City Council Meeting

Monday, November 20, 2023 6:00 PM

Agenda

Pledge of Allegiance

1 Approve or Amend Agenda

2 Consent Agenda

Those items on the Council Agenda which are considered routine or noncontroversial are included as part of the Consent Agenda. Unless a Councilmember specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are considered under one motion, second and vote. Any item removed from the consent agenda shall be placed at the end of General Business.

2.1 November 6, 2023, Council Meeting Minutes

2.2 Claim Approval and Transfer of Funds

2.3 Approval of Annual Liquor License Renewal for 2024 - Heritage Links LLP

2.4 Approve Resolution 2023-33 Adopting the Minnesota General Records Retention Schedule for Cities

2.5 Motion to adopt Mission Sqaure as the 457 Plan Provider for City of Credit River Employees

2.6 Motion to move $184,000 from reserved MHSP funds to non-reserved MHSP funds.

2.7 Approve the 2024 Compensation Table

2.8 Resolution 2023-34 Declaring Equipment Surplus and Authorizing Sale or Other Disposition

2.9 Authorization to Release Request for Qualifications for Engineering Services

2.10 Approval of the hiring of Matthew Holzworth to the Planner I vacancy

3 Open Forum

The public forum is intended to afford the public an opportunity to address concerns to the Council. The public forum will be no longer than 30 minutes in length and each presenter will have no more than five (5) minutes to speak. Topics of discussion are restricted to local governmental topics rather than private or political agendas. The Council may discuss but will not take formal action on public forum presentations.

4 Presentation(s)

5 Public Hearing(s)

6 General Business

6.1 Resolution 2023-31: Denying Comprehensive Plan Amendment from Urban Expansion

Reserve to Commercial

6.2 Approve Resolution 2023-35 Accepting Feasibility Study and Calling for a Hearing on the Improvements for the 2024 Overlay Project

6.3 Discussion on Establishing Proposal Review Committees

7 Staff and Council Member Reports

7.1 SCALE Legislative Priorities

8 Adjourn

AGENDA ITEM NO. 2.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Karen Donovan,Clerk

ITEM TYPE: Minutes

AGENDA SECTION: Consent Agenda

SUBJECT: November 6, 2023, Council Meeting Minutes

SUGGESTED ACTION:

ATTACHMENTS:
11.06.2023 Council Meeting MInutes.pdf

City Council Meeting

Monday, November 6, 2023, 6:00 PM

Minutes

Members in attendance: Mayor Kostik, Council Members Markert, Schommer, Saterbak
Members absent: Council Member Zanto
Others in attendance: City Administrator Reynolds, Finance Director Hill, Attorney Ruppe, Planner Nash, Clerk Donovan

Mayor Kostik opened the November 6, 2023, City Council Meeting with the Pledge of Allegiance at 6:00pm.

1 **Approve or Amend Agenda**

Mayor Kostik advised item 7.1 Resolution 2023-31 Denying Comprehensive Plan Amendment from Urban Expansion Reserve to Commercial will be removed from Agenda as applicant representative was unable to attend. This item will be moved to the November 20, 2023, Agenda.

Council Member Saterbak requested Consent Agenda items 3.4 & 3.5 be removed and added to General Business as items 7.6 & 7.7.

Motion to approve Agenda as amended: Saterbak
Second: Schommer
Motion passed: 4-0

2 **Sheriff's Report**

Deputy Strack attended to give an update for October. The majority of calls have been alarms and medical.
There have been approximately 5-10 car/deer incidents per night in the county.

3 **Consent Agenda**

3.1 October 16, 2023, City Council Meeting Minutes

3.2 November 6th Claims Approval

3.3 Resolution 2023-29: Reimbursement of Stonebridge project expenditures from the proceeds of improvement Bonds to be Issued by the City

3.6 Resolution 2023-32: Interim Use Permit for Accessory Dwelling Unit - 19025 Towering Oaks Trail

Motion to approve Consent Agenda as presented: Schommer
Second: Saterbak
Motion passed: 4-0

4 **Open Forum**

- Steve DeGroote – 19061 Margaret Lane: Commented on the Ordinance Amendment regarding sections 35 & 80, the streetlights, and concerned with the communication on the setbacks.

5 **Presentation(s)**

6 **Public Hearing(s)**

7 **General Business**

7.2 Amendment to Zoning Ordinance Related to Rural Residential and Open Space Developments

Planner Nash reviewed the background to the zoning ordinance amendment related to the Rural Residential and Open Space Development.

The council had a discussion on the streetlights and side yard setbacks.

Motion to approve the amendment to the zoning ordinance related to Rural Residential and Open Space Development with the amended streetlight language: Saterbak
Second: Markert
Motion passed: 4-0

7.3 Discussion on Government Center Architect Contract

Attorney Ruppe reviewed the contract and presented two issues for council review. He has also been in discussions with the attorney for BKV Group.

The council had a discussion on the contract provisions.

Directions were given to go with Attorney Ruppe's recommendations for the changes to the BKV Group contract.

7.4 Approval of Credit River Personnel Policy

City Administrator Reynolds reviewed that amendments to the Personnel Policy were discussed at the August 7 Council Meeting. Several of the amendments are needed to address requirements of legislation passed during the 2023 session. The amendments address earned sick and safe time leave (ESSL), and other general changes based on the 2023 legislative changes. The model League of Minnesota Cities policy was used.

The council discussed the personnel policy.

Motion to approve the revised Personnel Policy with the changes as presented: Markert
Second: Schommer
Motion passed: 4-0

7.5 Approval of Family and Medical Leave Policy

City Administrator Reynolds reviewed the Family Medical Leave Act (FMLA) policy and recommends adoption of an FMLA policy.

Motion to approve the FMLA policy as drafted: Schommer
Second: Saterbak
Motion passed: 4-0

7.6 Resolution 2023-30: Transferring ARPA funds into the General Fund

City Administrator Reynolds and Finance Director Hill reviewed the American Recovery Plan Act (ARPA) funds transfer request to the General Fund. The ARPA funds will be placed in the general fund to reimburse for general fund expenditures. This action will allow the city to do its final ARPA reporting in April 2024.

Motion to approve Resolution 2023-30 Transferring ARPA funds into the General Fund: Schommer
Second: Saterbak
Motion passed: 4-0

7.7 Authorization to Release Request for Proposals for City Attorney Services

City Administrator Reynolds reviewed that council had set a goal to review all professional service contracts and issue Request for Proposals (RFP) to compare services. The RFP for the City Attorney services will be sent to the current city attorney, other municipal law firms and posted on the Credit River and the League of Minnesota Cities website.

Motion to approve the release of the RFP for the City Attorney Services: Saterbak
Second: Markert
Motion passed: 4-0

8 Staff and Council Member Reports

8.1 Third Quarter Financial Report

Financial Director Hill reviewed the 3rd quarter financial report.

8.2 October Permit Report

City Administrator Reynolds reviewed the permits YTD through October.

Council member Schommer advised the Franciscan Retreat area culverts will be cleaned out by Goliath Hydrovac.

9 **Adjourn**

Having no further business, a motion to adjourn the November 6, 2023, Council Meeting was requested by Mayor Kostik.

