years, the Chatfield Public School System had the highest number of enrolled students in the 2015-2016 year with 950 students. The lowest number of enrolled students was in the 2020-2021 school year with 900 students. During the last 14 years, school enrollment trends have remained steady with only a 5% student variance.

Community Context

| Attainment Level      | Chatfield (%) | Olmsted (%) | Fillmore (%) |
|-----------------------|---------------|-------------|--------------|
| High School or Higher | 94.7          | 95.0        | 93.0         |
| Associate or Higher   | 69.2          | 70.0        | 65.0         |
| Bachelor's or Higher  | 31.6          | 45.0        | 25.0         |

Figure 10: Source – American Community Survey 2018-2022

Figure 10 shows the comparison in educational attainment between Chatfield, Olmsted and Fillmore County residents. 94.7% of Chatfield residents completed high school and 31.6 % completed a bachelor’s degree or higher.



Existing Land Use

Chatfield has developed land into eight different land use types and encompasses 1,660 acres or 2.59 square miles. Of that land, the following land uses have been, or are being, developed:

| Land Use Type     | Acres | Percentage (%) |
|-------------------|-------|----------------|
| Residential       | 500   | 30             |
| Commercial        | 200   | 12             |
| Industrial        | 150   | 9              |
| Public/Open Space | 409   | 25             |
| Other             | 401   | 24             |

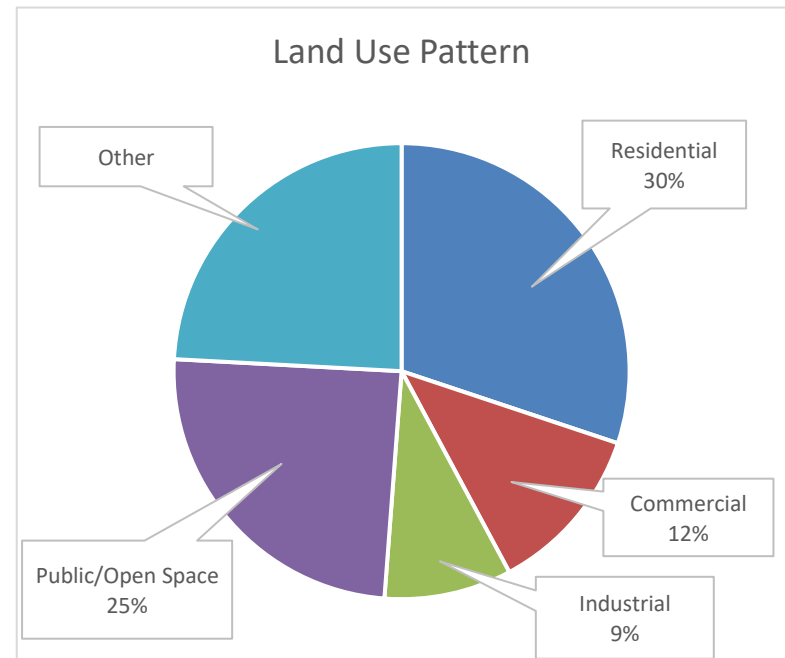


Figure 11: Source – American Community Survey 2018-2022

*Community Context*

**Existing Zoning**

Zoning is a method that cities utilize to control how and where land uses can develop. The Planning & Zoning Commission is given the responsibility for Chatfield’s planning, zoning ordinance administration, policy recommendations, and oversees variances, conditional use permits, and re-zoning. The current zoning district and their intended purpose are as follows:

**RR – Rural Residential** - The rural residential district is intended to promote orderly development of formerly rural areas, where city water and sewer services are not available.

**R-1 – Single Family Residential District.** The purpose of this district is allow low-density development of single-family dwelling units in developing portions of the city where sewer and water is available.

**R-2 – Multifamily Residential District.** The purpose of this district is to provide for the development of desirable residential neighborhoods, characterized by a higher density of development.

**B-1 – General Commercial District** - This district is intended to encourage the continuation of a viable downtown and concentrated commercial areas.

**B-2 – Neighborhood Commercial District** - This district is intended to accommodate those uses which are oriented to automobile travel and require highway access.

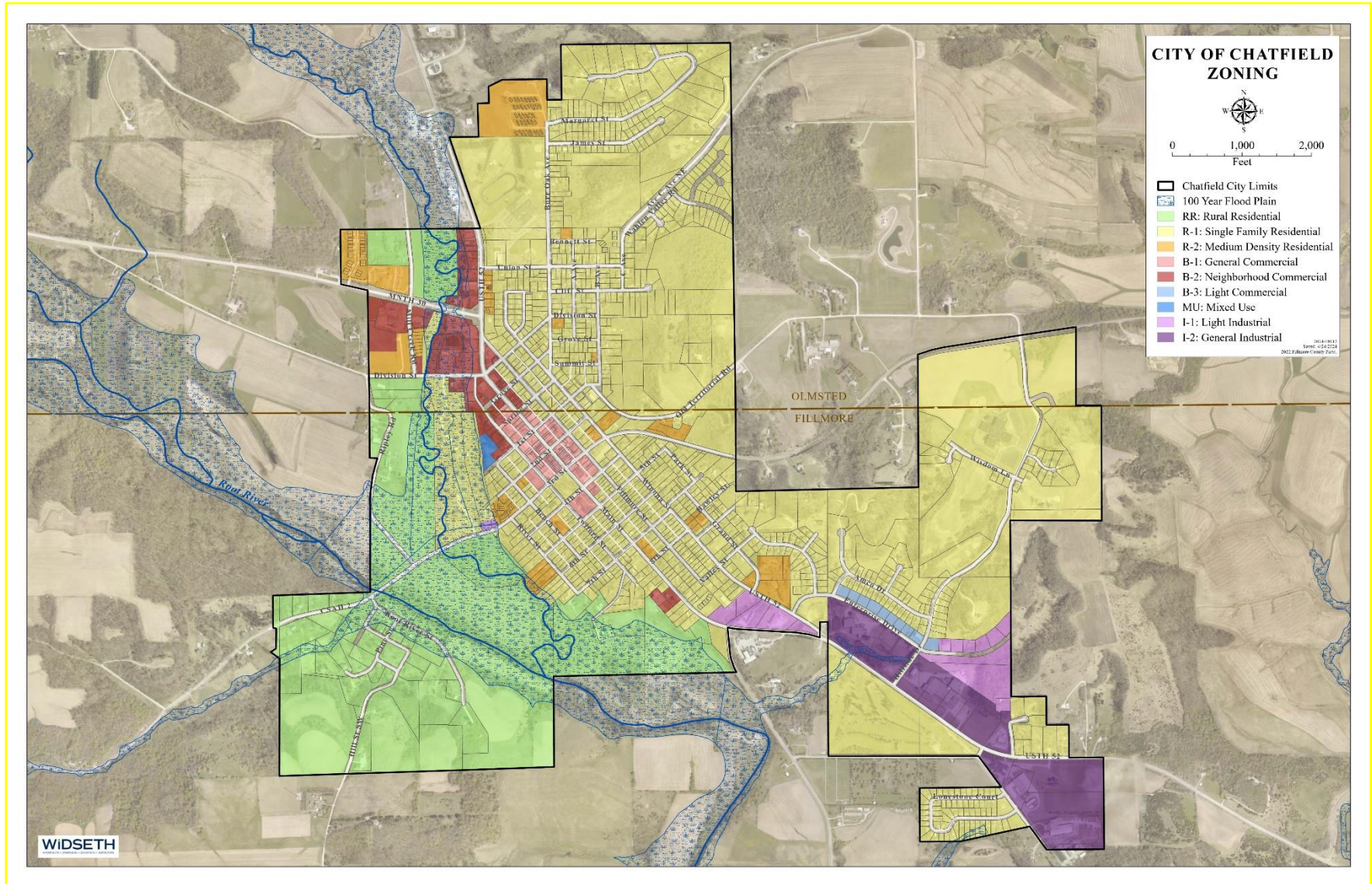
**B-3 – Light Commercial District** - This district is intended to accommodate less intense commercial uses that would be compatible with adjacent residential uses.

**I-1 – Light Industrial District-** This district is intended to provide for industrial uses that may also be suitably located in areas that are relatively close to nonindustrial development.

**I-2 – General Industrial District-** This district is intended to provide for the establishment of heavy industrial and manufacturing uses which require isolation from residential or commercial uses.

Chatfield’s zoning districts are illustrated in Map 1. Although Chatfield’s land uses do not exactly follow the zoning boundaries, the zoning map provides a general guide to land uses in the City. The City’s zoning regulations should be reviewed to see what land uses are permitted and performance standards are required in each zoning district.





## Economic Development

The occupational and professional choices of Chatfield residents are highly diverse. A report in 2024 determined that there are ten major employers in Chatfield generating a total of 900 jobs. Including minor employers, adds another thirteen employers and 200 jobs for a total job base of 1,100 within the City of Chatfield.

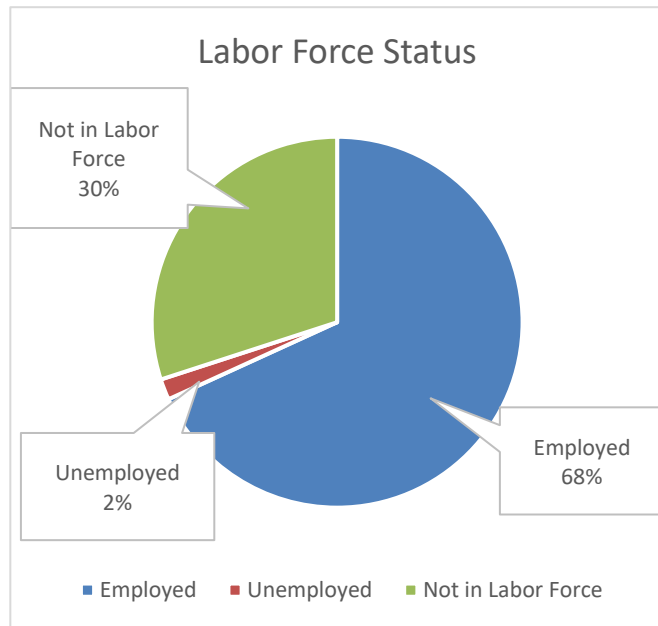


Figure 12: Source – American Community Survey 2018-2022, Population Over 16

The American Community Survey 2018-2022 reveals that there are 2,200 people over the age of 16. Of that population, 1,500 people are employed. About 30% of the total population is not in the labor force. (See Figure 12)

The American Community Survey data tells us that 95% of Chatfield residents commute to work with 5% of the work force working at home. 70% of residents drove alone, 15% carpooled, 5% walked, and 5% used public transportation. The mean travel distance to work is 23 miles.

Where Chatfield workers live – According to US Census Bureau all jobs are located at the following distances from Chatfield:

- 500 - Less than 10 miles
- 600 - 10 to 24 miles
- 100 - 25-50 miles
- 70 - Greater than 50 miles



Community Context

Approximately 903 employed residents work in Chatfield but live outside the city. 983 employees live in Chatfield but are employed outside of the City and 176 employees live and work in Chatfield. (See Figure 13 and Map 2)

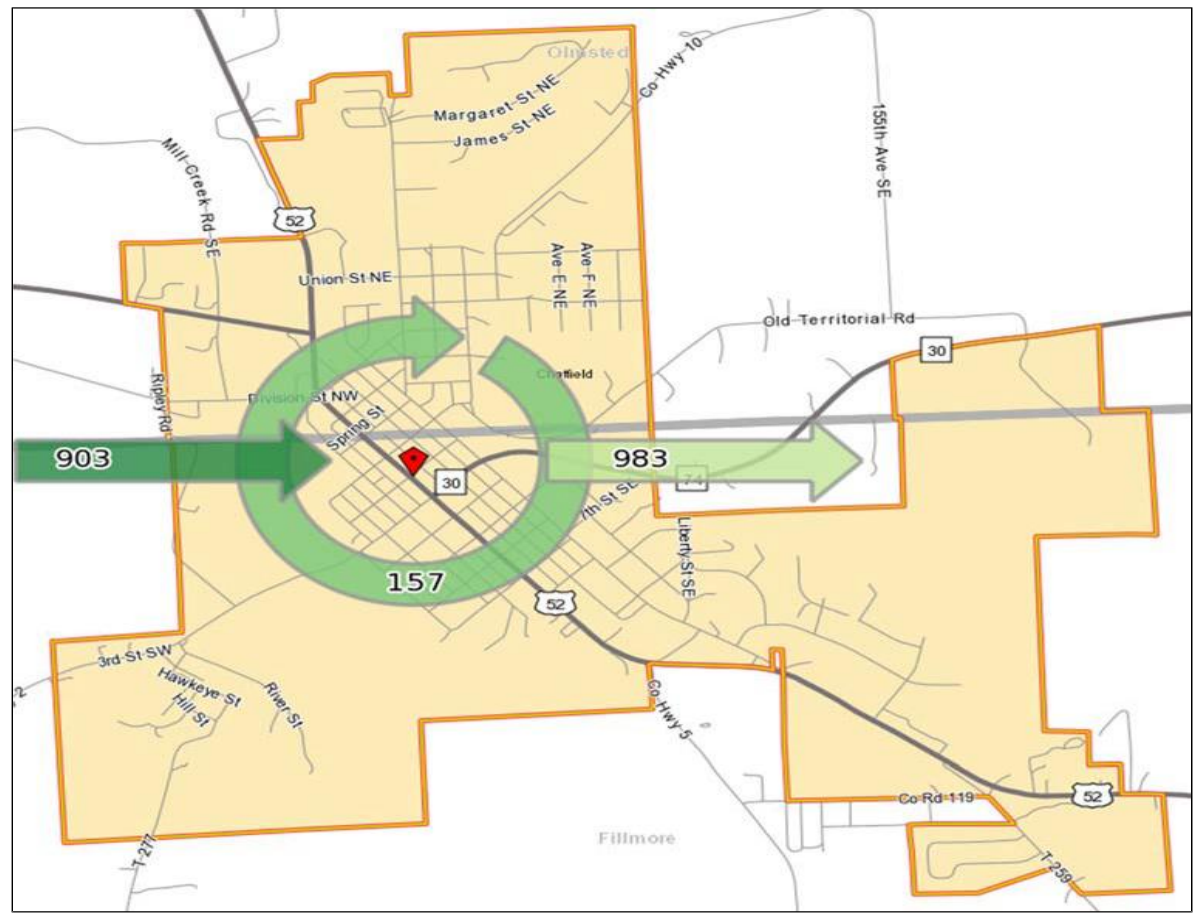
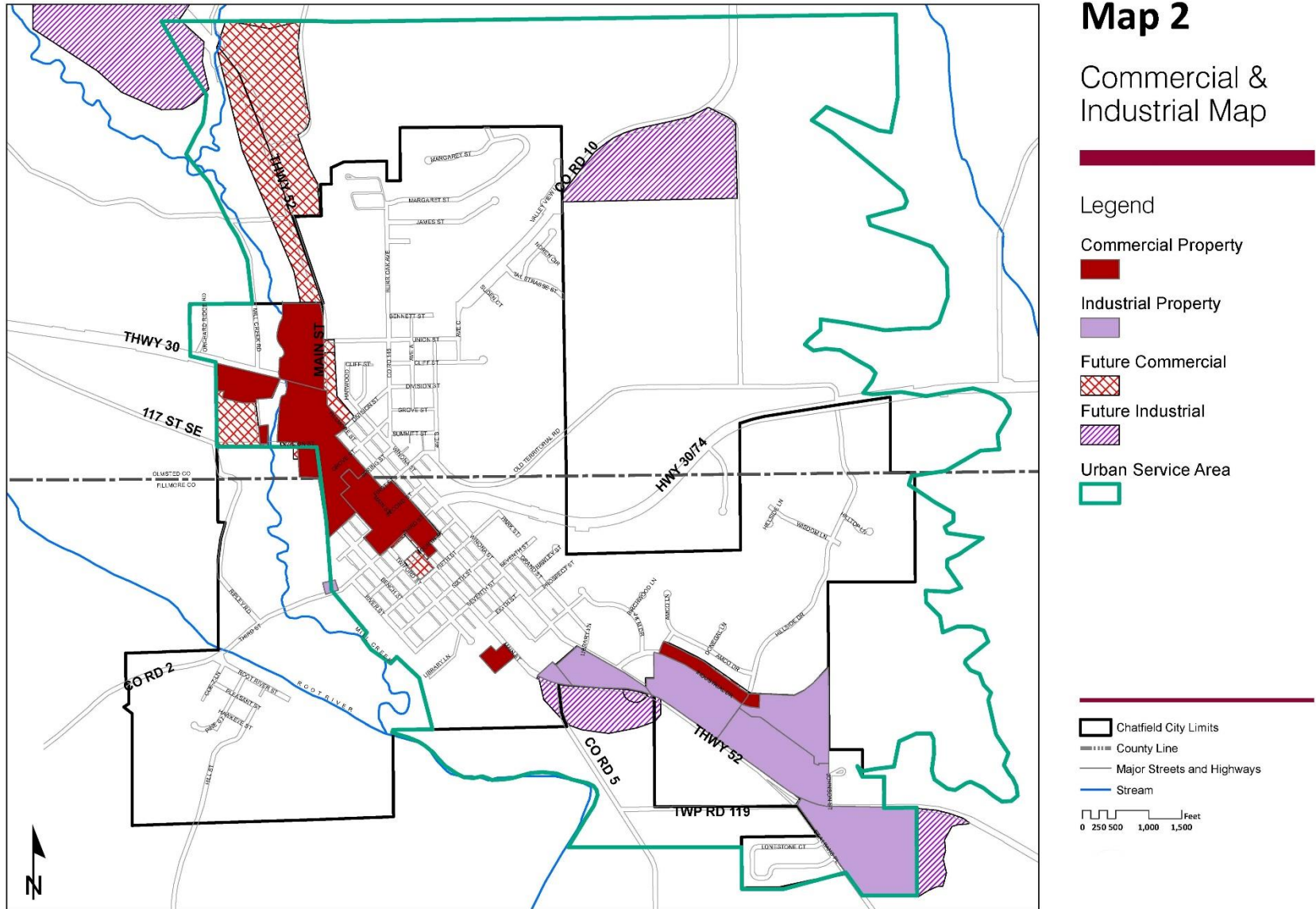


Figure 13: Source US Census.gov





## Community Context

### Community Facilities

The City of Chatfield is well served by public facilities. These facilities include; schools, libraries, churches, ambulance, fire, and police protection, and several museums. Map 3 shows the existing community facilities in Chatfield.

**Chatfield Public Library** – The Chatfield Public Library is located at 314 Main Street and provides a wide range of services and materials to the public. The Library is also home to the Veterans Memorial Museum which displays veteran uniforms, medals, and wartime posters.

**Police Services** – The Chatfield Police Department is located in the Thurber Building at 21 SE Second Street and has 4 full time police officers. The department responds to calls within Chatfield and assists the local fire and ambulance departments, and the Olmsted and Fillmore County Police Department.

**Chatfield Fire Department** – The Chatfield Fire Hall is located at 322 Main Street South. The Fire Hall houses six fire trucks and uses 24 volunteer fire fighters. The station provides fire protection for the City and large sections of rural Olmsted and Fillmore County.

**Ambulance Services** – The Chatfield Ambulance Service is located in the Thurber Building at 21 SE Second Street. The department has 20 volunteer emergency medical technicians, two full-time staff and two volunteer drivers. The service area is about 200 square miles and includes the City and all or part of townships in Olmsted and Fillmore County. In 2024, the Ambulance Service transported 332 patients with a total of 417 calls for aide.

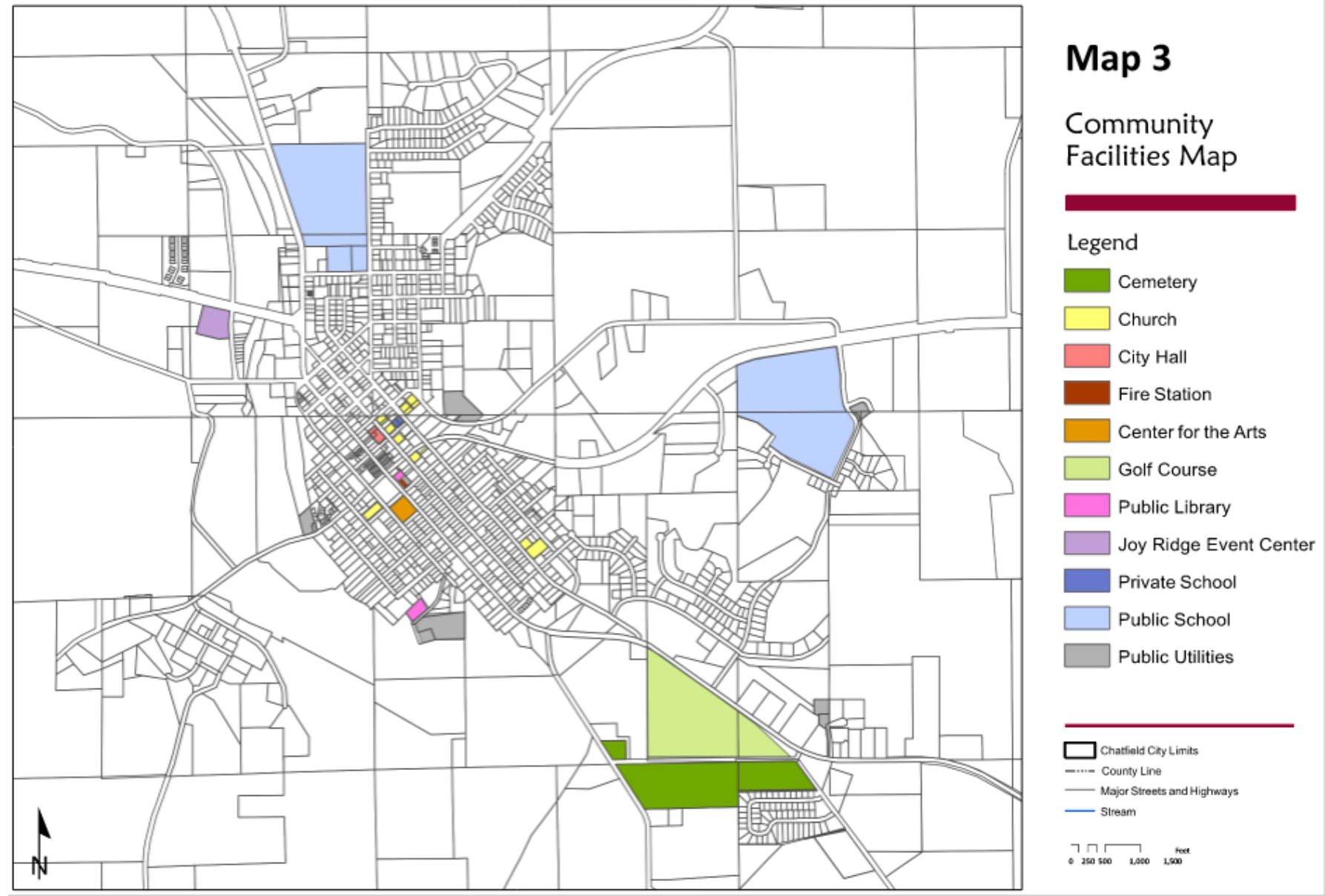
**The Chatfield Historical Society Museum and the Pease Museum** – These museums are located in the Thurber Building at 21 SE Second Street and display a wide variety of historical artifacts including mounted animals, sports trophies, costumes, art exhibits, tools and journals.

**Chatfield Brass Band Lending Library** – The Lending Library is located at 81 Library Lane and has collected and cataloged more than 50,000 pieces of music prints. The library lends music to bands and musicians from all over the world.

**Cable Television Access** – Local cable Channel 11 (CCTV) tapes and produces sporting events, concerts, and other events, like the Junior/Senior Prom Grand March and the CHS Graduation ceremony. Many civic events are covered too, such as parades, Memorial Day ceremonies, and local school board and city council meetings.

**Internet Access** - Chatfield residents have several internet, cable and satellite TV providers. Public internet access is available at City Hall, the Library, and the Center for the Arts. The Chatfield High School and Elementary School also provides guest access to the internet. Cell towers are located on Old Territorial Road and on 155<sup>th</sup> Avenue SE in Olmsted County. A new cell tower will be constructed on Hill Street in Fillmore County in the near future. A high-speed internet connection is in place atop the water tower on Hillside Drive.

**Center for the Arts** - The Chatfield Center for the Arts is a true public private partnership. The Economic Development Authority owns the building and the Chatfield Center for the Arts Inc., a volunteer organization, runs the historic facility. The Chatfield Center for the Arts is made up of performance spaces, conference rooms, and multipurpose rooms. Potter Auditorium, a key performance space, was built in the 1930's and is a historic landmark of national significance.



*Community Context*

## Public Utility Facilities

**Water Facilities** – The water utility is currently supplied from two City wells with an average demand of 250,000 gallons per day and a peak demand of 450,000 gallons per day for the year 2023.

The City maintains three water storage reservoirs: one 400,000-gallon and one 100,000-gallon tank on Old Territorial Road and one 200,000-gallon storage reservoir on Johnson Street. A new water tower was constructed in 2009. The tower contains 300,000 gallons of water and supplies public water to the Hilltop Estates subdivision and surrounding area.

Watermains are located throughout the city’s roadways and vary from 4” to 12” lines. Some of the older lines were constructed with materials which have potentially deteriorated over the years and may soon reach the end of their service life. It will be important in the coming years to maintain and replace these watermains as budget allows in order to continue to provide adequate and reliable water supply to the city users. Water pressure in a few properties on the eastern end of Margaret Street, James Street, Tal Strasse, and the Chatfield High School could be improved with a mid-level water service connection to the Hilltop Estates Water Tower.

**Sewer Facilities** - The sewer utility features a mechanical treatment plant that treats an average of 360,000 gallons per day on a dry weather day and 490,000 gallons per day on a wet weather day. The average daily flow in 2023 was 310,000 gallons. Maximum water treated in a single day was 700,000. The total water treated in 2023 was 113,000,000 gallons.

Sanitary sewer lines are located throughout the city’s roadways. A 15” sewer trunk lines extends from the sewer treatment plant to the Mill Creek corridor and south to Hillside Drive. Most of the local sewer line connections are constructed with 8” lines.

The municipal utility service limits are shown on Map 4. The existing city service area include the main valley portion of the city. Future city services could extend northward to include areas along Highway 52. Water and sewer fees per household using an average of 5,000 gallons of water per month would have a monthly utility bill of approximately \$125.00 dollars.



Community Context

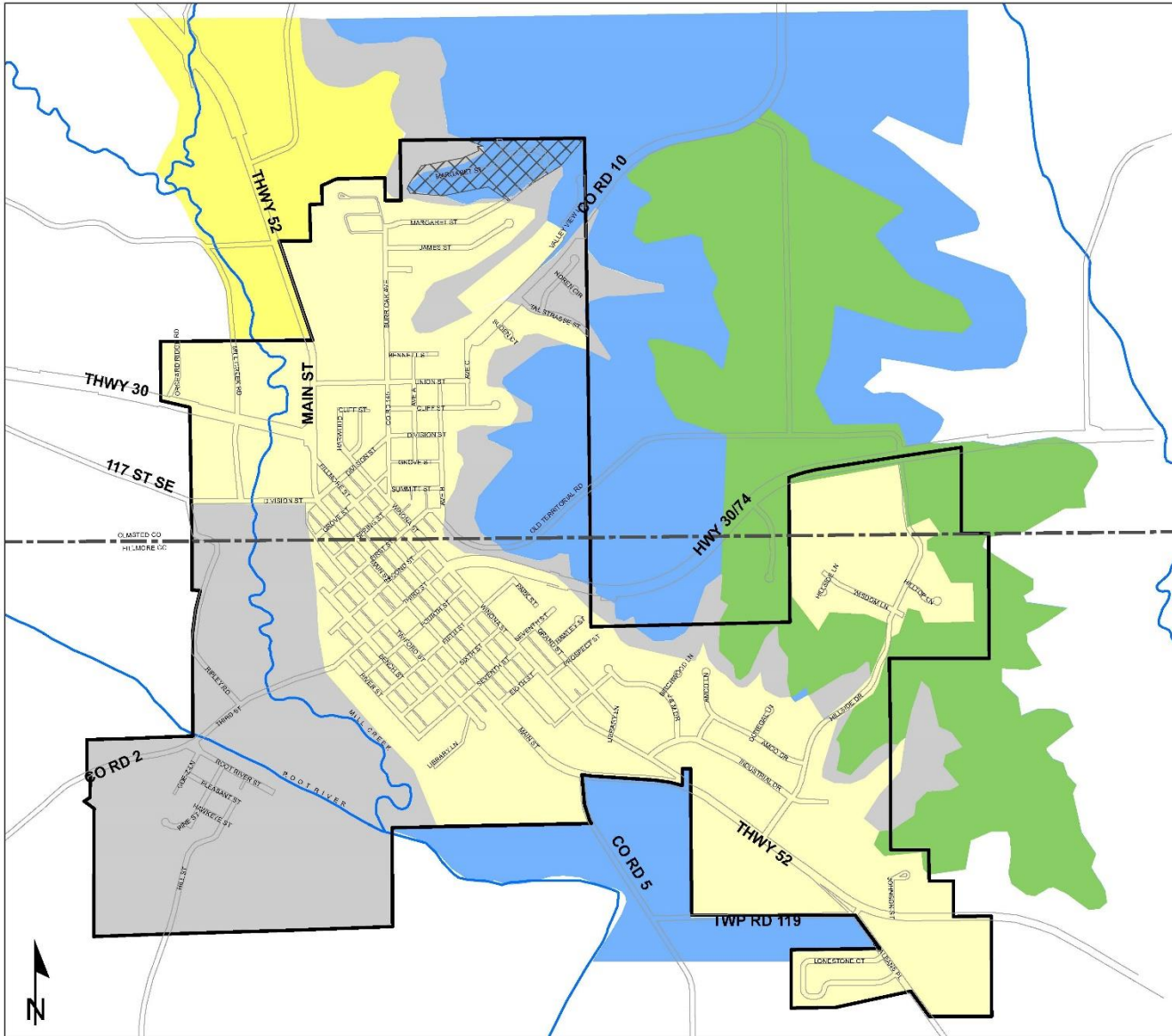
### Map 4

### Municipal Service Area Map

Legend

- Existing City Services
- Future Extended City Services
- Hilltop Extended City Services
- Water Service Only
- Sewer Service Only
- No Existing City Services

- Chatfield City Limits
  - County Line
  - Major Streets and Highways
  - Stream
- 0 250 500 1,000 1,500 Feet



## Public Parks & Recreation

**Public Parks** - The current city limits include approximately 1,660 acres of land, of which 64 acres of this area is dedicated as nine city-owned parks. These parks include; two community parks: Mill Creek Park and Groen Park, six neighborhood parks: City Park, Mohawk Park, Jaycee Park, Shady Oak Park, Lonestone Park, Hilltop Park; one Mini-Park, Hendricks Park. Map 5 illustrates the location of these parks.

**Recreational Trails**– The Trail Map shown in Map 6, shows three city trail areas including, trails through Mill Creek and Groen Park north to Highway 30, a trail surrounding Chatfield High School, and a trail on the south side of Hillside Drive from Highway 52 to the Elementary School. A proposed creek trail will extend the city trails in Mill Creek Park northward beyond city limits and from Groen Park southward along the Mill Creek and Root River corridor to County Road 5 and beyond. The plan also proposes to re-stripe a portion of the existing rights-of-way along Division Street and Third Street to connect the downtown areas to the trails system. Longer jogging, biking, and running trails starting within the city limits loop or extend 15-20 miles outside of the city. Parking is available at Mill Creek and Groen Park, along public roadways, or at public school grounds for recreational users. Map 7 shows both the existing and proposed trails and sidewalk plans.