Motion to adjourn the November 6, 2023, Council Meeting at 7:33pm: Markert
Second: Saterbak
Motion passed: 4-0

Recorded by:

_____
Karen Donovan, Clerk, City of Credit River

Approved by:

_____
Chris Kostik, Mayor, City of Credit River

AGENDA ITEM NO. 2.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 20, 2023
SUBMITTED BY:	Dominique Hill,Finance
ITEM TYPE:	Check Summary
AGENDA SECTION:	Consent Agenda
SUBJECT:	Claim Approval and Transfer of Funds
BACKGROUND:	Each Council meeting the Council approves the checks that are prepared. Note each claim has been reviewed by the City Administrator.
FINANCIAL IMPACT:	Claims total $270,166.55.
SUGGESTED ACTION:	Approval of Claims and Transfer of Funds

ATTACHMENTS:

Bank Transfer Nov 20, 2023.pdf

Check Summary Nov 20.2023.pdf

Transfer Request for Nov 20, 2023

Beginning Bank Balance	$	162,052.82
Outstanding Check		-32,373.01
Outstanding Deposit		0.00
Claims tonight		-270,166.55
Net Balance		-140,486.74
Transfer from Savings to Checking	**$**	**250,000.00**
Checking Balance		109,513.26

City of Credit River - Check Summary November 20 , 2023

Check #	Vendor	Date	Amoount	Comments
Old National				
11998-12006	voided	16-Nov-23	$0.00	Checks damaged
12007	Access	16-Nov-23	$52.29	Quarterly Shredding Service
12008	ASPHALT SURFACE TECHNOLOGY	16-Nov-23	$195,054.00	Pay app 1 - 2023 Micro Surfacing Road Project
12009	CINTAS	16-Nov-23	$72.42	City Rugs cleaning 10/20/23
12010	COLLABORATIVE PLANNING LLC	16-Nov-23	$7,920.00	Planner
12011	COLLINS TREE CARE, INC	16-Nov-23	$4,050.00	Casey Parkway, Norman Dale, 195th
12012	CORY PIETIG	16-Nov-23	$891.00	NPDES Escrow return 16755 Texas Avenue
12013	COURI & RUPPE, P.L.L.P.	16-Nov-23	$2,787.50	legal
12014	DALE KUCHINKA	16-Nov-23	$3,784.00	6/23 and 9/23 Ditch Mowing
12015	ECM PUBLISHERS INC	16-Nov-23	$41.18	Plublishing
12016	GOLIATH HYDRO-VAC INC	16-Nov-23	$10,500.00	Jetting Cleary Place, faircy lane, and dumping fee
12017	GOPHER STATE ONE CALL	16-Nov-23	$25.65	14 Billable Tickets
12018	KIRCHNER LAWN & LANDSCAPE	16-Nov-23	$250.00	Divider walls and desks for two cube spaces
12019	Metro West Inspection Services	16-Nov-23	$6,457.89	Permits finaled October 2023
12020	MNL	16-Nov-23	$10,385.00	MHSP moving weed control
12021	PLAN CONCRETE & ASPHALT	16-Nov-23	$1,346.00	NPDES escrow Return Pool 21307 Ridgewood Trail
12022	SARAH LEVOIR	16-Nov-23	$243.75	Claim Payments processing
12023	SW NEWSMEDIA	16-Nov-23	$343.88	Plublishing
12024	U.S. BANK EQUIPMENT FINANCE	16-Nov-23	$260.25	Monthly Contract Payment
12025	VERIZON	16-Nov-23	$52.00	Monthly Administrator cell phone charges and equipment
500675e	Bi-Weekly ACH	17-Nov-23	$10,207.31	bi weekly Payroll
1000404e	VISA COMMUNITY CARD	29-Oct-23	$204.00	CSTS - Postcard Stamps - MHSP
1000409e	PERA	01-Nov-23	$1,673.73	PERA - Employee Amt
1000410e	EFTPS	01-Nov-23	$3,934.49	FICA 6.2 - Employee Amt
1000411e	MINNESOTA REVENUE MW5	01-Nov-23	$696.96	State WH
1000414e	MINNESOTA REVENUE MW5	09-Nov-23	$668.68	State WH
1000415e	EFTPS	09-Nov-23	$3,607.01	FICA 6.2 - Employee Amt
1000416e	PERA	09-Nov-23	$1,666.29	PERA - Employee Amt
1000417e	MN PEIP	13-Nov-23	$1,191.44	Employer paid Health December
1000418e	CENTERPOINT ENERGY	15-Nov-23	$21.47	City Hall Gas
1000419e	MVEC	15-Nov-23	$1,031.75	Acct#777628301-MHSP Elec
1000420e	NUVERA COMMUNICATIONS INC	15-Nov-23	$731.64	Acct#15170421-Stonebridge Phone
1000421e	XCEL ENERGY	15-Nov-23	$14.97	Acct#51-6509820-6 St. Francis
			$270,166.55	

AGENDA ITEM NO. 2.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 20, 2023
SUBMITTED BY:	Karen Donovan,Clerk
ITEM TYPE:	Agenda Report
AGENDA SECTION:	Consent Agenda
SUBJECT:	Approval of Annual Liquor License Renewal for 2024 - Heritage Links LLP
BACKGROUND:	The following have been received: State Liquor License Renewal Application Application Signed off by Scott County Sheriff Department. Fees for On Sale and Sunday Sales Certificate of Liability
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 2.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Karen Donovan,Clerk

ITEM TYPE: Resolution

AGENDA SECTION: Consent Agenda

SUBJECT: Approve Resolution 2023-33 Adopting the Minnesota General Records Retention Schedule for Cities

BACKGROUND:

Credit River Township adopted the Minnesota General Records Retention Schedule in Resolution 2012-31. Minnesota does maintain a separate records retention schedule for townships and cities. With the incorporation as a city it is recommended that we adopt a new resolution clearly adopting the Minnesota General Records Retention Schedule for Cities. Resolution 2023-33 adopts the records retention schedule for the City of Credit River.

Upon approval of Resolution 2023-33, paperwork will be sent to the Minnesota Historical Society for approval. This approval is necessary before the city can begin any destruction of records in accordance with the schedule.

SUGGESTED ACTION:

ATTACHMENTS:

2023-33 Resolution Adopting the Minnesota General Records Retention Schedule for Cities.pdf

CITY OF CREDIT RIVER
SCOTT COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2023-33

RESOLUTION ADOPTING THE MINNESOTA GENERAL RECORDS RETENTION SCHEDULE FOR CITIES
CITY OF CREDIT RIVER
COUNTY OF SCOTT, MINNESOTA

WHEREAS, to comply with the Records Management Statute MS 138.17, it is necessary to adopt a plan for managing governmental records including the proper retention and disposal of municipal records;

WHEREAS, the Records Management Statute MS 138.17 establishes the Records Disposition Panel and requires all government entities to follow an orderly process in disposing of government information;

WHEREAS, the State of Minnesota has approved for use by all Minnesota Cities the "Minnesota General Records Retention Schedule for Cities" which authorizes cities adopting said schedule an orderly method of disposing of municipal records.

WHEREAS, the "Minnesota General Records Retention Schedule for Cities" is regularly updated.

NOW THEREFORE BE IT RESOLVED, by the City Council of City of Credit River, Scott County, Minnesota adopts the Minnesota General Records Retention Schedule and directs the City Clerk to notify the Minnesota Historical Society / State Archives Department.

BE IT FURTHER RESOLVED that following state approval, City Departments are directed to provide for retention and destruction of records as set forth in said schedule and subsequent revisions.

Adopted by the City Council of the City of Credit River, Scott County, Minnesota, this 20th day of November 2023.

Attest:_____ _____
Karen Donovan, City Clerk, Credit River Chris Kostik, Mayor, Credit River

State of Minnesota
County of Scott
City of Credit River

I, the undersigned duly appointed and acting City Clerk for the City of Credit River, do hereby certify that the attached and foregoing Resolution is a true and correct copy of the Resolution duly adopted by the City Council of Credit River at its regular Council Meeting of November 20, 2023

Witness my hand and seal of the City of Credit River Clerk this 20th Day of November 2023.