**Lost Creek Trail**- The Lost Creek Hiking Trail was built in 2011 and is maintained by the Bluff Country Hiking Club, a private organization. The trail runs approximately 6 miles one way with trailheads in Groen Park and Ninebark Road. The trail is open to the public for hiking and snowshoeing only. (See Map 6)

**Mill Creek and Root River Corridor** – Approximately two miles of Mill Creek and 0.6 miles of the Root River lies within the Chatfield city

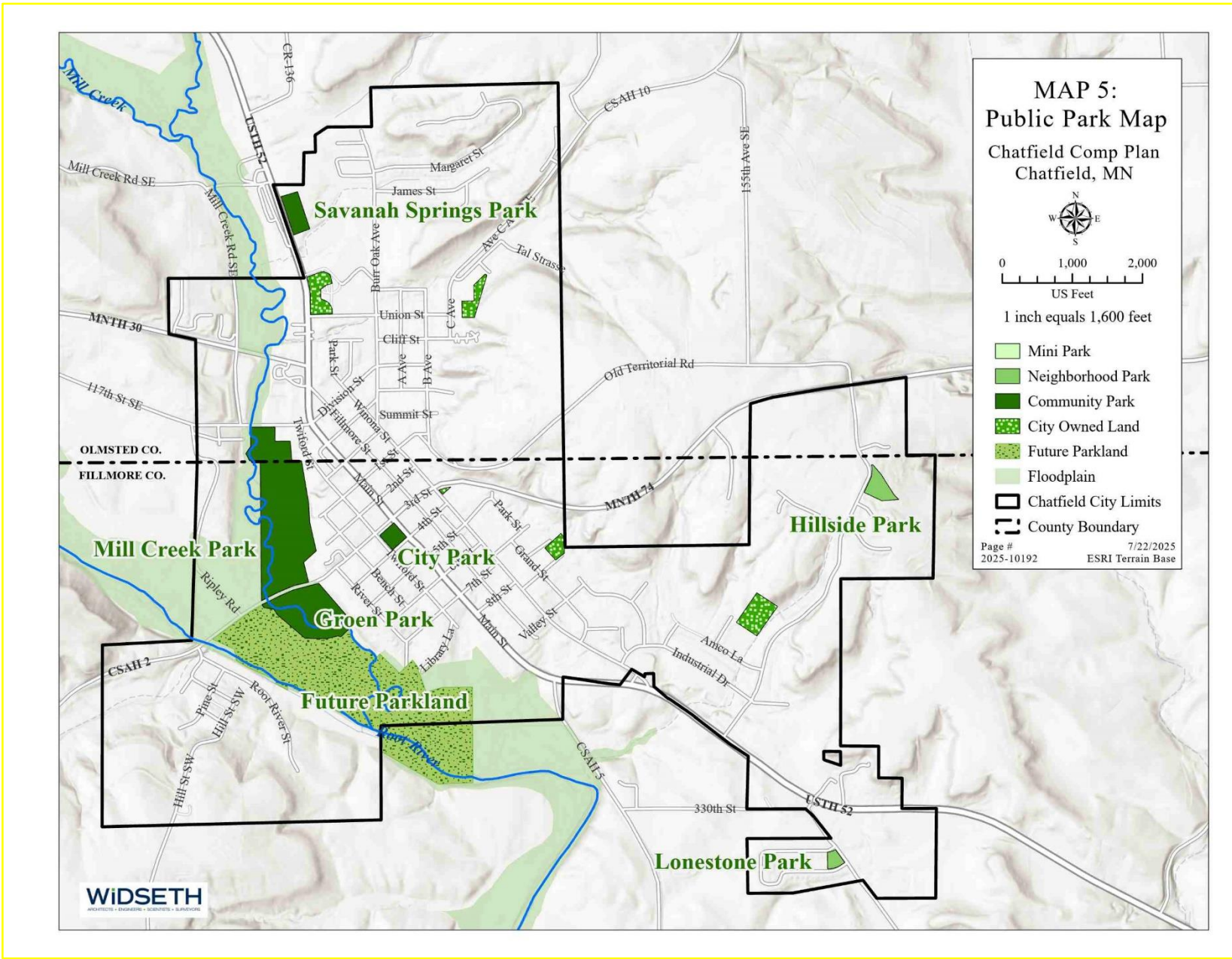
limits. These areas provide residents and visitors with recreational uses such as fishing and canoeing.

**Chatfield School Open Space** - The Chatfield School District owns and maintains approximately 101 acres of land including the Chatfield Junior-Senior High School and the Elementary School on Hillside Drive. Their facilities include several playgrounds, softball fields, a baseball field, football field, track, and tennis courts. The Savanna Spring Nature Area is also located within the high school property.

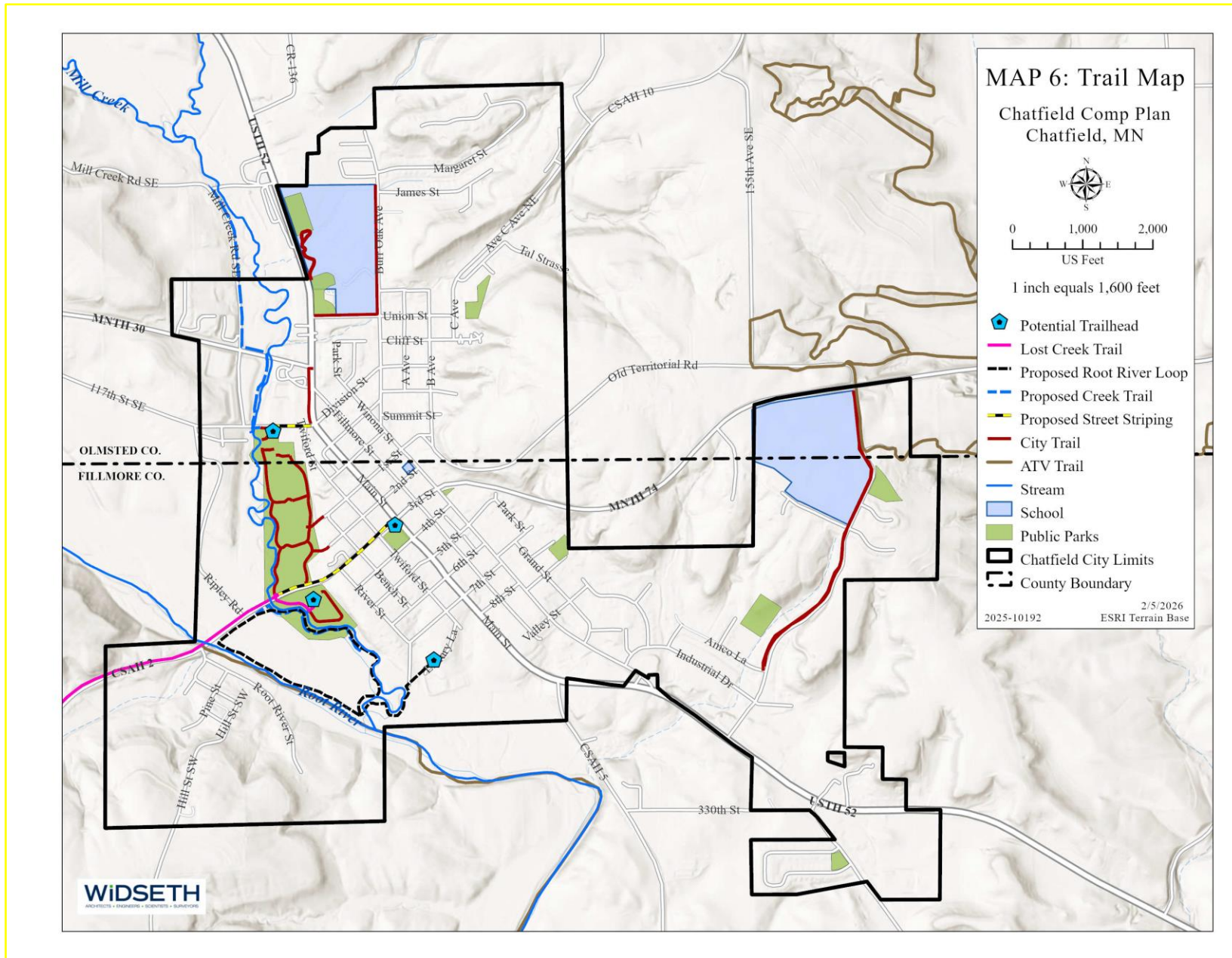
**Golf Course** - The Chosen Valley Country Club owns approximately 41 acres which is developed into a nine-hole golf course. The combined acreage of city park land, public school land, the Chosen Valley Country Club, and other public facilities within the city limits of Chatfield is approximately 409 acres of public/semi-public recreational or open space or approximately 25% of the total acreage within the city.



Community Context

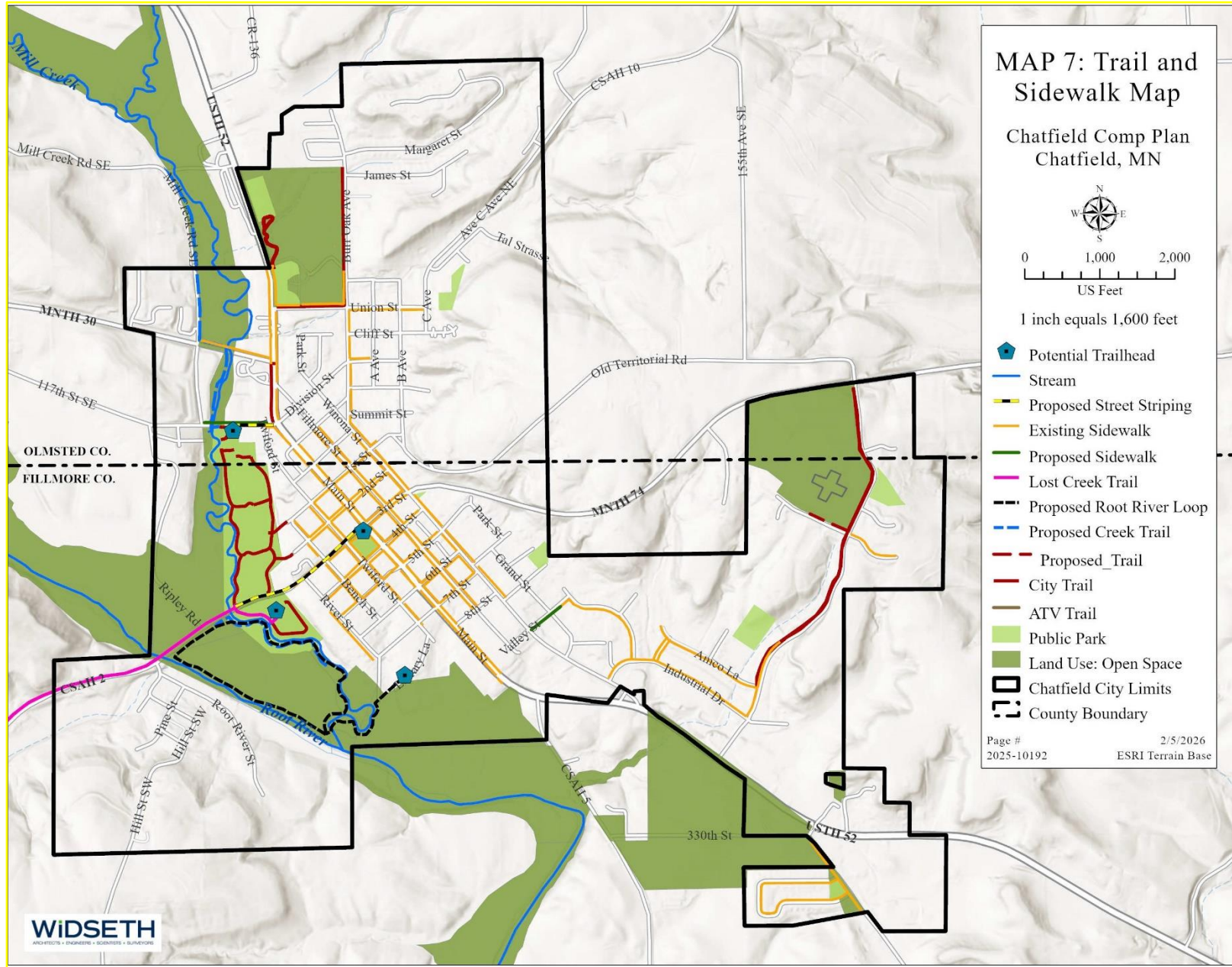


Community Context



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Community Context



## Transportation

Transportation serves residential, recreational, and commercial and industrial uses. Chatfield, located along Highway 52, is a major connection for Fillmore County and Olmsted County.

**Roadway Classifications** - Within the city, roadways can be divided into four categories; arterials, minor arterials, collectors, and local roadways. Arterials are defined as urban streets designed to carry large volumes of traffic long distances with few interruptions.

Collectors are streets carrying traffic from local streets to the arterials and providing access to the abutting properties. Local streets provide access to residential properties and should not carry high volumes of traffic or permit high speeds. The major streets have been categorized based on width and average daily vehicle counts and are shown on Map 8.

**Current and Forecasted Traffic** - The latest AADT (Average Daily Traffic) counts and Intersection Analysis areas are shown on Map 9. MnDot completed the US 52 Traffic Forecast and Growth Analysis in April 2012. MnDot reviewed seven key intersections within Chafield in the 2.6 mile corridor. Based on their results and analysis, MNDot determined that between 2011 and 2037 the corridor studied would grow by 1% per year or 26% total growth by 2037.

**Commute Traffic**- The American Community Survey data tells us that 95% of Chatfield residents commute to work with 5% of the work force working at home. 70% of residents drove alone, 15% carpooled, 5% walked, and 5% used public transportation. The mean travel time to work is 23 miles.

**Proposed Street Improvements & Roadways** - The Thoroughfare Plan adopted in 2004, outlined several proposed minor arterials and collector routes that will provide increased "links" for Chatfield. See

Map 8 to review these proposed routes. Other future projects include replating the north end of Twiford Street and repaving the street, reconstructing and repaving Bench Street from First Street to Sixth Street, and repaving St. Albans Place, Root River Street, Pine Street, Pleasant Street, and a portion of Hill Street.



## Community Context

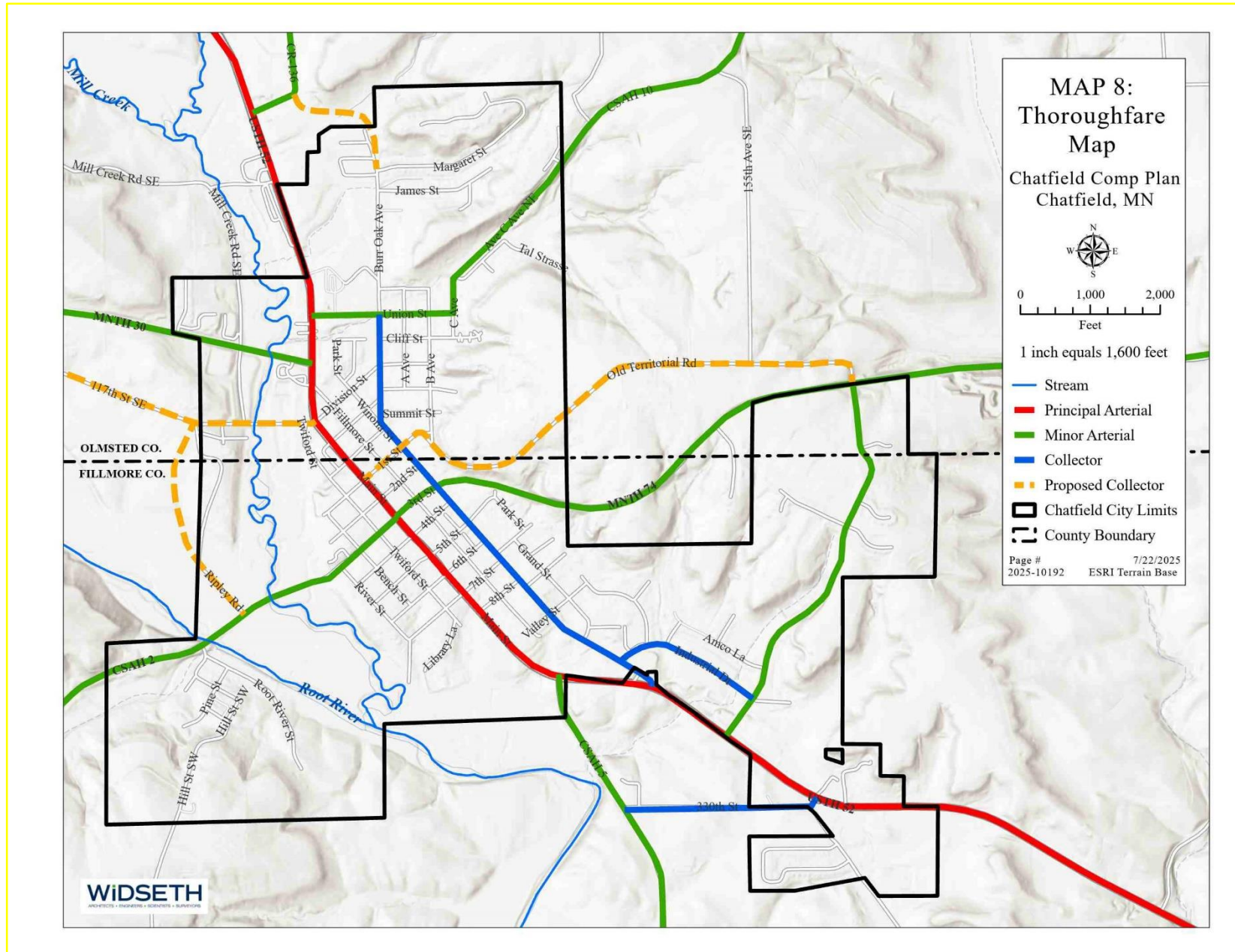
**Public Transportation** - Rochester City Lines operates one regular bus route within Chatfield. (See Map 10) The bus route travels along Highway 52, stopping at Sunshine Foods. Rochester City Lines take commuters to either St. Mary's Hospital or downtown Rochester for the shift of 8am to 5pm.

**Other Public/Semi-Public Transportation** - SEMCAC provides meals on wheels for seniors in both Fillmore and Olmsted County and transports some "medical" only patients to the Rochester area hospitals. The Fillmore County Veterans Service Office also provides transportation to Rochester on an as needed basis as does the Chatfield Care Center. Rolling Hills Transit provides curb to curb local transportation to the public.

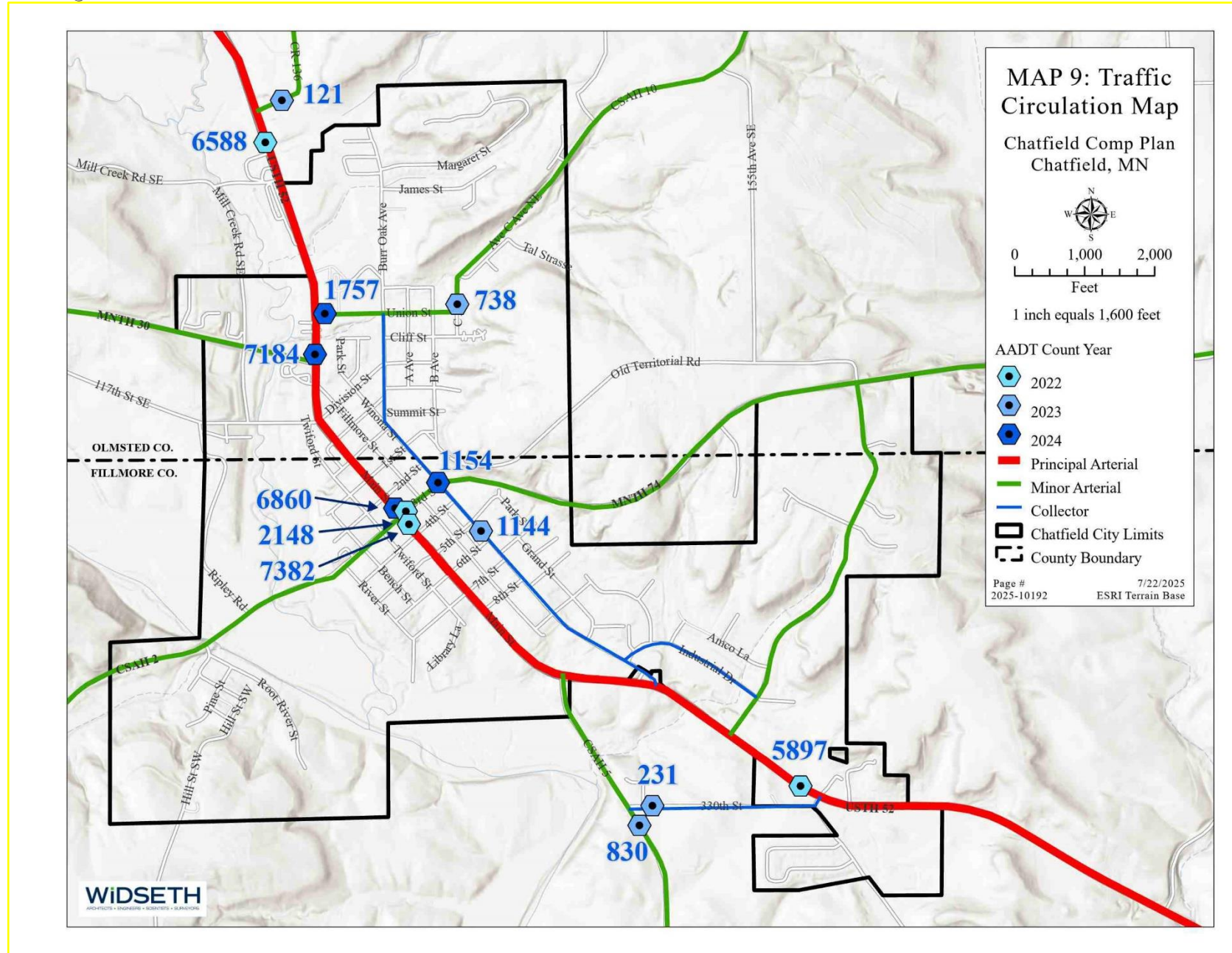
**Pedestrian Traffic** - Pedestrian circulation provides an important public service in Chatfield. The City of Chatfield promotes community health through its sidewalks and trails.

**Sidewalks** - Many of Chatfield's roadways have existing sidewalks. There are also several crosswalks downtown at busy intersections along Highway 52/ Main Street. Twelve additional sidewalk sections are proposed to be constructed along existing roadways to improve pedestrian circulation in town. Several new subdivision areas will construct sidewalks (and trails) as the developments are platted. See Map 7 to review the Trail and Sidewalk Map.

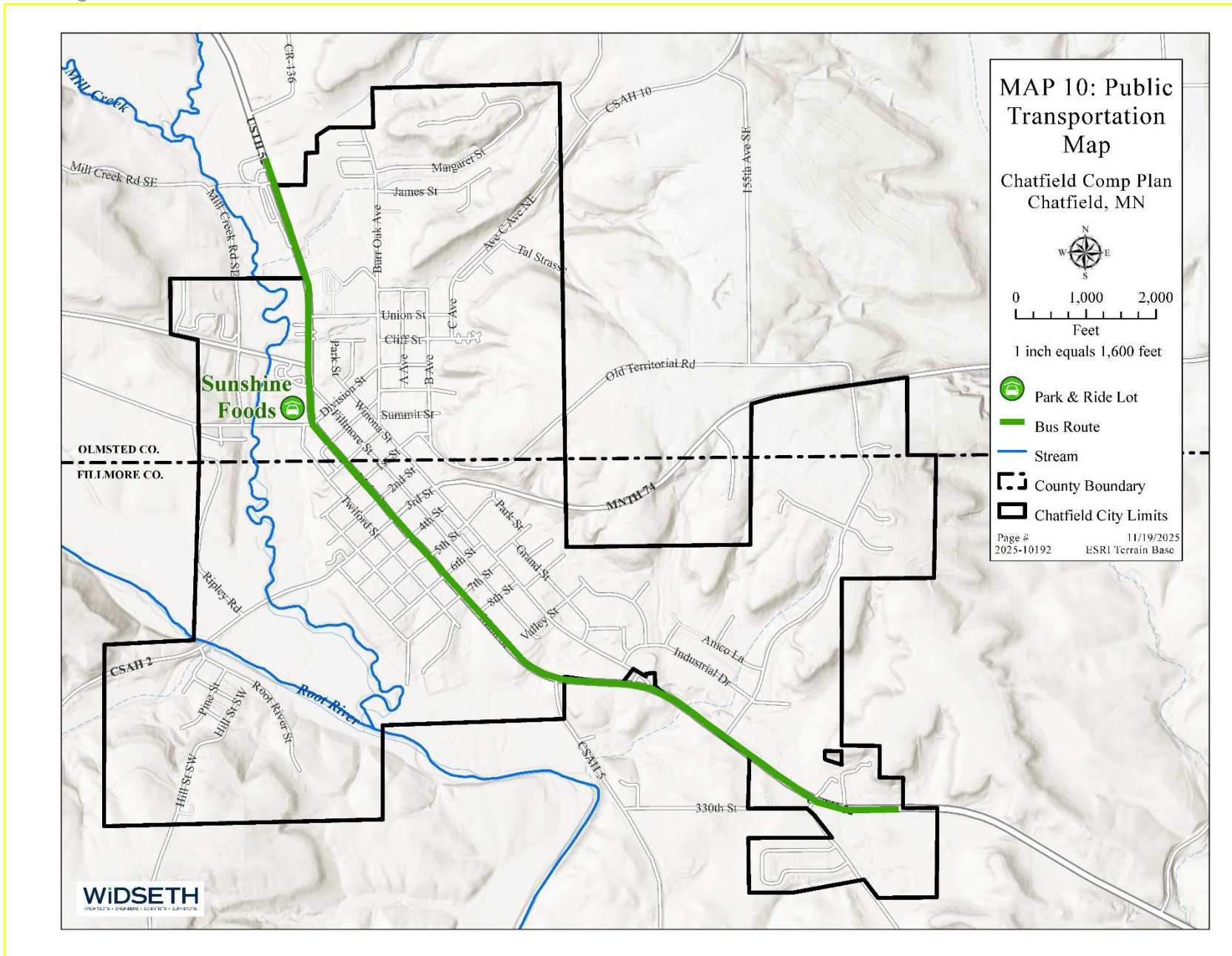




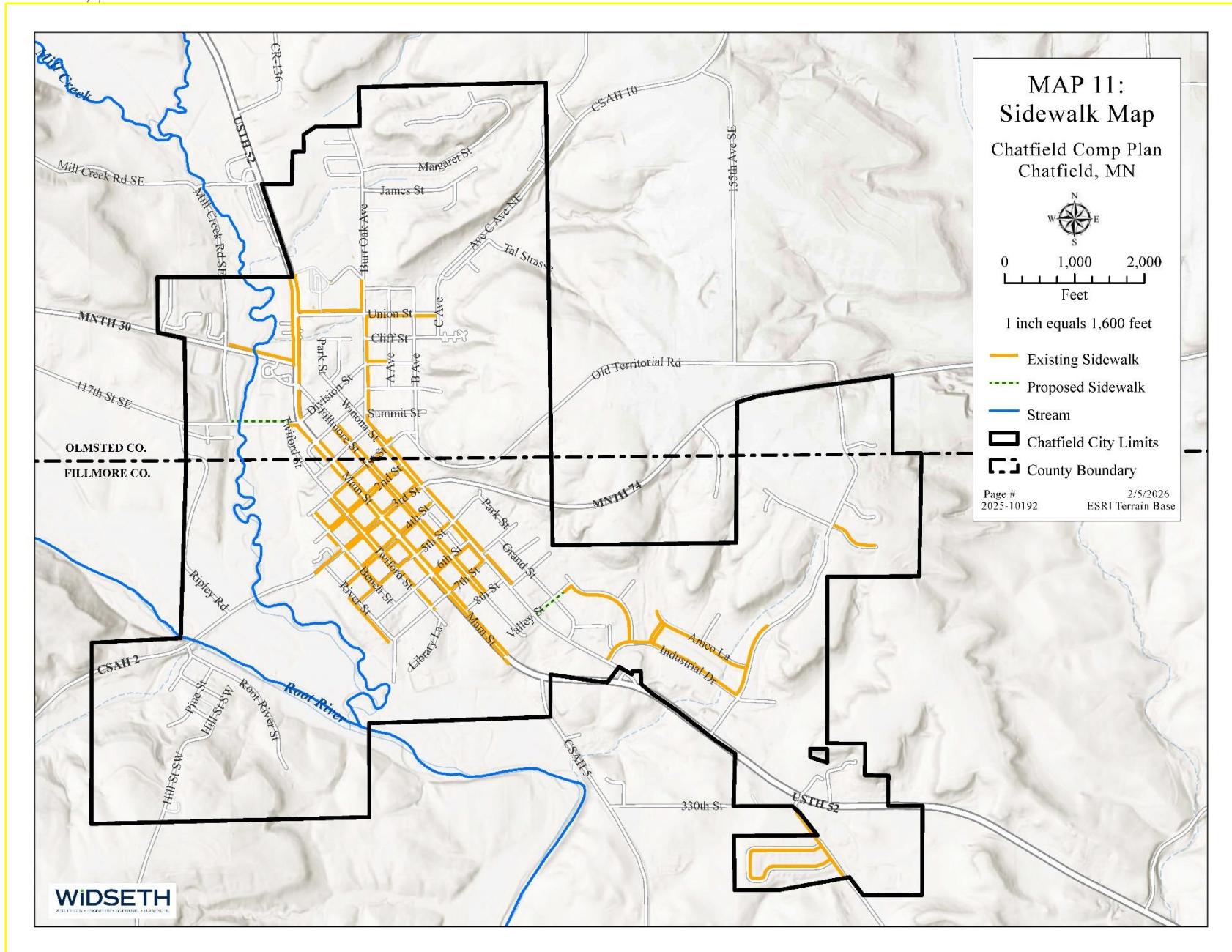
Community Context



Community Context



Community Context



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## Environmental Constraints

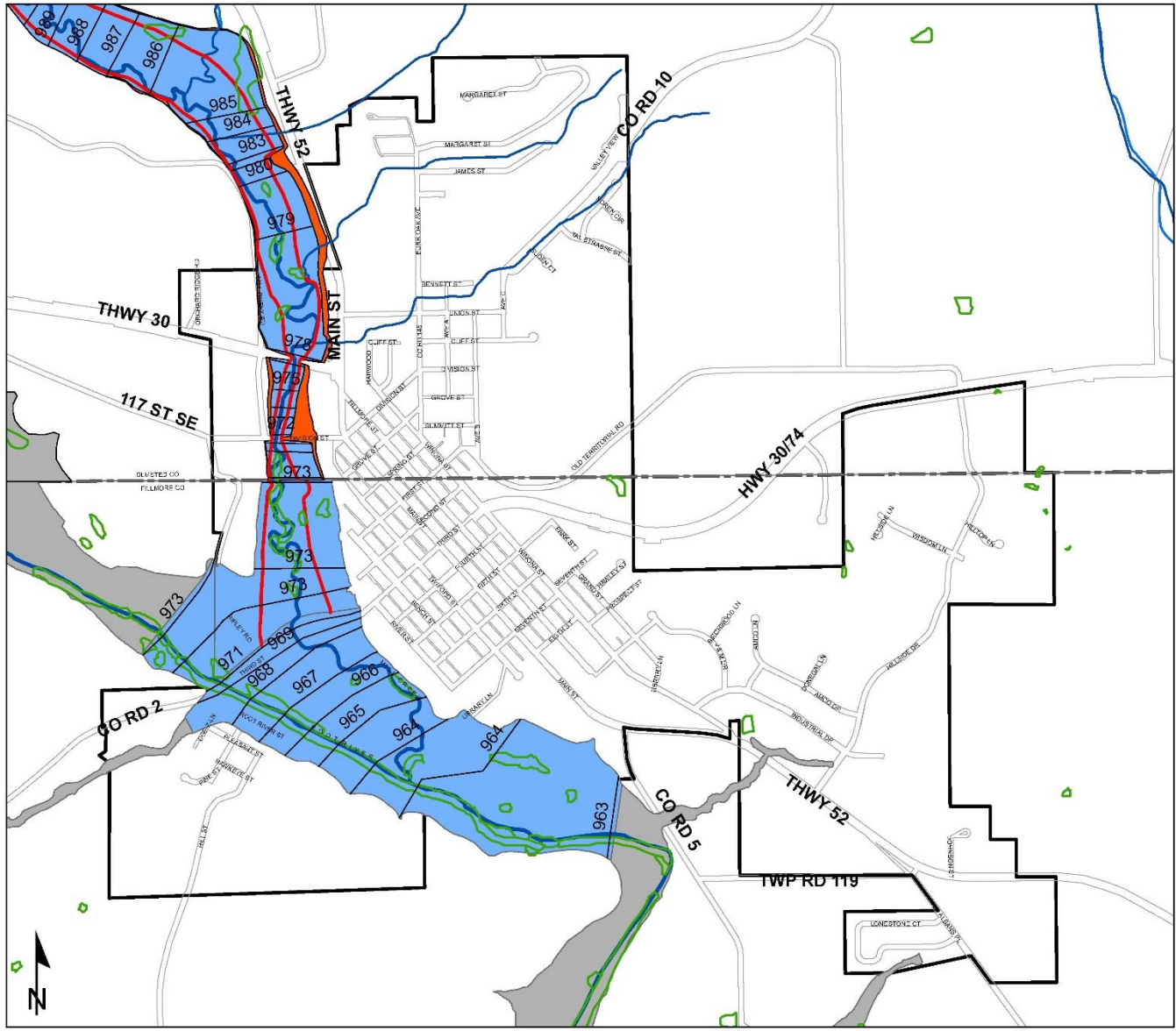
Topography - Chatfield lies within what is known as the Chosen Valley. The original residential and commercial properties were platted and built in the valley along the Mill Creek and Root River. As the city’s population grew, residential properties expanded into the foothills above the valley floor. Development along the northeastern foothills of the city began a number of years ago with the construction of James Street, Margaret Street and residential construction along County Road 10. More recently, construction of Hillside Drive S.E. will connect the southeastern valley floor above the foothill connecting Highway 52 to Highway 30/74.

Two unique geologic conditions that must be carefully identified when developing along the foothills above Chatfield are sinkholes, created by karst conditions, and Decorah soils. Karst topography is a combination of natural water flows and highly soluble limestone that is near the surface. Sinkholes are commonly found in karst topography. Decorah soils shrink and expand during wet and dry periods and must be properly managed if roadway construction, underground utilities, or buildings are proposed to occur within these soils.