_____
Karen Donovan, Clerk, City of Credit River

AGENDA ITEM NO. 2.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 20, 2023
SUBMITTED BY:	Dominique Hill,Finance
ITEM TYPE:	Motion
AGENDA SECTION:	Consent Agenda
SUBJECT:	Motion to adopt Mission Sqaure as the 457 Plan Provider for City of Credit River Employees
BACKGROUND:	The City of Credit River references the ability to place funds into a 457 Plan in our personnel policy. At this time, the city does not have a 457 plan in place for employees to make voluntary contributions to. A 457 Plan is the governmental equivalent of a 401K Plan in the corporate environment and is a common elective benefit offered to employees. Mission Square works with government employers providing retirement plans and is well respected in the government circle for their support of local government employees.
FINANCIAL IMPACT:	There is no cost to the City of Credit River. The setup fee is paid by the employee as funds are transferred.
SUGGESTED ACTION:	Motion to adopt Mission Sqaure as the 457 Plan Provider for City of Credit River Employees
ALTERNATIVES:	Chose another provider. Feel confident that Mission Square is a good match for the City of Credit River and is popular choice in the Government space.
ATTACHMENTS:	

AGENDA ITEM NO. 2.6

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 20, 2023
SUBMITTED BY:	Dominique Hill,Finance
ITEM TYPE:	Motion
AGENDA SECTION:	Consent Agenda
SUBJECT:	Motion to move $184,000 from reserved MHSP funds to non-reserved MHSP funds.
BACKGROUND:	In August Council approved using reserve funds to pay for the MHSP CSTS (Community Septic) and also Capital funds since the bond funds did not cover the project. See attached slide from the August presentation.
FINANCIAL IMPACT:	$184,000
SUGGESTED ACTION:	Motion to move $184,000 from reserved MHSP funds to non-reserved MHSP funds.

ATTACHMENTS:

MHSP Project sheet.pdf

MHSP Project Budget

MHSP CSTS Project Costs

	5-Jun-23	7-Aug-23
Estimated Construction Costs	377,000	438,502
Engineering - SD Consulting	23,800	23,800
Electrical Engineer - Design Tree	9,500	9,500
City Engineer	3,000	3,000
Testing & Contingency	37,700	37,700
Total Project Cost	451,000	512,502

Project Funding

2021 Bond Proceeds	150,000
Reserves Est 12/23	184,000
Shorfall	178,502
	512,502

- Project Budget is $512,502
- 150K secured as a part of 2021 Bond with a payback of 5 years
  - An additional fee was added to monthly utility bill for 5 years to repay bond. The monthly rate was not adjusted. (see appendix).
- Bond funds and current reserves will not cover Project.
- Propose City Loan $178,502 to MHSP from the Capital fund.

AGENDA ITEM NO. 2.7

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cathy Reynolds,Administrator

ITEM TYPE: Motion

AGENDA SECTION: Consent Agenda

SUBJECT: Approve the 2024 Compensation Table

BACKGROUND: The council has approved 2023 pay scales for city employees. Staff is seeking council's approval on the 2024 compensation table which incorporates the pay scale for all employees. The 2024 pay scale reflects a 3% COLA adjustment to the 2023 pay scales. Based on information staff has received most communities are planning a 3% to a 5% COLA adjustment for 2024. Our 2024 budget planning has utilized a 3% COLA.

In addition to setting the 2024 pay scale with a 3% COLA, the attached pay scale reflects a change to the Finance Director pay scale for 2024 to bring this scale in line with the rest of the scales as far as range between Step 1 and Step 6 and the change between each step. The attached 2023 pay scale shows the approved pay scale for the Finance Director which has a 20.84% spread between Step 1 and Step 6 compared to the 25% spread for the remainder of the positions. The proposed 2024 pay scale brings all scales to a consistent pattern between steps and a 25% range.

FINANCIAL IMPACT: The proposed 2024 pay scale was utilized for the 2024 budget planning.

SUGGESTED ACTION:

ALTERNATIVES: Council could approve a higher or lower COLA change for 2024.

Council could decide to keep the range on the Finance Director's pay scale as it was approved in 2023 and not align it with the other pay scales.

ATTACHMENTS:

2023 Compensation Table.pdf
2024 Proposed Compensation Table.pdf

Credit River Employee Compensation Table

2023

Current Scales approved in February 2023

			5.00%	4.76%	4.55%	4.50%	4.02%	
Position		**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	
City Administrator		$ 116,000.00	$ 121,800.00	$ 127,600.00	$ 133,400.00	$ 139,400.00	$ 145,000.00	25.00%
Finance Director		$ 97,965.00	$ 102,047.00	$ 106,130.00	$ 110,212.00	$ 114,295.00	$ 118,378.00	20.84%
			4.17%	4.00%	3.85%	3.70%	3.57%	
Annual Salary			5.00%	4.76%	4.55%	4.50%	4.02%	
City Administrator	E	$ 116,000.00	$ 121,800.00	$ 127,600.00	$ 133,400.00	$ 139,400.00	$ 145,000.00	25.00%
City Clerk	NE	$ 75,670.40	$ 79,453.92	$ 83,237.44	$ 87,020.96	$ 90,934.95	$ 94,588.00	25.00%
Planner I	NE	$ 66,560.00	$ 69,888.00	$ 73,216.00	$ 76,544.00	$ 79,986.76	$ 83,200.00	25.00%
Public Works Maintenance	NE	$ 57,844.80	$ 60,737.04	$ 63,629.28	$ 66,521.52	$ 69,513.49	$ 72,306.00	25.00%
Hourly (rounded)								
City Administrator	E	$55.77	$58.56	$61.35	$64.13	$67.02	$69.71	
City Clerk	NE	$36.38	$38.20	$40.02	$41.84	$43.72	$45.48	
Planner I	NE	$32.00	$33.60	$35.20	$36.80	$38.46	$40.00	
Public Works Maintenance	NE	$27.81	$29.20	$30.59	$31.98	$33.42	$34.76	

		Cola 3 %	1.03					
Proposed 2024 Scale								
Annual Salary			5.00%	4.76%	4.55%	4.50%	4.02%	
City Administrator	E	$ 119,480.00	$ 125,454.00	$ 131,428.00	$ 137,402.00	$ 143,582.00	$ 149,350.00	25.00%
Finance Director	E	$ 100,903.95	$ 105,949.15	$ 110,994.35	$ 116,039.54	$ 121,258.71	$ 126,129.94	25.00%
City Clerk	NE	$ 77,940.51	$ 81,837.54	$ 85,734.56	$ 89,631.59	$ 93,662.99	$ 97,425.64	25.00%
Planner I	NE	$ 68,556.80	$ 71,984.64	$ 75,412.48	$ 78,840.32	$ 82,386.36	$ 85,696.00	25.00%
Public Works Maintenance	NE	$ 59,580.14	$ 62,559.15	$ 65,538.16	$ 68,517.17	$ 71,598.90	$ 74,475.18	25.00%
Hourly (rounded)								
City Administrator	E	$57.44	$60.31	$63.19	$66.06	$69.03	$71.80	
Finance Director	E	$48.51	$50.94	$53.36	$55.79	$58.30	$60.64	
City Clerk	NE	$37.47	$39.34	$41.22	$43.09	$45.03	$46.84	
Planner I	NE	$32.96	$34.61	$36.26	$37.90	$39.61	$41.20	
Public Works Maintenance	NE	$28.64	$30.08	$31.51	$32.94	$34.42	$35.81	

AGENDA ITEM NO. 2.8

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cathy Reynolds,Administrator

ITEM TYPE: Resolution

AGENDA SECTION: Consent Agenda

SUBJECT: Resolution 2023-34 Declaring Equipment Surplus and Authorizing Sale or Other Disposition

BACKGROUND: Staff has been going through the office and organizing and cleaning up some files. In doing so we have boxed many files that can be sent for records destruction in accordance with the standard City Records Retention Schedule. This in turn has freed up file cabinets and created an excess number of cabinets in the office. As many of our records are going online, we have less need for file cabinet space moving forward and staff is recommending that some file cabinets be declared surplus so we can dispose of them.

In addition, we have an excess printer that has been in the Finance Director's office. This printer is not used and is not part of our ongoing maintenance contract for printers. Staff's recommendation is that the printer be declared surplus so we can place it for sale.