Soils - Floodplain soils are present along the Mill Creek and Root River corridors and along smaller drainageways from the foothills to the valley floor. Soils having high rates of infiltration are also located along the steeper sections of the foothills. Potential Decorah soils are







located at the crest of the foothills along both the western and eastern edges of the City’s valley floor. Figure 25 shows the location of these soil types along with both the Fillmore County Soil Survey and the Olmsted County Soil Survey soil types mapped in and around the City of Chatfield. (See Map 13)





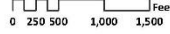


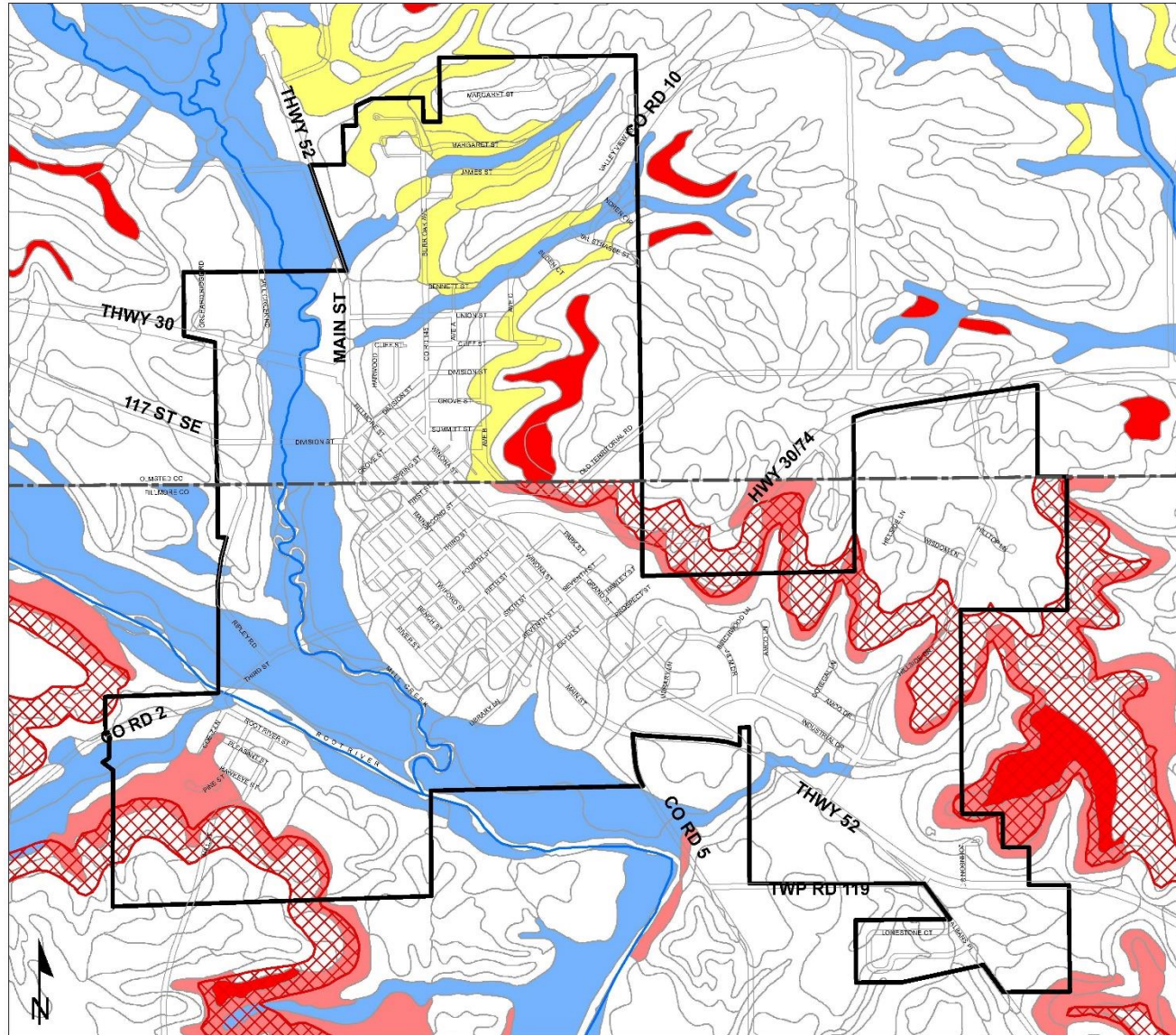


**Map 12**  
Floodplain & Wetland Map

Legend

-  AE Zone
-  A Zone
-  500-Year Floodplain
-  FLOODWAY
-  Base Flood Elevation
-  Wetlands

-  Chatfield City Limits
  -  County Line
  -  Major Streets and Highways
  -  Stream
-  Feet  
0 250 500 1,000 1,500



**Map 13**

Soil Map

Legend

Decorah Soils



Potential Decorah Soils



Floodplain Soils



Infiltration Areas



Fillmore Co. Decorah Overlay Zone



Chatfield City Limits

County Line

Major Streets and Highways

Stream

0 250 500 1,000 1,500 Feet



3

*Historic Preservation*



## Historic Preservation

### Introduction

Chatfield recognizes the importance of the past while preparing itself for the future and the city strives to provide a level of heritage preservation services that sets it apart from other communities. State law (Minnesota Statutes 471.193) provides for the creation of municipal heritage preservation programs and the establishment of heritage preservation commissions. Basic standards for local government heritage preservation programs have been developed by the U.S. Department of the Interior. As a Certified Local Government (CLG) under the National Historic Preservation Act of 1966, as amended, the City of Chatfield is able to exercise greater autonomy in implementing the National Register of Historic Places program and is eligible to receive federal grants-in-aid from the Historic Preservation Fund administered by the Department of the Interior. The city's preservation ordinance reflects the community's strong commitment to responsible heritage conservation practices and adopts the Secretary of the Interior's standards for archaeology and historic preservation as the "best management practices" to be used by city officials. The city also works closely with the State Historic Preservation Office (SHPO) of the Minnesota Historical Society to prepare and implement its plans for heritage preservation.

The City of Chatfield has adopted a heritage preservation ordinance that provides for the establishment of a Heritage Preservation Commission (HPC) to oversee the preservation program. The HPC is specifically authorized to identify historically significant buildings, sites, structures, objects, and districts which are worthy of preservation, and to nominate properties for designation as Chatfield Heritage Landmarks (the local government equivalent of the National Register of Historic Places) by the City Council. The heritage landmark

designation is a form of overlay zoning that regulates particular kinds of activities that may affect heritage resources. The preservation ordinance also sets forth the procedures used to review city permits for various types of development projects, including demolition and new construction, to evaluate their potential effects on heritage preservation resources.

**The city heritage preservation program is organized around six core program areas:**

Preservation planning. The process of establishing goals, policies and priorities for the preservation, protection and use of heritage resources; also, the development of management plans for individual heritage preservation resources.

Identification of heritage resources (i.e., survey). The process of locating and documenting historic buildings, sites, structures, objects, and districts to produce an inventory containing information about individual heritage preservation resources.

Evaluation of heritage resources. The process of determining whether identified properties meet defined criteria of historical, architectural, archaeological or cultural significance that would make them eligible for designation as Chatfield Heritage Landmarks.

Designation of heritage landmarks. The Chatfield Heritage Landmark registry is a form of overlay zoning for properties that have been determined historically significant.

## Historic Preservation

**Design review.** The process of certifying the appropriateness of development activities that may have an impact on significant heritage preservation resources.

**Public education.** Activities that interpret the city’s history, architecture, landscapes, and archaeology to residents and visitors, promote sound heritage resource management practices, and disseminate useful information about the city’s preservation program to property owners, policy makers, educators, students, and the general public.

### Purpose

The purpose of the Heritage Preservation Plan is to provide city officials, property owners, and citizens with the information needed to make wise decisions about the preservation, protection, and use of heritage resources. It is the comprehensive heritage preservation plan for the City of Chatfield. Within the framework of the comprehensive plan, the preservation plan provides the basis for merging heritage resource management with other city planning by providing basic information about the city preservation program; delineating a range of historic contexts as the organizational framework for decisions about the identification, evaluation, and treatment of heritage landmarks; establishing goals and policies for heritage preservation activities; and outlining a vision for future preservation program initiatives. This particular version of the plan replaces the Historic Preservation element of the 2008 Comprehensive Plan.

### Conceptual Underpinnings

The primary objective of the city preservation program is to ensure that no significant heritage preservation resources are destroyed or damaged as a result of any activities funded, permitted, licensed, or

supported by the City of Chatfield. The following basic concepts provide philosophical consistency for the city’s preservation program:

- Historic buildings, sites, structures, objects, and districts represent scarce, non-renewable cultural resources that should be treated as critical assets for community development.
- Heritage preservation is an important public service and a legitimate responsibility of city government.
- Not everything that is old is worth preserving: protective measures should focus on significant heritage resources.
- Saving significant heritage resources for the benefit of future generations is always in the public interest; and
- Effective heritage preservation policies are those which create a partnership between the owners of heritage resources and city government.



## Historic Preservation

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### Preservation Goals & Priorities

#### Goals

1. Identify, preserve and protect significant heritage resources within the city limits.
2. Prevent the destruction of heritage preservation resources by activities permitted, funded, licensed, or assisted by the City of Chatfield.
3. Identify and evaluate all buildings, sites, structures, objects and districts over 50 years old to determine their historical, architectural, archaeological, and cultural significance.
4. Designate significant heritage resources as Chatfield Heritage Landmarks.
5. Encourage appropriate management and treatment of heritage preservation resources.
6. Promote heritage preservation as an economic development tool and provide incentives that encourage it.
7. Create public awareness and appreciation for the value of Chatfield's heritage resources to empower a diverse and growing constituency for heritage preservation.
8. Integrate heritage preservation with other city planning for community development, housing, parks and recreation, utilities and public works.

#### Policies

1. Preservation program activities will be carried out in a manner consistent with the goals and policies established by the Heritage Preservation Plan.
2. The Heritage Preservation Commission shall periodically review and update the Heritage Preservation Plan.
3. Heritage preservation will be integrated with other city planning for community development.
4. The Heritage Preservation Commission shall develop master plans for the preservation, protection and use of city-owned heritage resources.
5. The preservation planning process shall include public participation at every step, with the Heritage Preservation Commission providing a forum for open discussion of issues to ensure early and continuing citizen involvement in decision making, rather than public review of decisions already made.
6. The City of Chatfield will continue to participate in the federal-state-local government preservation partnership as a Certified Local Government pursuant to the National Historic Preservation Act of 1966, as amended.
7. The results of heritage resource surveys will be integrated into the preservation planning process to ensure that evaluation decisions are based on the best available information.
8. All heritage resources identified by survey will be evaluated against the eligibility criteria for designation as Chatfield Heritage

## Historic Preservation

- Landmarks. The Heritage Preservation Commission may issue a finding of significance for any property which it determines eligible for designation as a heritage landmark.
9. The Heritage Preservation Commission will maintain an inventory of heritage resources worthy of preservation, including all properties designated or determined eligible for designation as Chatfield Heritage Landmarks, and will make this information available to city officials and the public.
  10. In determining whether or not a heritage resource is eligible for heritage landmark designation, its age or date of construction shall not be the primary factor in evaluating its historical significance.
  11. Except in extraordinary circumstances, no property will be designated a Chatfield Heritage Landmark without the consent of the owner. In the case of historic landmark districts, consent of a majority of the property owners within the district boundaries may be required.
  12. The City Planner shall record the locations of all designated Chatfield Heritage Landmarks on the official zoning map.
  13. Public access to information on the precise location of archaeological sites may be restricted in cases where the city has reason to believe that the integrity of the resource may be threatened by the release of such information.
  14. The City will demand excellence in the stewardship of publicly-owned heritage preservation resources.
  15. The Heritage Preservation Commission shall be afforded a reasonable opportunity to review and comment on all plans for

public works and other development projects for their potential effects on significant heritage resources.

### Implementation Benchmarks

By the year 2025, the City will have accomplished the following strategic objectives:

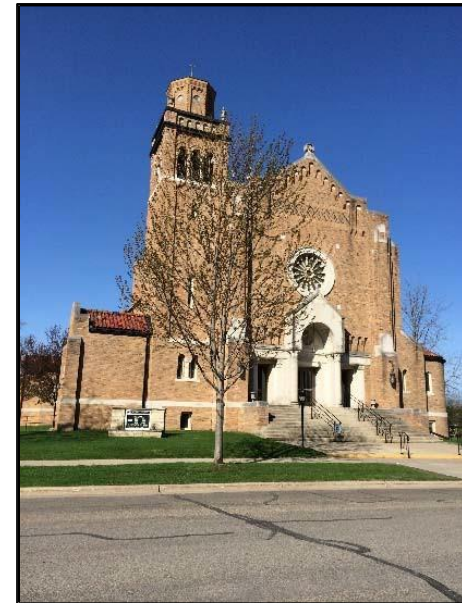
- Raised the visibility of the city heritage preservation program.
- Provided more technical assistance to owners of historic properties.
- Undertaken archaeological surveys to identify sites associated with the heritage of Native Americans.
- Developed voluntary, non-regulatory guidelines for the treatment of heritage resources, applicable to projects that do not require design review.
- Adopted architectural standards for new construction in historic commercial and residential neighborhoods.



## Historic Preservation

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- Developed a comprehensive strategy to promote heritage tourism and the development of cultural and recreational enterprises based on local heritage resources.
- Adopted innovative zoning regulations that encourage rehabilitation and adaptive reuse of older buildings by increasing land use flexibility and redevelopment options in the city's older residential and commercial districts.
- Developed user-friendly, sustainable financial assistance and economic incentive programs for the rehabilitation, maintenance, enhancement, and adaptive reuse of heritage resources.
- Improved the condition of the older buildings within the Main Street commercial historic district through building maintenance and façade improvement programs.
- Increased media coverage for heritage preservation activities.
- Updated the heritage resources inventory to meet current preservation standards and make the information more widely accessible.





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## Goals & Policies



## Goals & Policies

### General Statement

This Comprehensive Plan is a reflection of the wants and desires of the Chatfield residents. The planning process has created broad public support by involving the Chatfield Planning & Zoning Commissioners, City Council members, area residents, property owners, developers, and the City of Chatfield staff. The genuine interest and efforts by all of the groups involved have been of great assistance in the preparation of this plan. The main components of the plan are the goals and policies. Through individual discussions, City Staff, and the Planning & Zoning Commission, major opportunities, strengths, weaknesses, and threats were fleshed out and have provided the basis for the Goals and Policies Statements in this plan.

### General

#### Goal 1 Encourage orderly and harmonious development through the enforcement of sound plans and implementation programs.

**Policy** Improve the overall land use relationships throughout the City by addressing specific issues through zoning ordinance amendments and other means.

**Policy** Carefully consider both the needs of the individual property owners and the needs of the public at large in the development and implementation of plans and controls relating to land use.

**Policy** Convey a clear understanding of land use issues among all affected units of government which benefits the city, county, schools, state agencies and townships.

**Policy** Growth should occur in conjunction with municipal services and facilities.

**Policy** Allow for future development by identifying areas where the land use is best suited.

**Policy** Plan and develop the community on a neighborhood basis rather than individual developments based on physical barriers or similar land use characteristics.

**Policy** Insure that as land use activity and development intensifies, there is corresponding support of city facilities such as parks, utilities, and infrastructure.

**Policy** Plan for future development in areas not currently serviced by municipal water and sewer. If municipal utilities need to be extended to serve private development, they should be done in accordance with the policies of the City and in agreement with the neighboring townships.

**Policy** Encourage development and redevelopment in areas currently served by municipal utilities.

**Policy** All properties outside the City that are proposed for development with municipal services shall be required to concurrently petition for annexation of the property to be served and shall comply with all city, township, county, and state rules and regulations.

**Policy** Owners who have sites and buildings that have historical or architectural significance should work with the Historical Preservation Commission and be preserved.

**Policy** Development in the 100-year floodplain should be regulated and limited to uses that are properly flood protected.

Goals & Policies

**Housing**

**Goal 1 Provide for an orderly expansion of residential development.**

Policy: Strongly encourage residential development in areas within the Urban Service Area that are best suited for future residential development where existing infrastructure is accessible.

Policy: Prioritize in-fill residential development within vacant lots.

Policy: Discourage scattered “leap-frog” residential development.

Policy: Zoning and subdivision ordinances and building code regulations should be consistently enforced and updated as needed.

Policy: Current residential properties located at the north end of the city limits along Highway 52 should transition in an orderly fashion to discourage or prevent land use conflicts.

Policy: Eliminate improper zoning and land use conflicts where possible.

Policy: Sufficient open space or an equivalent cash value shall be dedicated in each new development for the benefit and enjoyment of the residents.

**Goal 2 Encourage the preservation of structures that have historical significance in the community.**

Policy: Encourage programs and economic incentives to promote the rehabilitation of historic homes.

Policy: Owners of historically significant sites should use the Chatfield Heritage Preservation Commission as a resource and advisor in any exterior alterations.

**Goal 3 Construct an adequate number and variety of residential housing types based on the demand to meet the needs of the citizens of all income levels while providing a safe and aesthetically pleasing living environment.**

Policy: Encourage an adequate supply of housing in a wide range of prices, types and location.

Policy: Complete a periodic study that analyzes the City’s housing supply and future needs.

Policy: Construct housing developments that are compatible with existing and anticipated future land uses.

Policy: Support developers by providing flexibility in planning and zoning standards through the PUD process and financial assistance programs to provide a wide-range of housing.



*Goals & Policies*

**Goal 4 Create opportunities for multi-family and senior housing.**

- Policy: Encourage a sufficient supply of rental to accommodate the needs of residents of all income and age groups.
- Policy: Integrate medium and high density residential development with low density residential areas.
- Policy: Encourage the development of housing that meets the needs of an aging population including both market-rate units and assisted living accommodations.

**Goal 5 Support existing home owners to maintain and improve their properties.**

- Policy: Improve or remove blighted or hazardous homes by abating nuisances on residential properties.
- Policy: Residential buildings and properties shall comply with all State building codes and City ordinances to provide the highest possible quality and character.
- Policy: Regulate exterior storage, fencing, home occupations and accessory structures through the Zoning Ordinance to maintain residential character.