The computer monitor on the list no longer works and staff recommends that it be declared surplus so it can be disposed.

FINANCIAL IMPACT: None.

SUGGESTED ACTION:

ALTERNATIVES: Council could decide not to declare the equipment as surplus, and we can continue to hold the equipment as city property.

ATTACHMENTS:

Resolution 2023-34 Declaring Equipment Surplus and Authorizing the Sale or Other Disposition.pdf

CITY OF CREDIT RIVER
SCOTT COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2023-34

RESOLUTION DECLARING CERTAIN EQUIPMENT AS SURPLUS AND AUTHORIZING THE SALE OR OTHER DISPOSITION OF EQUIPMENT

WHEREAS, the City Administration has determined that certain property of the City of Credit River is surplus, and has recommended that the City Council declare said property to be surplus and to authorize its sale at public auction or other disposition as recommended by the City Administrator, and

WHEREAS, the City Council has received recommendation and has determined that such property is no longer needed by the City of Credit River and should be declared surplus and sold or otherwise disposed of for the common benefit of the citizens of Credit River, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREDIT RIVER, SCOTT COUNTY, MINNESOTA:

Section 1. That the following described personal property of the City of Credit River is hereby declared to be surplus and no longer needed.

Quantity	Description	Serial Number
1	Lexmark Printer	79G3NXK
2	Four Drawer Filing Cabinets	N/A
1	Three Drawer Filing Cabinet	N/A
1	Overhead File Cabinet	N/A
1	Computer Monitor	

Section 2. That the City Administrator is hereby authorized to sell or dispose of the above described surplus equipment in such manner as deemed to be in the best interest of the City of Credit River.

Passed this 20th day of November 2023.

_____
Chris Kostik, Mayor

_____
Karen Donovan, Clerk

AGENDA ITEM NO. 2.9

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cathy Reynolds,Administrator

ITEM TYPE: Motion

AGENDA SECTION: Consent Agenda

SUBJECT: Authorization to Release Request for Qualifications for Engineering Services

BACKGROUND: One of the city council's goals and objectives for 2022 and 2023 was to review the contracts for our professional consultants and complete requests for proposals for their services. The goal was to allow our current consultants the opportunity to propose while also posting so others could propose. This would allow the staff and council to review the proposals and ensure that we have the best services for the city while also being good stewards of the taxpayer's money. It is also good practice to periodically review professional service providers by posting RFPs.

As part of this goal staff has prepared a Request for Qualifications for Engineering Services. The RFQ is asking for qualifications for city engineer, water planning and engineering, and wastewater planning and engineering. The RFQ is drafted to allow a single contract to be negotiated for all services, or to allow multiple contracts to be awarded under the RFQ.

The timeline on the RFQ would have proposals due on January 3, 2024 with interviews being conducted the week of January 15 or 22.

FINANCIAL IMPACT: Contract engineering services are currently budgeted based on the fees for our current city engineer.

SUGGESTED ACTION: Motion to authorize release of RFQ.

ALTERNATIVES: Council could decide not to issue the RFQ and continue with our current city engineer or decide to issue the RFQ at a later date.

ATTACHMENTS:
RFQ - Engineering.pdf

Fee Proposal.pdf

Request for Qualifications
Engineering Services

The City of Credit River is seeking qualifications from municipal engineering firms for engineering and planning services. The City may consider contracts for services in the following areas: City Engineer, Water Planning/Engineering and Wastewater Planning/Engineering.

Section 1. General Information

The City of Credit River incorporated as a city in 2021. Prior to 2021 the City of Credit River was Credit River Township. Credit River is located in Scott County and has a population of approximately 5,600. Credit River encompasses an area of approximately 24 square miles which includes Cleary Lake Regional Park and Murphy Hanrehan Park Reserve both part of the Three Rivers Park District. The City Council meets on the first and third Monday of each month and the Planning Commission meets on the third Thursday of the month.

The city has three employees: a City Administrator, Finance Director, and part-time City Clerk. The city is looking to hire a planner and public works employee in 2024. Planning, engineering, and building official services are currently provided under contracted services.

The city is predominantly rural residential with large lot residential developments. The northern portion of the community is guided by the Metropolitan Council as diversified rural and is envisioned to have water and wastewater services in the future. The southern portion of the community is guided as rural residential and is envisioned to remain large residential lots on individual wells and septic.

Streets
Credit River currently has 52 miles of paved roads and 12 miles of unpaved roads that we maintain.

Water
Credit River currently does not have city water and developed lots today are served by individual wells. With the Metropolitan Council's planning guidance, the northern portion of the community is planned to have water service in the future. The City currently has an agreement with Savage for the provision of water. Initial conversations and planning are occurring to bring water into the community from Savage, while also looking at future planning if the community needs to build its own treatment facilities.

Wastewater
With the Metropolitan Council's planning guidance, the northern portion of the community is planned to be served by the Metropolitan Council's wastewater treatment facilities. The Metropolitan Council is working on their plans to purchase the connector located in Savage to service Credit River. While this planning is ongoing, the city is also beginning planning for the collection system in Credit River with a goal of servicing our first neighborhood starting in 2028.

Community Septic Treatment Systems (CSTS)
Credit River operates and maintains 3 CSTS systems, Monterey Heights/South Passage, Stonebridge, and Territories. These systems service neighborhoods located in the southern portion of the community that are not envisioned to be serviced by water and wastewater systems in the future. Most of these systems are nearing 20 years of operations and seeing needs for system updates and replacements.

Development
Credit River is seeing consistent development in the southern portion of the community with larger rural residential lots. The northern portion of the community is currently zoned urban expansion reserve as we plan for future water and wastewater development in the community.

Stormwater Management
The city has 76 stormwater ponds that we manage and maintain.

Section 2. Scope of Services

The city may make selections to contract for city engineer services, water engineering and planning, and wastewater engineering and planning from qualifications received in response to this RFQ.

City Engineer
A firm contracted as the City Engineer must have a licensed engineer with at least five years of municipal engineering experience. The firm would be expected to provide engineering and project management services to the city. The following provides a list of services anticipated but should not be considered an exhaustive list.

A. General and Project Management
    - Serve as the designated City Engineer
    - Take direction from the City Council, City Administrator, or designated representative.
    - Assists in planning, coordinating, supervising, and evaluating programs, plans, services, equipment and infrastructure.
    - Develops and recommends policies and procedures for effective operation of the City consistent with City policies, relevant laws, rules and regulations and ensures council actions are implemented.
    - Assists in evaluating public works needs and formulation of short and long range plans to meet needs in all areas of Public Works improvements, including streets, water, sewer, storm drainage, streetlights, parks, and buildings.
    - Assists with the development of the Capital Improvement Plan and annual City Budget.
    - Maintains a Pavement Management Program including the rating of the condition of the streets within the city. Utilizes ratings to develop a street improvement program.
    - Assists with the implementation of all water resource functions, including implementation of the Wetland Conservation Act and Storm Water Management Plan as well as tree preservation, screening, and erosion and sediment control as it relates to the MS4 NPDES requirements and Met Council requirements.
    - Provides engineering services on projects and oversees project management for the construction of municipal public works projects.
    - Reviews land use applications and construction plans for private developments for consistency with City specifications, policies and relevant laws, rules and regulations.
    - Ensures that costs and fees are charged back to development projects; works with the Finance Director to monitor charges and revenues associated with development projects.
    - Assist in the planning, layout and design of City parks and trails, pedestrian routes, and other recreational amenities.

- Provides project management and assists with short and long range planning for community septic treatment systems.
- Provides locating services.
- Provides transportation planning and input on community planning.

B. Construction Services
   - Plan and review construction projects and specifications. Monitor construction process for compliance with codes, regulations, standards and with approved plans; assures financal accountability of private projects as they relate to escrows and letters of credit.
   - Prepare, design, and/or review construction plans.
   - Review bids and/or prepare bid tabulation.
   - Perform construction staking and surveying.

C. Preparation of Engineering Reports and Technical Correspondence
   - Determine the need and conduct preliminary studies, reviews all preliminary studies for compliance with ordinances, comprehensive plans, engineering standards and financial guidelines.
   - Creates assessment rolls.
   - Present feasibility studies at public meetings.

D. City Meetings
   - Participate in internal and external meetings involving engineering questions and issues.
   - Meet with developers and members of the public on proposed development projects in order to relate the processes and procedures involved with engineering infrastructure development. Reviews development proposals for conformance with City standards.
   - Acts as the City liaison and representative with other communities, county, state and federal agencies in areas of responsibility.
   - Attend City Council meetings, Council work sessions, and other City meetings as needed.

E. Respond to Constituent Requests and Issues as Directed by Staff
   - Perform field inspections.
   - Address constituent concerns personally and in writing.
   - Make public presentations when appropriate.
   - Hold public meetings as needed to inform constituents about upcoming projects.

F. Other Items
   - Work with other engineering firms as desired by the City on specific projects.
   - Update maps and utility records in coordination with other City staff.
   - Assist in inventory tracking of public infrastructure through the use of GIS and other means.
   - Identify and assist with funding solutions for infrastructure projects such as grants, loan programs and direct legislative appropriations.
   - Obtain proper approval and documentation from local, state and federal authorities prior to implementing projects.
   - Write grant proposals as directed by City staff and City Council.
   - Understanding of working with the Municipal State Aid System.
   - Preparation of transportation, water, sewer, and storm water components of Comprehensive Plan update. Assist with other sections as needed.

<u>Water Engineering and Planning</u>

Water engineering and planning incorporates the short and long range planning for water distribution systems and treatment facilities necessary to serve the northern portion of the community. This

includes the retrofitting of existing neighborhoods on individual wells for city water. Tasks under this area include but are not limited to the following:

A. Planning and Project Management
    - Coordinate with the City of Savage on the connection to their water infrastructure.
    - Develop a water distribution system infrastructure plan for the City that includes current connections to the City of Savage and long range planning for City owned treatment facilities, water towers, or other infrastructure.
    - Identify and assist with funding solutions for infrastructure projects such as grants, loan programs and direct legislative appropriations.
    - Obtain proper approval and documentation from local, state and federal authorities prior to implementing projects.
    - Assist with preparation of water component of Comprehensive Plan update.
    - Prepare reports as needed and make presentations to Council and community on planning for water infrastructure in the community.
B. Engineering
    - Develop engineering specifications for infrastructure projects.
    - Review and tabulate bids.
    - Prepare, design, and/or review construction plans.
    - Plan and review construction projects and specifications.

<u>Wastewater Engineering and Planning</u>

Wastewater engineering and planning incorporates the short and long range planning for wastewater collections infrastructure necessary to serve the northern portion of the community. This includes the retrofitting of existing neighborhoods on individual septic systems. Tasks under this area include but are not limited to the following:

A. Planning and Project Management
    - Coordinate with the City of Savage and Metropolitan Council on the connection to their wastewater infrastructure.
    - Develop a wastewater collection system infrastructure plan for the City that integrates with Metropolitan Council system and City of Savage.
    - Identify and assist with funding solutions for infrastructure projects such as grants, loan programs and direct legislative appropriations.
    - Obtain proper approval and documentation from local, state and federal authorities prior to implementing projects.
    - Assist with preparation of wastewater component of Comprehensive Plan update.
    - Prepare reports as needed and make presentations to Council and community on planning for wastewater infrastructure in the community.
B. Engineering
    - Develop engineering specifications for infrastructure projects.
    - Review and tabulate bids.
    - Prepare, design, and/or review construction plans.
    - Plan and review construction projects and specifications.

Section Three – Qualification Requirements

Interested firms are to submit written qualifications to include the following:

A. **Title Page**. Show the name of the firm, firm address, telephone number, email address, name of the contact person, and date. Indicate if submitting qualifications for consideration on all possible projects or specific identified projects.

B. **Firm Overview**.

- Describe your firm's background and history, including the number of years in business and the number and breakdown of personnel that provide services in the areas mentioned and those that would provide services to the city. Include information about the firm's experience performing similar work.
- Provide a list of other services offered by your firm that may benefit the City.

C. Identification and Qualifications of Assigned Personnel

- Describe your firm's capacity to provide services as identified in the RFQ.
- Describe the training and experience of the persons who will be providing the city engineering services. Please provide resumes for all key staff that will be providing engineering services.
- Describe your firm's staff and resource capacity to respond to time-sensitive or short notice requests and complicated issues. Include the hours of availability of engineering or additional support staff from your firm.
- Describe the approach you would use to communicate and coordinate projects with the city council, city administrator, city employees, residents, and the media.
- Describe you firm's capacity and experience with identifying alternative funding sources and the application, justification and presentation processes needed to obtain the funding.

D. Basis for Compensation –

- Complete the attached Fee Proposal.
- Provide a proposed hourly rate schedule for all positions (Principal Engineer, Project Manager, Surveyor, GIS Technician, CAD Operator, Construction Inspector, Natural Resources Technician, Water Engineer, etc.).
- If you propose a monthly retainer, indicate what services are to be provided within the scope of the retainer.

E. List of References, Potential Conflicts, and Claims

- Provide at least five references from public clients, two of which are from cities of similar size for whom similar services have been performed within the past five years.
- Describe the procedure employed by your firm for identifying and resolving conflicts of interest issues. State any potential conflicts of interest (i.e. real estate developers, other units of government, etc.) that your firm may have in providing engineering services as outlined in this RFQ.
- Provide a statement of any insurance claims and/or ethics complaints taken against the firm or the firm's engineer(s) over the last five years and the status or outcomes of such actions. Please indicate whether the action is pending or currently under review by the State Board.

F. Response to Scope of Services

- The qualifications should address in a detailed fashion the approach of the firm to each of the service areas and general work elements identified in the Scope of Services.
- The firm should identify which scope of services they are submitting for consideration for. Qualifications will be reviewed for possible consideration of one or all of the listed scopes of service.

Section 4 – Review of Qualifications

A. The City intends to retain the services of firm(s) evaluated to be the best qualified to perform the identified work for the City, with experience, compatibility, cost, and other performance factors considered.

B. Qualifications will be reviewed on the following basis.
   a. The firm's approach to, and understanding of the Scope of Services (25 pts)
   b. The experience and qualifications of key personnel (30 pts)
   c. The firm's experience and performance with similar contracts and clients (25 pts)
   d. Cost of services (20 pts)

C. The City shall not be liable for any expenses incurred by the proposer including but not limited to, expenses associated with the preparation and submission of the proposal, attendance at interviews, or final contract negotiations.

D. The City reserves the right to request additional information from any and all proposers for purposes of clarification, and to accept or negotiate any modifications to any proposal received by the posted deadline.

E. The City reserves the right to reject any or all proposals or to negotiate a contract that covers one or more of the scopes of services outlined.

Section 5 -General Information and Timeline

A. Any questions in regard to the RFQ should be directed to Cathy Reynolds, City Administrator, 612-357-4172 or cityadmin@creditriver-mn.gov

B. Proposals should be limited to 25 pages, including supporting documentation.

C. Proposals should be signed by an authorized representative of the company.

D. Three hard copies and one electronic copy of your proposal should be submitted as follows:
   - Hard copies mailed or delivered to:
     City of Credit River
     Attn: Cathy Reynolds, City Administrator
     18985 Meadow View Blvd
     Prior Lake, MN 55372
   - Electronic Copy:
     Emailed to Cathy Reynolds at cityadmin@creditriver-mn.gov

E. Responses should be received no later than 1:00 p.m. on January 3, 2024.

F. Timeline
   RFQ Posted: November 28, 2023
   Responses Due: January 3, 2024
   Interviews: TBD, Week of January 15 or 22, 2024

REQUEST FOR QUALIFICATIONS (RFQ)
FEE PROPOSAL

OPTION "A" – RETAINER + HOURLY FEES:

RETAINER – Please quote a retainer fee to be charged for engineering services and the items noted herein that are to be covered by the retainer. Also state separately the rate for expenses proposed to be itemized and billed (i.e. photocopying, mileage, etc.).