**Business & Economic Development**

**Goal 1 Provide for continued expansion of commercial and industrial activities in an orderly fashion to serve the community.**

- Policy Develop and maintain an inventory of public and private lands and buildings that are suitable for development or redevelopment that are consistent with the City’s policies.

- Policy Encourage in-fill commercial and industrial development where municipal services and infrastructure can easily be provided
- Policy Identify sites for industrial development that minimize nuisances, maximize the use of existing infrastructure, and enhance compatibility with existing land uses.
- Policy Work to relocate businesses with activities that are substantially incompatible with surrounding uses.

**Goal 2 Promote a community where employment opportunities exist to keep and attract new residents and families and maintain a strong connection to Rochester.**

- Policy Create and update a community profile and promotional brochure to encourage new business.
- Policy Efforts should be taken to have the available technology and telecommunication services for local businesses.
- Policy Diversify the local economic base by attracting new retail stores and manufacturing firms, while encouraging and facilitating the expansion of existing firms in the community
- Policy Promote a diversified tax base offering a large number and wide variety of employment opportunities at different education and skill levels.
- Policy Financing tools such as tax increment financing, tax abatement, revolving load funds and state and federal programs should be offered to businesses to expand business opportunities and promote job creation.

*Goals & Policies*

Policy Networking and partnerships should occur between the City, regional, and state economic development agencies to provide and promote economic development.

Policy The City should coordinate with other business related organizations in supporting economic growth in the community.

**Goal 3 Ensure that commercial and industrial development is functional, safe and exhibits attractive qualities of design and display.**

Policy Commercial and industrial development shall be constructed to minimize conflict with surrounding land uses. Adequate screening, fencing, and landscaping should be required to minimize conflicts with adjacent uses where appropriate.

Policy Enforce the sign ordinance to enhance the appearance of Chatfield’s commercial and industrial areas.

Policy Encourage restoration and adaptive re-use of historic buildings.

**Goal 4 Support and promote a vibrant downtown commercial area that serves the Chatfield Center for the Arts, tourists, and residents.**

Policy Actively seek new retail businesses, entertainment facilities and restaurants to strengthen the downtown business area and improve the marketing ability of the City.

Policy Provide strong pedestrian and visual links between the downtown commercial area, City Park and Center for the Arts, and Mill Creek Park and Groen Park.

Policy Promote and protect the synergy of the City’s downtown and recreational areas through consistent application of land use regulations and education of the development community.

Policy Seek for partnerships on all levels, state, regional, and county-wide, to promote tourism.

Policy Encourage new businesses and industrial developments related to recreation and tourism industries.



Goals & Policies

**Transportation and Public Facilities**

**Goal 1 Provide a safe, economical, direct, multi-modal transportation system that provides access and mobility in accordance with the Thoroughfare Plan while also taking into account environmental context and impacts.**

Policy Minimize access points onto arterial and higher order roadways to provide for safe and adequate distance between intersections.

Policy Increase opportunities and expand facilities for residents and visitors to use public transportation.

Policy Consideration should be given to aging and disabled residents when designing and improving streets, sidewalks and trails.

**Goal 2 Develop financially responsible infrastructure plans that best allocates available resources.**

Policy Consider long term solutions to public facility needs and avoid short term, least cost solutions.

Policy Develop solutions to the existing storm drainage problems created by storm water runoff.

Policy Review and update the Capital Improvement Plan to assess all future capacity needs for public facilities

Policy Determine expansion needs to support the Land Use Plan.

Policy Work with Olmsted and Fillmore Counties, the Chatfield School District, and other governmental bodies to conduct joint projects to reduce the duplication of efforts on similar projects.

**Goal 3 Support and develop access to internet services through the cost-effective use of technological advances.**

Policy Monitor advances in technology and employ them if the City can financially and functionally accommodate them.

Policy Include technological considerations when updating all major planning and capital improvement plans.

Policy Promote coordination between local businesses, residents, and internet providers to continue to develop improved connections throughout the City.

Policy Where feasible, make public and private internet and services available to residents that might not otherwise take advantage of these advances.



Goals & Policies

**Recreation/Culture**

**Goal 1 To develop and maintain attractive parks and recreational open spaces for all seasons that are safe and healthful.**

- Policy Maintain an equitable distribution of parks and open space throughout the community with sufficient facilities tailored to suit the residents they serve.
- Policy Provide both passive and active recreational areas.
- Policy Encourage and promote a diverse range of recreational activities for every season.
- Policy The City should work with local and regional organizations to encourage tourism.
- Policy Continue to develop indoor facilities for recreational purposes and prioritize activities requiring improvements.
- Policy Locate and develop acceptable sites for short-term campers.
- Policy Expand the Joint Powers Board to fill the gap between the park sites and how they are used, improve communications and direction for parks, equipment, and manpower necessary for a more efficient and cohesive park & recreation system for the entire city.

**Goal 2 Develop a continuous, interconnected, and comprehensive system of bikeways and trails. To connect to local schools, parks, neighborhoods, and other communities.**

- Policy Construct pedestrian and bicycle facilities as shown on the Trail and Sidewalk Plans.

Policy Enhance maintenance of all sidewalks and trails, and improve maintenance strategies.

- Policy Increase use and safety of the trail and sidewalk network.
- Policy Increase public awareness and education related to sidewalks and trails.
- Policy Continue to obtain easements for future trails along the Mill Creek and Root River corridors.

**Goal 3 Develop and market Groen and Mill Creek Park as a regional recreational area with unique amenities and recreational facilities.**

- Policy Mill Creek and Groen Park’s designation as a trout stream should be recognized as a regional attraction and supported in the redevelopment of those areas adjacent to the creek.
- Policy Maximize the recreational opportunities within the existing parks and semi-public spaces within the community whenever possible.
- Policy Utilize local service clubs and other organizations to assist fundraising efforts for development of recreational facilities.

**Goal 4 Promote development and display of the fine arts.**

- Policy Promote the Bandtown USA theme which reflects band activities since the 1880’s and continue support of band concerts in the park.
- Policy Support theatrical groups by promoting Potter Auditorium as a home to a theater group.

*Goals & Policies*

**Natural Resources**

**Goal 1** Promote land management practices that protect the natural resources in the City including streams, rivers, wetlands, woodland, floodplains, and bluffs.

**Policy** Identify and manage the development of sensitive areas, such as floodplain, hillsides, etc., through special zoning or easement control.

**Policy** Consult State and Federal natural resource agencies on proposals where soil, slope, sewage disposal and other environmental concerns exist.

**Policy** Carefully regulate urban or rural development on steep bluffs to minimize soil erosion.

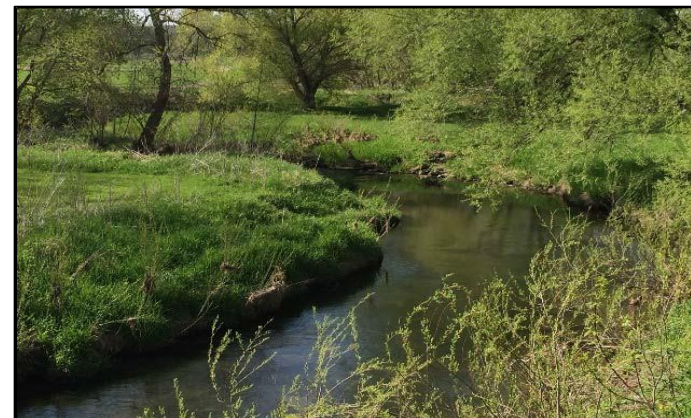
**Policy** Encourage alternative stormwater management techniques that reuse infiltration and reduce infrastructure costs.

**Policy** Define and preserve all national, state and regionally significant natural and scientific resources in the City.

**Policy** Preserve and enhance the natural amenities within each city park.

**Goal 2** Create an urban forest management plan that would create standards for tree selection, installation, maintenance and removal within the park system including boulevard trees throughout the community.

**Policy** Reduce the impact and prohibit the planting invasive plant species within the City’s landscape.





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Plan & Implementation



## Land Use Plan

The purpose of land use planning is to provide a consistent set of policies specific to the City of Chatfield that will guide the future growth and development of the City and provide a basis for land use decisions. The Land Use Plan will provide the public with information related to the long-range goals of the City. Land use decisions made by the public sector will affect the use of private lands. Land use decisions, in part, will have an effect on the need for public expenditures, environmental quality, energy consumption, and natural resources.

The Land Use Plan for the City of Chatfield is intended to provide for the orderly development and redevelopment of the city. The plan identifies a generalized pattern of land use.

The Land Use Plan is a compilation of policy statements, goals, growth guidelines, locational criteria, use designations, and maps. These are the basis for determining the proposed locations of major types of land uses.

Presented below is a list of the growth guidelines, locational criteria, use designations and the Land Use Map.

### Growth Guidelines

1. Growth should occur in conjunction with municipal services and facilities. Municipal service areas should be well defined and expanded to accommodate and encourage orderly development.
2. The City should allow for future development needs by identifying the long-term growth needs in areas where the land use is best suited.
3. Medium and high-density housing should be developed in close proximity to commercial, industrial and institutional centers.

4. Provide for continued diversity and growth of businesses in the commercial business districts through redevelopment, preservation, and building and property improvements.
5. Concentrate industrial development in industrial parks with existing or planned public facilities and services.
6. Preserve land which has a unique recreational, geological, environmental significance, or good agricultural land.
7. Protect and preserve properties of historical, architectural, and cultural significance by designating buildings, sites, structures, and districts as heritage preservation sites.
8. Development in the 100-year floodplain should be regulated and limited to uses which are properly flood-protected or do not have a detrimental effect on the floodplain.
9. Adopt regulations that encourage residential and commercial planned unit developments, cluster subdivisions, common interest communities, provisions for common open space, subdivision innovation and other similar provisions which provide for flexibility in development design and an opportunity to mix dwelling types and commercial uses.
10. Ensure the recreational facilities are adequately provided as the City continues to experience population growth. Encourage and promote joint cooperation and planning of school and park facilities. Locational Criteria

Plan & Implementation

Locational Criteria

Residential Use

- a. Low density residential uses are most suitable in areas that contain the following characteristics.
  - i. Variation in terrain lying outside floodplain areas with slopes under fifteen (15) percent.
  - ii. Areas surrounded by major local or higher order streets.
  - iii. Buffered from high density residential areas, commercial and industrial land use activity
  - iv. Served by parks, schools and other public facility systems, and have the ability in the future to connect to municipal sewer and water.
  
- b. Medium density residential uses are most suitable in areas that contain the following characteristics:
  - i. Level to fairly rolling terrain, lying outside floodplain areas or areas with steep slopes.
  - ii. In close proximity to commercial areas, employment centers, recreational areas, or other neighborhood support facilities.
  - iii. Having good access by means of collector, arterial, and expressway streets to employment centers, commercial areas, and community facilities.
  - iv. Buffered from commercial, industrial and other incompatible activities.



Long Range Residential Use

The plan identifies future long range residential uses both within and outside the city limits. The applicable locational criteria shall be either low density or medium density residential as determined in the future as the specific land use is determined for these areas.

Commercial Uses

The commercial designation on the plan includes a variety of uses. These uses vary in the amount and type of traffic generated, the size of the service area, the compatibility with surrounding land uses, and the needs of the residents. Based on the different levels of commercial land use, separate criteria have been developed as follows:

- a. Light Commercial, Historic Downtown Commercial, and Highway Commercial - This designation on the Plan encompasses a wide range of uses such as, hardware stores, restaurants, sporting goods, medical facilities, professional offices, grocery stores, and personal services that are most suitable in areas with the following characteristics:
  - i. Located along a collector or higher level street.
  - ii. Having relatively level terrain.
  - iii. Having good vehicular and pedestrian accessibility.
  - iv. Compatible with surrounding land uses or can be buffered so as not to adversely affect adjoining land uses.
  
- b. Highway Commercial Uses- Highway Commercial Uses are uses that are oriented primarily to automobile travel and need highway access. Uses *typically include convenience stores, gas stations, drive-in restaurants, truck stops, motels, and large*

## Plan & Implementation

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*frontage uses like farm implement and car dealerships, and are most suitable in areas with the following characteristics:*

- i. Located on major highway approaches with access to a frontage road or established access to the highway. Request for new access openings to the major highway shall be reviewed for compliance with the Management Access Plan prepared by the Minnesota Department of Transportation.
- ii. Having relatively level terrain.
- iii. Provides for a concentration of similar uses.
- iv. Served by municipal utilities.
- v. Not detrimental to the safety or appearance of the surrounding area.

### Industrial Uses

The industrial use designation on the proposed Plan provides for such activities as manufacturing, transportation, communications, and public utilities, warehousing, and construction industries. Although the types of uses in the industrial areas may differ significantly with respect to the potential effect on the surrounding uses, the locational requirements are similar. Sites for industrial uses shall contain the following characteristics:

- a. Level terrain with slopes of five (5) percent or less.
- b. Adequate access to transportation corridors such as collector roads, expressways, or other designated roadways such as trunk highways.
- c. Adequate area available for industrial expansion and bufferyards where needed to protect adjacent residential uses.
- d. Served by municipal and public facilities.

### Land Use Districts

The plan designates several types of land use based on the general policy statements, goals, locational criteria, and growth guidelines. The types of land use areas designated and the uses considered appropriate for these areas are as follows:

**Long Range Residential:** These areas are located primarily outside of the existing city limits. They are intended for future use as low density residential.

**Low Density Residential:** Low density residential areas are intended primarily for single family residences and related uses such as churches, parks and schools. The overall average density should be consistent in character with existing residential neighborhoods.

Opportunities for in-fill development exist in certain areas of the community. In-fill areas shall be developed similar to the low density characteristics of the surrounding area.

**Medium Density Residential:** Medium density residential areas are intended to provide for a higher density of development including multi-family, townhomes, condominiums, and manufactured housing projects.

**Limited Low Density Residential:** Several homes and agricultural businesses are currently located west of the Root River corridor. These properties cannot be provided city water or sanitary sewer services at this time. Until services are available to serve this area, limited residential growth is expected.

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**Mixed Use:** Mixed use areas can include a mixture of commercial and higher density residential uses and are located in close proximity to community services, parks, pedestrian facilities, and bus stops. These areas should promote walking, bicycling, and transit uses while also accommodating automobiles. Mixed-use buildings with residential uses above ground with retail and services uses on the street level are encouraged in mixed use areas.

**Open Space:** Parks, open space, floodplains, and recreation areas are designated on the plan as Open Space where existing and future uses have a public or semi-public recreational use.

**Light Commercial:** Light Commercial areas are intended primarily for less intense commercial uses that would fit in with adjacent residential uses. Typical uses would include: professional offices, daycare facilities, funeral homes, business services, small equipment services, and personal services.

**Historic Downtown Commercial:** The Historic Downtown Commercial area is intended primarily for commercial businesses that need fewer customer parking stalls and smaller facilities. Typical uses include: business services, clothing services, equipment sales and services, food markets, restaurants, barbers and beauty shops, and retail sales.

**Highway Commercial:** The Highway Commercial areas are intended primarily for automobile-oriented commercial businesses that are related to retail, medical facilities, lodging, business and professional services, restaurants, convenience stores, finance, insurance, real estate and office uses. Commercial uses may vary in intensity with differing noise levels, traffic generation, and appearances.

**Industrial:** Industrial areas are intended primarily for manufacturing, transportation facilities, communication, warehousing, contractor storage yards, and wholesale businesses. Commercial uses of an

auxiliary nature to industrial uses are also appropriate in this designation.

**Floodplain (FP):** Floodplain areas have been designated to indicate locations of floodways and 100-year flood boundary limits. These areas should be protected from development.



## Land Demand and Assumptions

It should be understood that the projections in Figure 14 and 15 are general estimates. The actual land demand will most likely be different than the projections below. This is due to a number of factors including the difficulty of preparing accurate population, housing, and employment projections for cities. Also, changes in the assumptions used will result in different projections. However, even with these limitations of the projections, they still provide a framework for estimating the amount of land the City will need to accommodate future growth.

### Residential Land Demand

| Household Projections                     |              |              |              |              |
|---|--------------|--------------|--------------|--------------|
|   | 2010         | 2020         | 2030         | 2040         |
| Fillmore County - Chatfield               | 546          | 557          | 558          | 558          |
| Olmsted County - Chatfield                | 546          | 639          | 722          | 802          |
| <b>Total</b>                              | <b>1,092</b> | <b>1,196</b> | <b>1,280</b> | <b>1,360</b> |
| Minnesota State Demographic Center, 04/13 |              |              |              |              |

Figure 14: Source – Census 2012, MN State Demographer

Chatfield has a total of 1,150 households as of 2023 with approximately 80% single family and 20% multi-family/rental. Rental property is predominantly single-family homes. To maintain that trend into 2045, the following acreages would be needed to reach Chatfield’s housing demands assuming that 50% of the multi-family/rental households will develop with single family densities.