HOURLY BILLING – Please quote the dollar amount of hourly fees and expenses your firm will charge for providing engineering services to the City covered by your proposal that fall outside the duties covered by the Retainer. For the hourly fees portion of your proposal, please identify the hourly rate of each position. Identify the minimum increment of time billed.

	2024	2025	2026
Retainer Fee (monthly amount			
Hourly Rate for City Engineer			
Hourly Rate for Other Positions (provide titles)			
Itemized Fees (please describe)			

Minimum increments of time billed:

Feel free to attach additional sheets to note:
• Any "retainer" items that will not be provided as part of the retainer fee but rather billed on an hourly basis
• Description of other expenses, if needed
• Any other items related to fees that you feel are pertinent in the consideration of your proposal

OPTION "B" – HOURLY FEES ONLY:

HOURLY BILLING – Please quote the dollar amount of hourly fees and expenses your firm will charge for providing engineering services to the City covered by your proposal. For the hourly fees portion of your proposal, please identify the hourly rate of each position. Identify the minimum increment of time billed. Also state separately the rate for any expenses proposed to be itemized and billed (i.e. photocopying, mileage, etc.).

	2024	2025	2026
Hourly Rate for City Engineer			
Hourly Rate for Other Positions (provide titles)			
Itemized Fees (please describe)			

Minimum increments of time billed:

Feel free to attach additional sheets to note:
• Description of other expenses, if needed
• Any other items related to fees that you feel are pertinent in the consideration of your proposal.

AGENDA ITEM NO. 2.10

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cathy Reynolds,Administrator

ITEM TYPE: Agenda Report

AGENDA SECTION: Consent Agenda

SUBJECT: Approval of the hiring of Matthew Holzworth to the Planner I vacancy

BACKGROUND: The council approved the creation of a Planner I position for 2024. With the approval the council also approved starting the recruitment process and bringing someone on board in the end of 2023 to begin the training and transition process for the work. Staff has completed the recruitment process and is recommending approval of Matthew Holzworth for the Planner I position.

Matthew is a recent graduate of St Cloud State University with a bachelor's degree in urban/economic development. He has completed an internship with the City of Jordan in their planning department and has been exposed to many of the items that he will be doing for Credit River.

Matthew would be placed on Step 1 of the Planner scale which has an hourly rate of $32.96 for the 2024 scale. Given the proximity to 2024 staff recommends placing him directly onto the 2024 scale to avoid administrative changes in a couple of weeks. Based on council's approval Matthew's first day would be December 4, 2023.

Staff recommends the approval of Matthew Holzworth as our Planner I.

FINANCIAL IMPACT: This position is budgeted for in 2024 and we have funds to cover the position for the 4 weeks of 2023.

SUGGESTED ACTION:

ATTACHMENTS:

AGENDA ITEM NO. 6.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cindy Nash,Planning

ITEM TYPE: Agenda Report

AGENDA SECTION: General Business

SUBJECT: Resolution 2023-31: Denying Comprehensive Plan Amendment from Urban Expansion Reserve to Commercial

BACKGROUND: See attached staff report.

SUGGESTED ACTION:

ATTACHMENTS:

Resolution 2023-31.pdf
Staff Report CPA Mesenbrink Council Nov 2023.pdf
Applicant's Powerpoint Presentation at Planning Commission.pdf
Table 20-4.pdf
Older Scott County Zoning Maps.pdf
CPA narrative 09122023.pdf
Scott County 2020 Planned Land Use Map (1).pdf
Scott County 2030 Comprehensive Plan_Official.pdf
Property A 2023 Tax Statement.pdf
Property B 2023 Tax Statement.pdf
Property D 2023 Tax Statement.pdf
Property C 2023 Tax Statement.pdf
Property E 2023 Tax Statement.pdf
Property F 2023 Tax Statement.pdf

CITY OF CREDIT RIVER
SCOTT COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2023-31

A RESOLUTION DENYING A COMPREHENSIVE PLAN AMENDMENT TO RE-GUIDE PARCELS FROM URBAN EXPANSION RESERVE TO COMMERICAL

WHEREAS, the City of Credit River is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Genevieve Dahl ("Owner 1") is the owner of certain real property consisting of approximately 90.92 acres located in the City of Credit River, State of Minnesota, which has Property Tax ID No. 049080030 ("Property A"); and

WHEREAS, Suarez Living Trust ("Owner 2") is the owner of certain real property consisting of approximately 10.00 acres located in the City of Credit River, State of Minnesota which has Property Tax ID No. 049080085 ("Property B2"); and

WHEREAS, Pee Development, LLC ("Owner 3") is the owner of certain real property consisting of approximately 9.76 acres located in the City of Credit River, State of Minnesota, which has Property Tax ID No. 049080083 ("Property C"); and

WHEREAS, Paul and Eunice Doelz ("Owner 4") is the owner of certain real property consisting of approximately 8.95 acres located in the City of Credit River, State of Minnesota, which has Property Tax ID No. 049080084 ("Property D"); and

WHEREAS, John and Mary Mesenbrink ("Owner 5") is the owner of certain real property consisting of approximately 9.58 acres located in the City of Credit River, State of Minnesota, which has Property Tax ID No. 049080082 ("Property E"); and

WHEREAS, Marcos Gomez ("Owner 6") is the owner of certain real property consisting of approximately 9.69 acres located in the City of Credit River, State of Minnesota which has Property Tax ID No. 049080070 ("Property F"); and

WHEREAS, Property A, Property B, Property C, Property D, Property E and Property F are collectively referred to herein as the "Subject Property"; and

WHEREAS, Owner 1, Owner 2, Owner 3, Owner 4, Owner 5, and Owner 6 are collectively referred to herein as the "Applicants"; and

WHEREAS, the Applicants have jointly submitted an application to request the re-guidance of the Subject Property from Urban Expansion Reserve to Commercial in the City of Credit River Comprehensive Plan; and

WHEREAS, the Planning Commission of the City did on October 19, 2023, conduct a public hearing in relation to the Applicant's request for a Comprehensive Plan Amendment; and

WHEREAS, the Planning Commission of the City did on October 19, 2023 recommend denial of the Comprehensive Plan Amendment to the City Council; and

NOW, THEREFORE, BE IT RESOLVED, the City Council has considered the proposed application for a Comprehensive Plan Amendment and it makes the following ***findings of fact***:

Review Process

1. Following appropriate published and mailed notice, a public hearing was held by the Planning Commission on October 19, 2023.

2. The Planning Commission, following receipt of public comments and deliberation on the proposed Application, recommended denial of the Application at their October 19, 2023 meeting.

3. These findings and resolutions are based upon the Council Memo dated November 6, 2023, and all documents referenced in the Council Memo and Staff Comment Letter, the recommendation of the City Planning Commission, and such additional information and documentation which is presented to the City Council on November 6, 2023 which will be the subject of a separate list prepared by the City Planner following the November 6, 2023 meeting.

Comprehensive Plan

1. The City's current Comprehensive Plan ("Comp Plan") was adopted in 2020 pursuant to Minnesota Statutes Section 473.859 to be in conformance with the Metropolitan Council's Thrive MSP 2040 plan and the systems statements issued by the Metropolitan Council.

2. The Comp Plan guides the Subject Property as Urban Expansion Reserve.

3. The 2020 Scott County Comprehensive Plan guided the Subject Property as Rural Residential and 2030 Scott County Comprehensive Plan guided the Subject Property as Urban Expansion.