- 2030 (50 total households) 45 single family/5 multi-family-rental
- 2040 (40 total households) 36 single family / 4 multi-family-rental
- 2045 (30 total households) 27 single family / 3 multi-family-rental

Single family homes are assumed to develop at 1.4 units per acre which includes steep slopes, soils, parkland, and infrastructure. Typical multi-family units develop at 4.9 units per acre. Therefore chatfield will need the following acreage for residential development:

|                |                                     |
|----------------|-------------------------------------|
| 2030 =         | 32 Acres (SF) / 1 Acres (MF)        |
| 2040 =         | 26 Acres (SF) / 1 Acres (MF)        |
| 2045 =         | 19 Acres (SF) / 1 Acres (MF)        |
| <b>Total =</b> | <b>77 Acres (SF) / 3 Acres (MF)</b> |

### Commercial & Industrial Land Demand – (Chatfield Residents Only)

| Industries                          | Employment Projections |              |              |              |
|-------------------------------------|------------------------|--------------|--------------|--------------|
|                                     | 2010                   | 2020         | 2030         | 2040         |
| Forestry, Fishing, Agri.            | 20                     | 25           | 23           | 28           |
| Construction                        | 46                     | 65           | 91           | 128          |
| Manufacturing                       | 319                    | 331          | 344          | 357          |
| Wholesale & Retail                  | 118                    | 130          | 143          | 157          |
| Transportation, Warehousing         | 107                    | 136          | 173          | 220          |
| Information, Finance, Insurance     | 38                     | 40           | 42           | 44           |
| Professional, Scientific            | 46                     | 57           | 70           | 86           |
| Educational/Health                  | 365                    | 463          | 587          | 745          |
| Arts, Entertainment, and Recreation | 68                     | 75           | 83           | 91           |
| Public Admin, Other                 | 37                     | 38           | 39           | 40           |
| <b>Total Employment</b>             | <b>1,164</b>           | <b>1,360</b> | <b>1,595</b> | <b>1,896</b> |

Figure 15: Source – MN Dept. of Employment and Economic Development (DEED – 2020 Only)

Plan & Implementation

Projected new employees through 2020 are estimated by the Minnesota Department of Economic Development (DEED). The 2030 and 2040 employment numbers were generated by the Chatfield Planning Department with the general guidance of DEED staff. There is also an estimated in-flow of approximately 903 employees from outside Chatfield that commute to the City for employment. These employees have been added into the Employee Growth Table by using the same percentages from specific industries found in the Employment Projection Table to project these additional jobs into the Employment Growth Projections found in Figure 16.

| Employee Growth Projections |      |      |      |
|-----------------------------|------|------|------|
|                             | 2020 | 2030 | 2040 |
| Commercial/Retail           | 37   | 55   | 85   |
| Commercial Office / Service | 159  | 140  | 177  |
| Total Commercial            | 196  | 195  | 262  |
| Total Industrial            | 73   | 76   | 97   |

Figure 16: Source – MN Dept. of Employment and Economic Development (DEED – 2020 Only)

- Commercial/Retail employees need approximately 500 square feet (SF) per employee.
- Commercial Office/Service needs approximately 275 SF per employee
- Industrial needs approximately 530 SF per employee

During the 2010 Census, 40% of Chatfield residents worked in Chatfield and 60% of residents were employed outside of Chatfield. If we assumed that the same ratio or 40/60 trend were to be maintained, we would need the following additional commercial and industrial acreages:

Commercial Acreage:

2030 = 20,000 (SF)  
 2040 = 25,000 (SF)  
2045 = 30,000 (SF)  
 Total = 75,000 (SF)

Industrial Acreage:

2030 = 13,000 (SF)  
 2040 = 15,000 (SF)  
2045 = 10,000 (SF)  
 Total = 38,000 (SF)

Recreational Land Demand

The Chatfield Subdivision Code Section 111-221 states that 0.1 acres per residential dwelling unit shall be developed in conjunction with every residential subdivision. Public land can include parkland, recreational facilities, playgrounds, trails, wetlands, or open spaces. At least 50% of the dedicated public area has to have less than a 4% slope and not be located in a wet area.

With a total of 182 acres of residential development projected, the City would need to have an additional 18.2 acres of parkland by 2040.



## Land Use Growth Areas

Chatfield's Urban Service Area encompasses about 3,000 acres or 4.68 square miles. The growth potential between the City boundary in 2015 and the future 'serviceable' area is about 1,340 acres. However, this acreage still includes a significant amount of property that will remain undeveloped due to steep slopes, wetlands, difficult physical access, soil constraints, or limited public utilities.

The Land Use Plan maintains with the same land use types and the same general balance between uses from 2015 to our predicted horizon of 2035.

**Low Density Housing:** Single family homes will continue to fill vacant lots in existing subdivisions and larger undeveloped parcels. There are four platted subdivision that are shovel-ready for single family development and several large tracts of land that have approved General Development Plans or preliminary plats that can be developed in the future.

**Limited Low Density Residential:** Minimal residential development in West Chatfield should be constructed until city water or sanitary sewer services can be extended to this area.

**Medium Density Housing:** Additional medium density residential properties has been proposed for sites such as the property between Bennett Street and north of James Street, the Mixed Use areas, properties along Highway 30 on the west side of town, and the Old Cement Plant site. These properties are close to downtown commercial and city services and public transportation.

**Commercial:** Commercial areas are located predominantly along Main Street (Highway 52) from the north side of Chatfield south to the

**Center for the Arts.** These commercial areas provide both automobile accessible uses and traditional downtown, pedestrian-scaled uses.

**Industrial:** Future industrial properties are proposed within the City-owned County Road 10 property and along the northern and southern edge of Chatfield.

**Transportation:** The transportation system for Chatfield should be multi-usable and City Council should strongly consider adopting the Complete Streets concept. All future construction projects should consider provisions for access by automobiles, public transit, handicapped citizens, bicycles and pedestrians.

**Parks, Recreation, Open Space and Trails:** By 2035, approximately 25% of the city's total land area will be dedicated as public and semi-public land use available for citizens of Chatfield. Part of this open space includes the potential combined regional park between Mill Creek and Groen Park including properties within the floodplain for a total land area of 113 acres, over 10 miles of trails, and 35 acres of fishing easements. Throughout this Comprehensive Plan update, staff as received tremendous support for Chatfield's open space, parks, trail, fishing, and hiking, from the survey, visioning process, and one-on-one interviews

Given this support, a new direction and vision has been initiated for the City of Chatfield- a vision of "Being better Connected". Map 15, the Pedestrian Route Map, outlines major and minor routes to connect every subdivision in Chatfield either by trail, sidewalk, or designated street pedestrian lane. Only a portion of these routes are built, so it also represents a rather bold goal for Chatfield.

## Plan & Implementation

**Zoning:** The Chatfield Comprehensive Plan is a general guide. The Chatfield Zoning Ordinance and accompanying map, by contrast, are specific, immediate and focused on control of private land development.

Since it provides controls over almost every aspect of development, the zoning ordinance is the most important tool for carrying out the plan. It must ensure high development standards without restricting private initiative or creating undue costs for developers or to the public.

**Subdivision Review:** As discussed earlier, Chatfield has a number of vacant tracts that will be developed into new subdivisions. These developments are subject to the Chatfield Subdivision Ordinance and are submitted to the City and other County and State agencies for review. The ordinance should be followed to ensure that any special problems connected with the sites can be handled.

**Implementation:** If any comprehensive plan is to be successful or viable, its recommendations must be implemented if possible. This plan indicates the type, quality, pattern, and density of development that should occur in the City of Chatfield. The plan is intended as a guide to citizens, developers, community organizations, planning commissions, and city council members in making land use decisions.

The Plan's greatest value is informational and educational. It's benefits derive mainly from the fact that it is based on a comprehensive land use study and input from residents. Every time the plan is used, it becomes more beneficial because development has been steered in the right direction. However, the plan must be flexible and not be considered the final work on every land use question. If the needs of the community or circumstances change, exceptions may be appropriate.

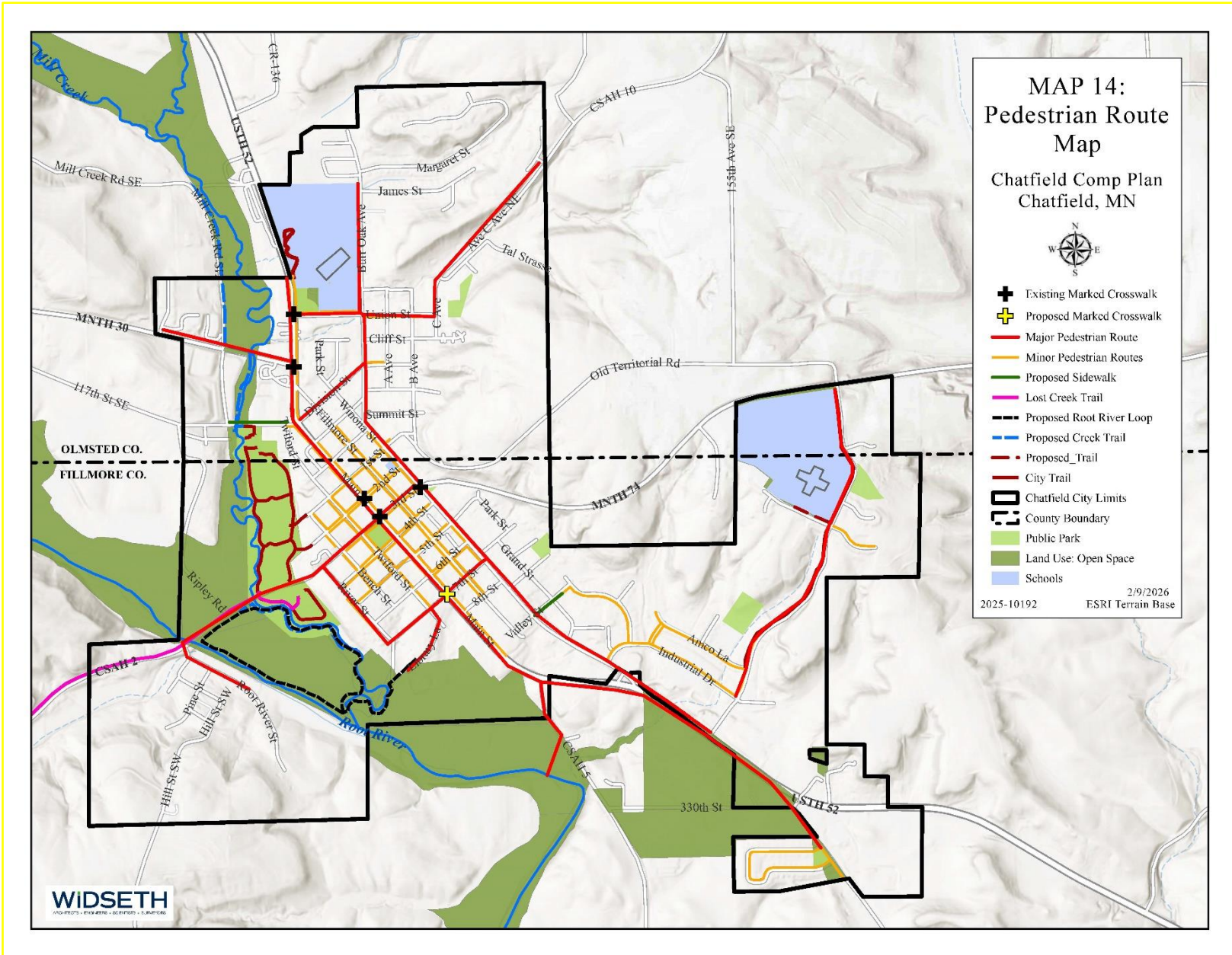
Some regulatory measures may be needed to implement the plan. These include:

**Amended the Plan:** The Comprehensive Plan cannot be an effective guide over a long period of time unless it is flexible. It must respond to changing conditions and changing ideas of the citizens as to what they want the community to become. A review and amendment process should occur every five years. Amendments, and eventually a comprehensive revision, should be approved by the same process used in creating the plan itself. Input should be received from community representatives and changes approved by the Planning Commission and the City Council.

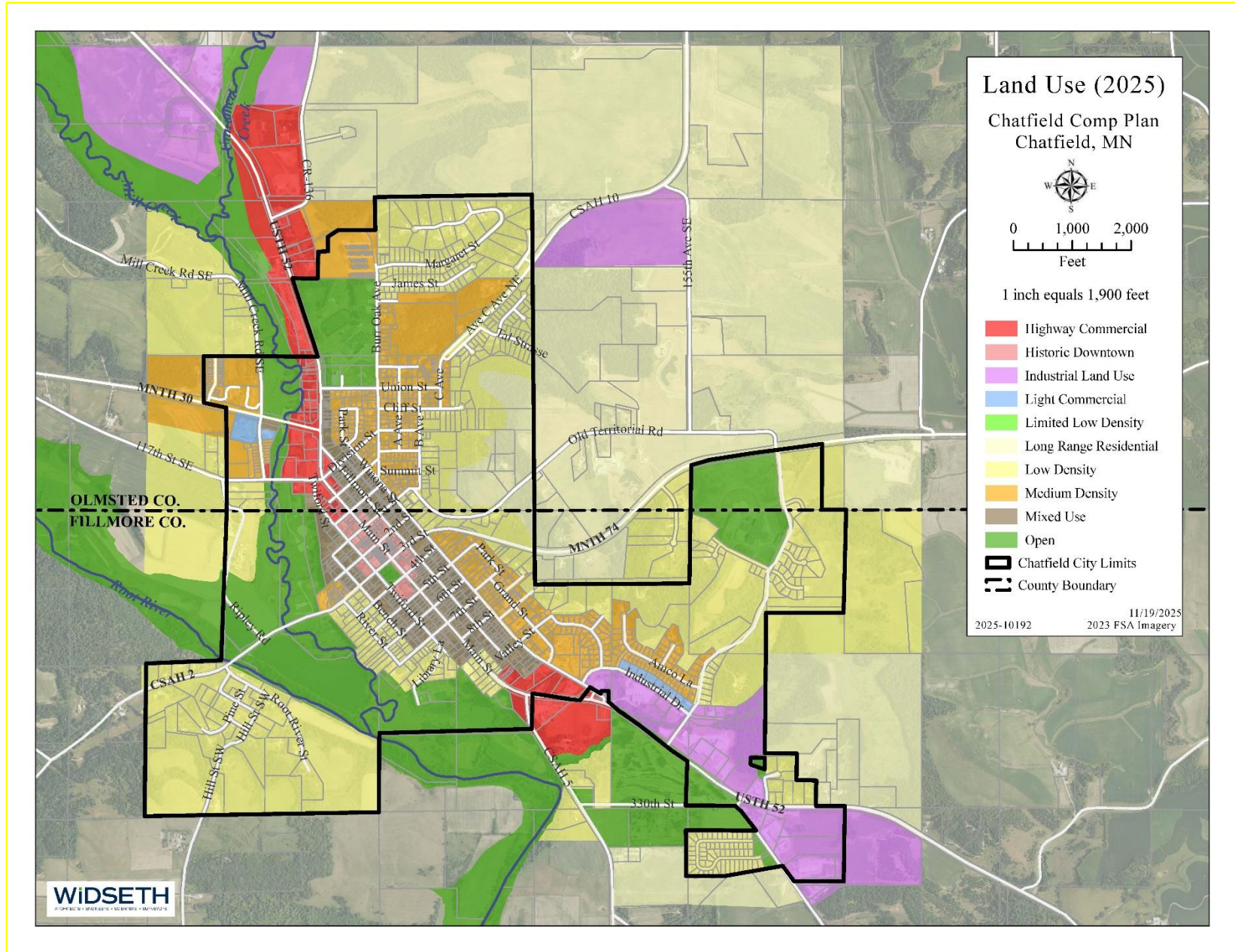
**Citizen Participation:** The citizens of Chatfield are encouraged to participate in the hearings and open houses to provide input on this comprehensive plan and on the plans and proposals growing out of this document. Active citizens' support will be a great impetus for city departments and officials to act expeditiously on the various recommendations.



Plan & Implementation



Land Use Map 2025 Update





**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Resolution 2026-41 Approving a Land Conveyance Application

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:** Motion to approve the resolution as presented.

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-41 Approving Land Conveyance Application.pdf](#)

[Land separation\\_Hill Street Property.pdf](#)

**RESOLUTION NO. 2026-41**

APPROVING A LAND CONVEYANCE FOR PROPERTY LOCATED AT HILL STREET SW

**WHEREAS**, an application for a land division was submitted by Scott W. Ferguson and Deborah A. Ferguson, owners of property located in Section 6, Township 104 North, Range 11 West, City of Chatfield, Fillmore County, Minnesota, commonly identified as property along Hill Street SW; and

**WHEREAS**, the application proposes to divide the existing parcel into two parcels consisting of approximately 16.79 acres (Parcel A) and 15.72 acres (Parcel B), as legally described in the Certificate of Survey dated February 7, 2024, prepared by G-Cubed Engineering, Surveying & Planning; and

**WHEREAS**, the Planning & Zoning Commission, at its meeting held on May 4, 2026, reviewed the proposed land conveyance and recommended approval of the application, finding that the request complies with applicable City ordinances; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATFIELD, MINNESOTA, that:**

1. The lot split application submitted by Scott W. Ferguson and Deborah A. Ferguson is hereby approved, subject to recording of the Certificate of Survey with the Fillmore County Recorder.
2. Staff are authorized to take all necessary administrative actions to implement this approval.