4. No part of the Subject Property has been previously guided for Commercial or Industrial uses in either the Credit River Comp Plan or in the Scott County Comprehensive Plans.

5. The Subject Property has been guided Urban Expansion by Scott County since at least 2001.

Long Term Sewer Service Area (the "LTSA")

1. The Subject Property is within the LTSA as planned by the Metropolitan Council.

2. Within the LTSA, the City is required by the Metropolitan Council to stage sewered development through 2040 and to protect the remaining LTSA area for economical future sewered development past 2040.

3. The City has protected the LTSA by placing under- and undeveloped parcels within the Urban Expansion Reserve future land use and zoning district. This restricts development to one single-family home per existing parcel of record or to any permitted, conditional or interim uses as specified in Table 20-4 of the Zoning Ordinance. Further subdivision or intensification of use is not permitted until municipal water and sanitary sewer services are available for connection to a given property.

4. Development of properties within the LTSA at this time on well and septic cause it to be both more challenging and potentially uneconomical to connect to municipal water and sanitary sewer service in the future. The Applicant has provided no information on how a proposed commercial or industrial development could be connected in the future in a manner that is both economical to connect and in a manner that does not either prohibit or result in significant addition cost to the future extension of these utilities to other parcels within the LTSA.

Extension of Sanitary Sewer to Credit River

1. Credit River has been coordinating with the Metropolitan Council and the City of Savage to prepare for and accommodate future sewered growth at urban densities in accordance with the Metropolitan Council's requirements. Credit River and Savage have executed a Joint Powers Agreement to provide water and sanitary sewer service to Credit River. In addition, the Metropolitan Council is preparing preliminary engineering studies and plans to acquire a sanitary sewer interceptor through the City of Savage to provide service to Credit River.

Comprehensive Planning Related to Connection to Sanitary Sewer

1. Credit River adopted its first Comp Plan in 2020. Prior to that date, all comprehensive planning was completed by Scott County.

2. As part of the 2040 Comp Plan and in furtherance of the need to commence planning for the extension of sanitary sewer service to Credit River, the City included a "draft Build Out Future Land Use map" in the Comp Plan. The purpose of this map was to provide formal information to the Metropolitan Council for estimation of future sanitary sewer service need. The draft Build Out Future Land

Use Map has not been refined and it was planned that significant additional community engagement and planning would occur with the 2050 Comp Plan Update to be completed between 2026-2028 to inform preparation of the 2050 Future Land Use Map. The draft Future Land Use Buildout Map was prepared to be in compliance with the Metropolitan Council's requirement for residential density to contain at least 3 units per net acre.

3. On the draft Build Out Future Land Use Map, Property F and a portion of Property A is shown as Commercial. The remainder of Property A and Properties B through E were shown as Medium Density Residential.

4. Commercial areas were anticipated to be developed at urban densities, and the 2040 Comp Plan did not distinguish between Commercial and Industrial future land use guidance as additional community engagement and planning was necessary with the 2050 Comp Plan.

5. Development of properties for commercial or industrial uses on well and septic may impact the types of uses that can be developed in the future on adjacent and nearby properties and could also impact the City's ability to comply with the Metropolitan Council's residential density requirements. Significant study and public engagement are needed to determine the 2050 Future Land Use Plan that is not planned to occur prior to 2026-2028.

Subject Property Zoning

1. The Subject Property is currently zoned Urban Expansion Reserve.

2. The requested commercial and industrial uses are not an allowed use in the Urban Expansion Reserve zoning district except for those commercial or industrial uses that qualify as a "home occupation" or "home extended business" under the Zoning Ordinance and subject to restrictions related to the intensity of operations.

3. The Subject Property has been zoned Urban Expansion by Scott County since at least 2001 and continuing through 2020 when Credit River adopted its first Zoning Ordinance.

4. If reguided to Commercial on the Future Land Use map of the Comp Plan, the Subject Properties could then be rezoned to either the Commercial or Industrial zoning district under the City's Zoning Ordinance. Once rezoned, this would then permit any use listed in Table 20-4 of the Zoning Ordinance for the respective zoning district to occur on these properties, with no consideration as to whether any given property is better suited long-term for commercial or industrial development and how that impacts the city's ability to comply with the Metropolitan Council's requirements.

Property A

1. Property A consists of approximately 91 acres located on both the north and south sides of County State Aid Highway (CSAH) 21. There are no existing structures on the property, and it is currently used for agricultural purposes.

2. Property A is bordered primarily by residential and agricultural uses on all sides. In addition, the southern portion is bordered on the west by a cemetery. The northern portion shares a property line consisting of approximately 200 feet with a property that is zoned Industrial. All other adjacent properties are zoned either Urban Expansion Reserve or Urban Expansion Reserve Cluster.

3. An existing home ("Martell Property") is located on a separate 1.22-acre parcel that is surrounded by Property A. This parcel currently accesses CSAH 27 via a driveway through Property A. The Applicants have not provided a proposal to either incorporate the Martell Property into the commercial/industrial development nor have they provided information on how the proposed development of Property A as commercial or industrial uses could impact upon the Martell Property which would be surrounded by commercial or industrial property. As the potential types of uses are both unknown at this time and also limited only by the uses in Table 20-4 of the Zoning Ordinance, it cannot be determined by the City as to what impacts the proposed re-guiding of the future land use to Commercial could potentially have on the Martell Property.

4. The portion of Property A that is on the north side of CSAH 21 does not currently have frontage on or access to any other roads except CSAH 21

5. The portion of Property A that is on the south side of CSAH 21 has frontage on CSAH 27 and 180th Street East. Due to access spacing requirements of Scott County as well as Credit River's Subdivision Ordinance, access would not be permitted directly onto CSAH 27 and would instead be required to be accessed from 180th Street East and/or from CSAH 21.

6. 180th Street East is a gravel road section that does not meet 10-ton road standards and would require improvement prior to use of Property A for commercial or industrial purposes. The City has no plans to improve 180th Street East to a 10-ton road in its Capital Improvement Plan.

7. The portion of Property A that is on the north side of CSAH 21 only has frontage on CSAH 21 at this time.

8. CSAH 21 is a four-lane highway owned by Scott County. Access management on the highway is controlled by Scott County, and permits for new roads, driveways and other highway improvements are subject to Scott County's jurisdiction. Property A is located between the intersections of CSAH 21 with CSAH 27 and Murphy Lake Boulevard, and there is approximately 3800 feet between these intersections. Within that distance, Scott County would only permit one additional

public street access location and may not permit full turning movements within the intersection of a new road with CSAH 21. It is not anticipated that Scott County would provide access permits for roads or driveways for both Parcel 1 and Parcel 6 onto CSAH 21, so one property would need to receive access through an internal road network from the other property.

Properties B through E

1. Properties B through E are located on the south side of 175th Street East. None of the properties have frontage on any other roads.

2. The properties are bordered primarily by residential and agricultural uses on all sides. To the south is a property that is both zoned and used for Industrial purposes. All other adjacent properties are zoned Urban Expansion Reserve.

3. 175th Street East is a gravel road section that does not meet 10-ton road standards and would require improvement prior to use of Properties B through E for commercial or industrial purposes. The City has no plans to improve 175th Street East to a 10-ton road in its Capital Improvement Plan.

4. 175th Street East ends in a cul-de-sac in front of Property B. Access to these properties from CSAH 21 is via Murphy Lake Boulevard. Murphy Lake Boulevard is a gravel road section between 175th Street East and 180th Street East that does not meet 10-ton road standards and would require improvement prior to use of Properties B through E for commercial or industrial purposes. The City has no plans to improve Murphy Lake Boulevard to a 10-ton road in its Capital Improvement Plan.

Property B

1. Property B is classified as Residential Non-Homestead for the 2023 taxes. It consists of a single-family home and two accessory buildings.