Adopted this 11th day of May 2026.

/s/Beth M Carlson

City Clerk

City of Chatfield



www.ci.chatfield.mn.us  
21 Second Street SE, Chatfield, MN 55923  
507-867-3810

**Land Conveyance  
Application Form**

Name of Applicant: SCOTT W & DEBORAH A FERLUSON

Address of Applicant: 2806 BLUE RIDGE DR WOODBURY MN. 55125  
Street City Zip

Telephone Number: 651-308-4819 Fax Number: NONE

Email: FERLUSON091058@GMAIL.COM

Property address for the land conveyance: TBD HILL ST, S.W.

15.72 ACRES & 16.79 ACRES SEC 10 Twp 109 N RANGE 11W,  
CHATFIELD MN. 55923. - SPLIT PARCELS FOR SALE.

**Key Dates:**

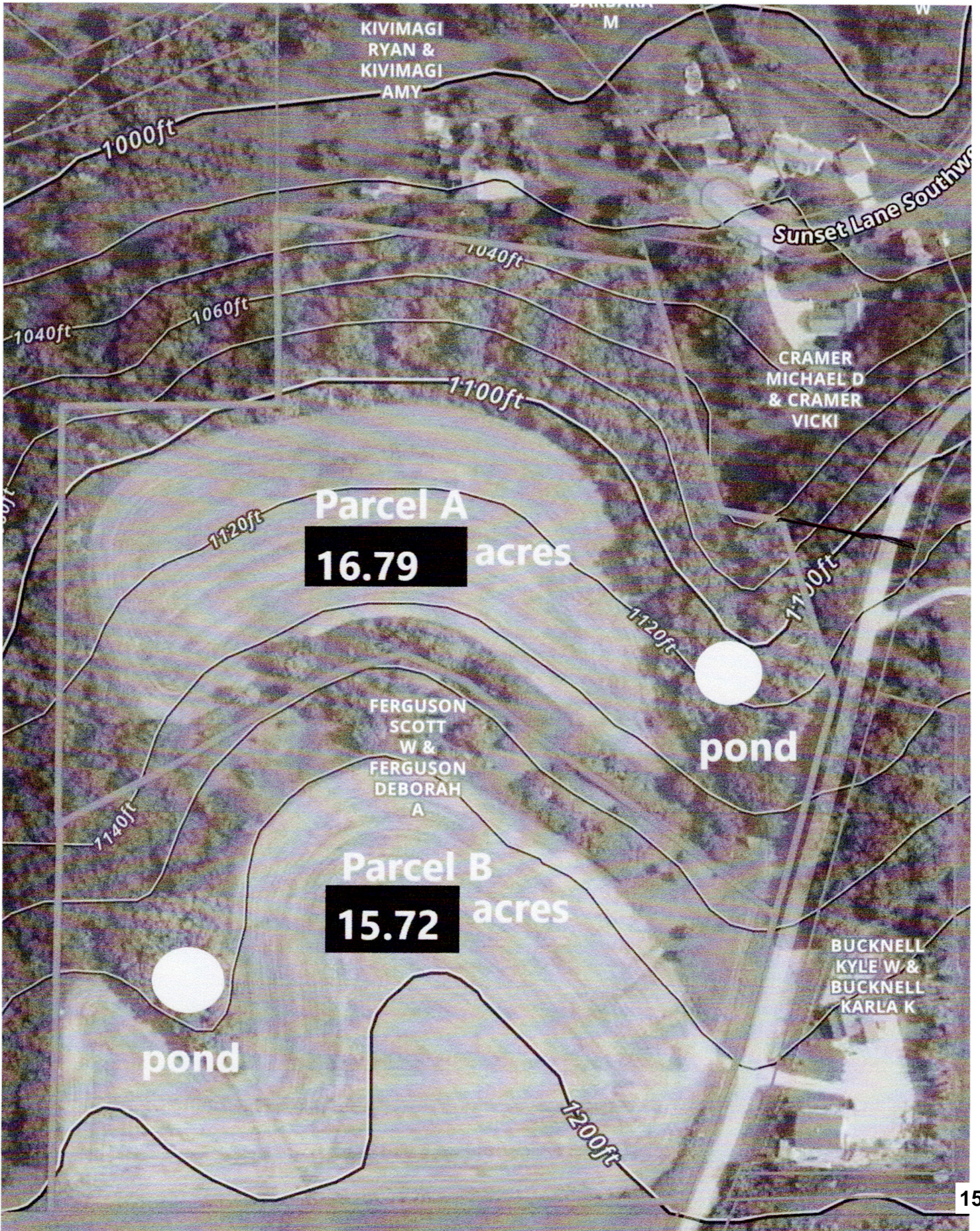
- \_\_\_\_\_ Pre-Application Meeting
- \_\_\_\_\_ Submittal Date (7 days) prior to City Council Meeting
- \_\_\_\_\_ City Council Consideration Date
- \_\_\_\_\_ Date Approved or Denied

**Checklist for the submittal package:**

- Signed and dated application form
- One (1) letter explaining the purpose for conveying the area
- Surveyor's Certificate
- Legal Description
- Map of land to be conveyed

• (See attached sheet for a detailed outline of these requirement)

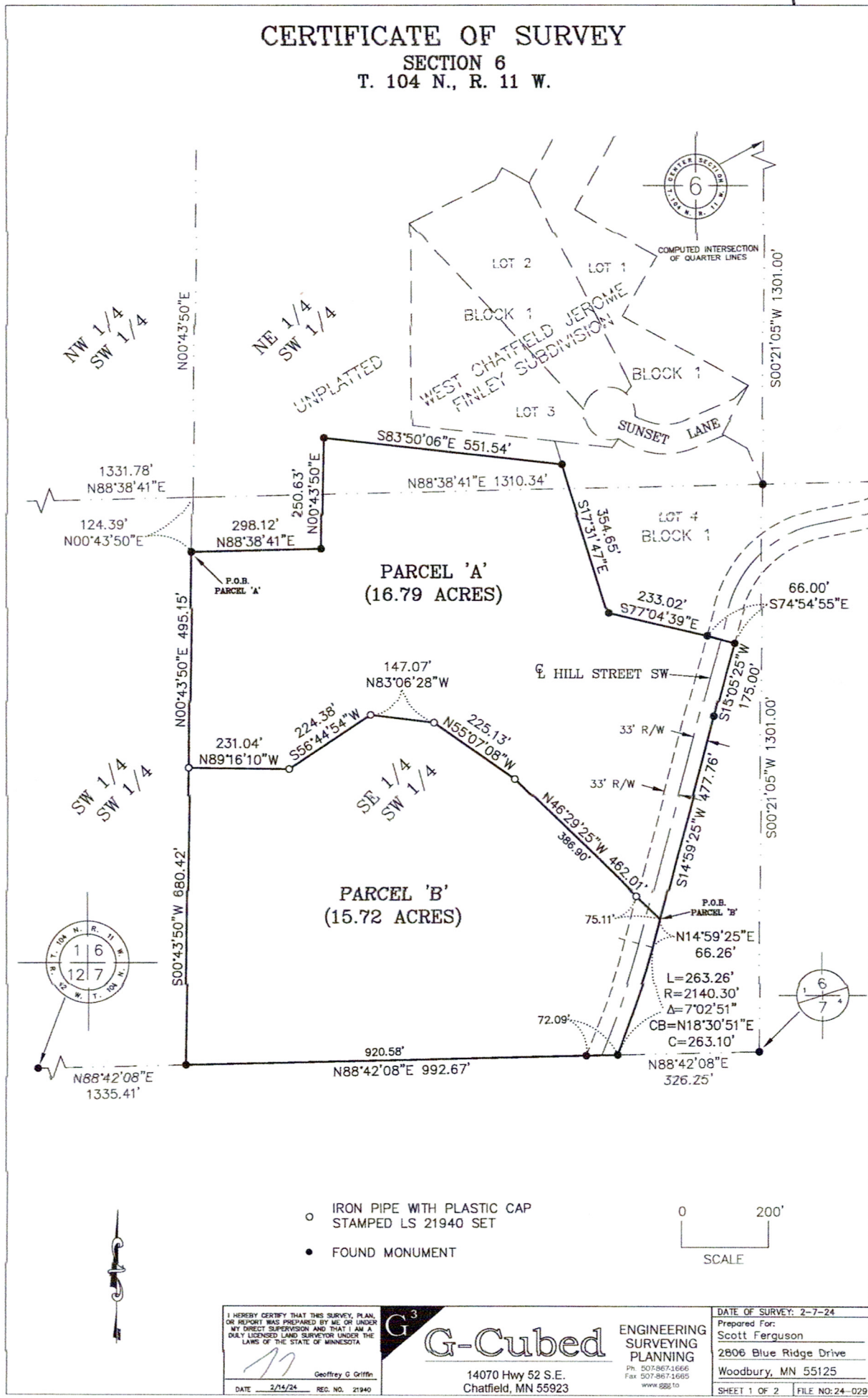
Scott W. Ferguson / Deborah A. Ferguson 4-13-2026  
Signature of Property Owners Date:



New Survey 2-16-2024

# CERTIFICATE OF SURVEY

SECTION 6  
T. 104 N., R. 11 W.



- IRON PIPE WITH PLASTIC CAP  
STAMPED LS 21940 SET
- FOUND MONUMENT



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

*Geoffrey G. Griffin*  
Geoffrey G. Griffin  
DATE 2/14/24 REC. NO. 21940

**G-Cubed** ENGINEERING SURVEYING PLANNING  
14070 Hwy 52 S.E.  
Chatfield, MN 55923  
Ph: 507-867-1666  
Fax: 507-867-1665  
www.g88.to

DATE OF SURVEY: 2-7-24  
Prepared For:  
Scott Ferguson  
2806 Blue Ridge Drive  
Woodbury, MN 55125  
SHEET 1 OF 2 FILE NO: 24-029

# CERTIFICATE OF SURVEY

SECTION 6  
T. 104 N., R. 11 W.

## LAND DESCRIPTIONS:

### PARCEL 'A'

That part of the Northeast Quarter of the Southwest Quarter and that part of the Southeast Quarter of the Southwest Quarter of Section 6, Township 104 North, Range 11 West, Fillmore County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 00°43'50" West, along the west line of said Southeast Quarter of the Southwest Quarter 124.39 feet to the point of beginning; thence North 88°38'41" East 298.12 feet; thence North 00°43'50" East 250.63 feet; thence South 83°50'06" East 551.54 feet to the west line of Lot 4, Block 1, WEST CHATFIELD JEROME FINLEY SUBDIVISION, according to the recorded plat thereof, on file at the office of the Fillmore County Recorder; thence South 17°31'47" East, along said west line, 354.65 feet to the southwest corner of said Lot 4; thence South 77°04'39" East 233.02 feet to the most southerly corner of said Lot 4; thence South 74°54'55" East 66.00 feet to the easterly right of way line of Hill Street SW; thence South 15°05'25" West, along said easterly right of way line, 175.00 feet; thence South 14°59'25" West, along said easterly right of way line, 477.76 feet; thence North 46°29'25" West 462.01 feet; thence North 55°07'08" West 225.13 feet; thence North 83°06'28" West 147.07 feet; thence South 56°44'54" West 224.38 feet; thence North 89°16'10" West 231.04 feet to said west line of the Southeast Quarter of the Southwest Quarter; thence North 00°43'50" East, along said west line, 495.15 feet to the point of beginning.

The above described parcel contains 16.79 acres, more or less, and is subject to any easements, covenants, and restrictions of record.


### PARCEL 'B'


That part Southeast Quarter of the Southwest Quarter of Section 6, Township 104 North, Range 11 West, Fillmore County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 00°43'50" West, along the west line of said Southeast Quarter of the Southwest Quarter 124.39 feet; thence North 88°38'41" East 298.12 feet; thence North 00°43'50" East 250.63 feet; thence South 83°50'06" East 551.54 feet to the west line of Lot 4, Block 1, WEST CHATFIELD JEROME FINLEY SUBDIVISION, according to the recorded plat thereof, on file at the office of the Fillmore County Recorder; thence South 17°31'47" East, along said west line, 354.65 feet to the southwest corner of said Lot 4; thence South 77°04'39" East 233.02 feet to the most southerly corner of said Lot 4; thence South 74°54'55" East 66.00 feet to the easterly right of way line of Hill Street SW; thence South 15°05'25" West, along said easterly right of way line, 175.00 feet; thence South 14°59'25" West, along said easterly right of way line, 477.76 feet to the point of beginning; thence North 46°29'25" West 462.01 feet; thence North 55°07'08" West 225.13 feet; thence North 83°06'28" West 147.07 feet; thence South 56°44'54" West 224.38 feet; thence North 89°16'10" West 231.04 feet to said west line of the Southeast Quarter of the Southwest Quarter; thence South 00°43'50" West, along said west line, 680.42 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 88°42'08" East, along the south line of said Southeast Quarter of the Southwest Quarter, 992.67 feet to said easterly right of way line; thence northeasterly 263.26 feet along said easterly right of way line and along a non-tangential curve, concave to the northwest, said curve has a radius of 2140.30 feet, a central angle of 07°02'51", and the chord of said curve bears North 18°30'51" East 263.10 feet; thence North 14°59'25" East, tangent to said curve and along said easterly right of way line, 66.26 feet to the point of beginning.

The above described parcel contains 15.72 acres, more or less, and is subject to any easements, covenants, and restrictions of record.

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

  
Geoffrey G. Griffin  
DATE 2/14/24 REG. NO. 21940

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Fax: 507-867-1666  
www.g28210

DATE OF SURVEY: 2-7-24  
Prepared For:  
Scott Ferguson  
2806 Blue Ridge Drive  
Woodbury, MN 55125  
SHEET 2 OF 2 FILE NO: 24-029



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** Resolution 2026-37 Authorizing an Increase in Bag Fees

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:** Motion to approve the resolution increasing fees to \$2.55 per bag.

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026-37 Garbage Collection Fee Adjustment Resolution.pdf](#)

**Resolution 2026-37**  
**A Resolution Authorizing an Increase in Fees**  
**Associated With the City's Waste and Recycling Collection**

**Whereas,** the City of Chatfield administers the waste removal and recycling program within the city, and

**Whereas,** the City maintains control over the fees that can be charged by the hauler for the collection of waste and recycling materials, and

**Whereas,** the hauler has notified the City that the cost of the refuse bags will be increasing, effective June 1, 2026, and

**Whereas,** the fees charged to residents need to be adjusted to absorb the increased cost,

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Chatfield that the bag fee be increased from \$2.30 per bag to \$2.55 effective June 1, 2026.

/s/Beth M Carlson  
City Clerk  
City of Chatfield



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Personnel Budget Committee

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

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**Recommended Motion:** [May 11th, 2026 Meeting Packet](#)

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Seasonal Position Recommendation

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

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**Recommended Motion:** Motion to approve as recommended.

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

---

**Background:**

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**Attachments:**

[2026 5-6 Summer Help Recommendation for hire.doc](#)

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**INTEROFFICE MEMORANDUM**

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**TO:** Personnel/Budget Committee  
**FROM:** Brian Burkholder, SCS  
**SUBJECT:** SUMMER HELP RECOMMENDATION  
**DATE:** 5/6/2026

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**Action Requested:** Looking for your approval for the hiring for the 1 open summer help position.

**Background:** The interview committee interviewed 5 applicants for the 1 position. After completion of the interviews, the committee recommends Drew O'Connor for the position.

Thank you for your time,  
Brian Burkholder



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

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**Agenda Item:** Public Works Committee

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Michele Peterson

---

**Recommended Motion:** [May 11th, 2026 Meeting Packet](#)

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**



**CITY COUNCIL MEETING STAFF REPORT**

**Meeting Date:** May 11, 2026

**Agenda Item:** EMS Week Proclamation

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Michele Peterson

**Recommended Motion:**

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2026 EMS Week Proclamation.pdf](#)



# CITY OF CHATFIELD

Thurber Community Center • Chatfield Municipal Building  
21 Second Street Southeast • Chatfield, Minnesota 55923 • 507-867-3810  
[www.ci.chatfield.mn.us](http://www.ci.chatfield.mn.us)

## EMS Week Proclamation – May 17-23, 2026 Improving Outcomes, Together

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services fills healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating the Emergency Medical Services Week; now

*THEREFORE, I Mayor John McBroom of the City of Chatfield in recognition of this event do hereby proclaim the week of May 17 - 23, 2026, as*

### **EMERGENCY MEDICAL SERVICES WEEK**

The 52<sup>nd</sup> anniversary of EMS Week theme is **EMS WEEK: Improving Outcomes, Together**. I encourage the community to observe this week with activities in honor of the EMS profession and the essential service it provides.

---

John McBroom, Mayor