2. There are no known businesses operating on the property.

Property C

3. Property C is classified as Residential Non-Homestead and Commercial/Industrial for the 2023 taxes. It consists of a single-family home and two accessory buildings.

4. There are no records of a business in operation on this property other than the tax classification. A review of aerial photography indicates significant equipment and outside storage on the property indicating that a business may be in operation.

5. Property C appears to contain a business that has not been permitted. It is unknown what the use of the business is and whether it is a use that could be permitted within

the Urban Expansion Reserve zoning district if permits were sought by the property owner.

Property D

1. Property D is classified as Agricultural Homestead for the 2023 taxes and is enrolled in the Green Acres program. It consists of a single-family home and two accessory buildings.

2. There are no records of a business in operation on this property.

Property E

1. Property E is classified as Residential Non-Homestead and Commercial/Industrial for the 2023 taxes. There is not a home on the property, but there are two pole buildings.

2. Conditional Use Permit (CUP) 752-C-4 was issued by Scott County on January 9th, 1986 to allow a storage garage for trucks with an office. The Scott County Planning Commission October 14, 1985 meeting minutes note that the proposed equipment to be stored in the proposed structure were "a gravel truck, grain hauler, 5th wheel trailer and possibly a school bus". This CUP has conditions including but not limited to the following:
    a. Maximum number of employees shall be limited to one plus the owner. The unit shall contain restroom facilities.
    b. Hours of operation shall be 8:00 a.m. to 5:00 p.m. with extended hours during harvest season.

    No amendments to CUP 752-C-4 are of record at the Scott County Recorder's Office.

3. Mesenbrink Construction and Engineering, Inc. is operating on Property E. No information has been provided related to the number of employees that work for this business, or if there are any other businesses operating on the site.

4. Mesenbrink Construction is a Contractor Yard that may only be permitted as a Conditional Use in the Industrial Zoning District per Table 20-4 of the Credit River Zoning Ordinance.

5. The property appears to have significant vehicles and materials stored outside of the two existing pole barns.

Property F

1. Property F consists of approximately 9.7 acres acres located on the north side of County State Aid Highway (CSAH) 21. There are two existing accessory structures on the property.

2. Property F is classified as Residential Non-Homestead for the 2023 taxes.

3. The property is bordered primarily by residential and agricultural uses on the north, west, and south sides. The east side is bordered partially by a property that is zoned for and used for industrial use. It is also partially bordered on the east by a single-family home that is also owned by Owner 6 (PID 049080060, the "Excluded Gomez Property"). The Excluded Gomez Property is zoned Urban Expansion Reserve and was not included by Owner 6 in this Application. Property F currently gains access via a driveway through the Excluded Gomez Property

4. The Applicants have not provided a proposal to either incorporate the Excluded Gomez Property into the commercial/industrial development nor have they provided information on how the proposed re-guiding of Property F to Commercial could impact upon the Excluded Gomez Property that would be surrounded by Commercial and Industrial property. In addition, as the proposed uses for Property F are unknown, it cannot be determined by the City as to what impacts the uses could potentially have on the Excluded Gomez Property.

5. Property F is on the north side of CSAH 21 and does not currently have frontage on or access to any other roads except CSAH 21

6. CSAH 21 is a four-lane highway owned by Scott County. Access management on the highway is controlled by Scott County, and permits for new roads, driveways and other highway improvements are subject to Scott County's jurisdiction. Property F is located between the intersections of CSAH 21 with CSAH 27 and Murphy Lake Boulevard, and there is approximately 3800 feet between these intersections. Within that distance, Scott County would only permit one additional public street access location and may not permit full turning movements within the intersection of a new road with CSAH 21. It is not anticipated that Scott County would provide access permits for roads or driveways for both Parcel A and Parcel F onto CSAH 21, so one property would need to receive access through an internal road network from the other property.

7. There are no records of a business in operation on this property.

NOW, THEREFORE, BE IT RESOLVED the Comprehensive Plan Amendment is hereby denied based on the findings recorded in this Resolution, and the following:

1. The City Council desires to engage in a robust public engagement process to develop the 2050 Comprehensive Plan. Development of parcels within the LTSA now may result in a development pattern that has wide-ranging impacts and may not be consistent with the vision of the community that is established following the engagement process for the 2050 Comprehensive Plan.

2. It is appropriate for the City to prepare its vision for the urbanized portion of the City as a whole before committing to the early development of portions of the LTSA. The City desires to conduct a more holistic review of the future land uses within the LTSA to determine the appropriate mix, type and location of land uses along with a suitable transportation network.

3. Developing the Subject Property on well and septic may have significant present and future impacts on the use of nearby parcels and the economical future extension of municipal water and sanitary sewer services.

4. It is unknown what impacts the guiding of these parcels would have on the need to guide other parcels for medium to high density residential uses to offset for the loss of those housing units demonstrated on the draft Build Out Future Land Use Map included within the 2040 Comp Plan.

5. It is premature to guide property within the LTSA to allow for present development for rural commercial or industrial uses on well and septic rather than preserve them for future urbanized uses on municipal water and sewer.

6. The existing road network consisting of 180th Street East, 175th Street East, and Murphy Lake Boulevard are not suitable for use for Commercial or Industrial land uses until they are improved to 10-ton roads. Improving those roads in advance of the installation of water and sewer may make it less economical or delay the future extension of water and sanitary sewer services.

7. The Applicants have not provided compelling evidence or plans for a specific development for consideration. Instead, the Applicants are requesting to be reguided now to allow development at this time on well and septic, which opens the possibility for any Commercial or Industrial land use listed in Table 20-4 of the Zoning Ordinance to be developed at the present time.

8. The Applicants conveyed in their application narrative that there are several businesses already located within the area proposed to be re-guided for Commercial uses. No evidence has been provided by the Applicants or located by the City that there are existing businesses that have been rendered non-conforming by being included in the Urban Expansion Reserve zoning district since at least 2001. There appears to be two businesses within Properties C and E. One of these businesses does not appear to have obtained permits from the City or Scott County previously, and the other has a Conditional Use Permit but appears to be operating in a manner that is not in compliance with the terms of that Conditional Use Permit.

Adopted by the City Council of the City of Credit River on a vote of ____ ayes and ____ nays effective on the 6th day of November, 2023.

_____
Chris Kostik, Mayor

Attested:

_____
Karen Donovan, City Clerk

MEMORANDUM

TO:	Honorable Mayor and Council
FROM:	Cindy Nash, AICP, City Planner
DATE:	November 6, 2023
SUBJECT:	**Mesenbrink and others** for 1) Comprehensive Plan Amendment from Urban Expansion Reserve to Commercial
APPLICANT:	Genevieve Dahl, Suarez Living Trust, PEE Development, Paul and Eunice Doelz, John and Mary Mesenbrink, Marcos Gomez
LOCATION:	Generally located on both the north and south sides of CSAH 21 on between CSAH 27 and Murphy Lake Boulevard

Description of Request

The applicants have submitted requests for 1) a Comprehensive Plan Amendment from Urban Expansion Reserve to Commercial. The six properties involved in the application are:

1. Property A – PID 049080030 containing approximately 90.92 acres
2. Property B – PID 049080085 containing approximately 10 acres
3. Property C – PID 049080083 containing approximately 9.76 acres
4. Property D – PID 049080084 containing approximately 8.95 acres
5. Property E – PID 049080082 containing approximately 9.58 acres
6. Property F – PID 049080070 containing approximately 9.29 acres

No specific development plans have been submitted with this application for consideration. Documents included in the Council packet are the following:

- Applicant's narrative
- Table 20-4 of the Zoning Ordinance
- Scott County Historical Comprehensive Plan Maps (2020 and 2030)
- Scott County Historical Zoning Maps
- CUP for Property E (Mesenbrink)
- Tax Statements for each property
- Applicant's Powerpoint from October Planning Commission meeting

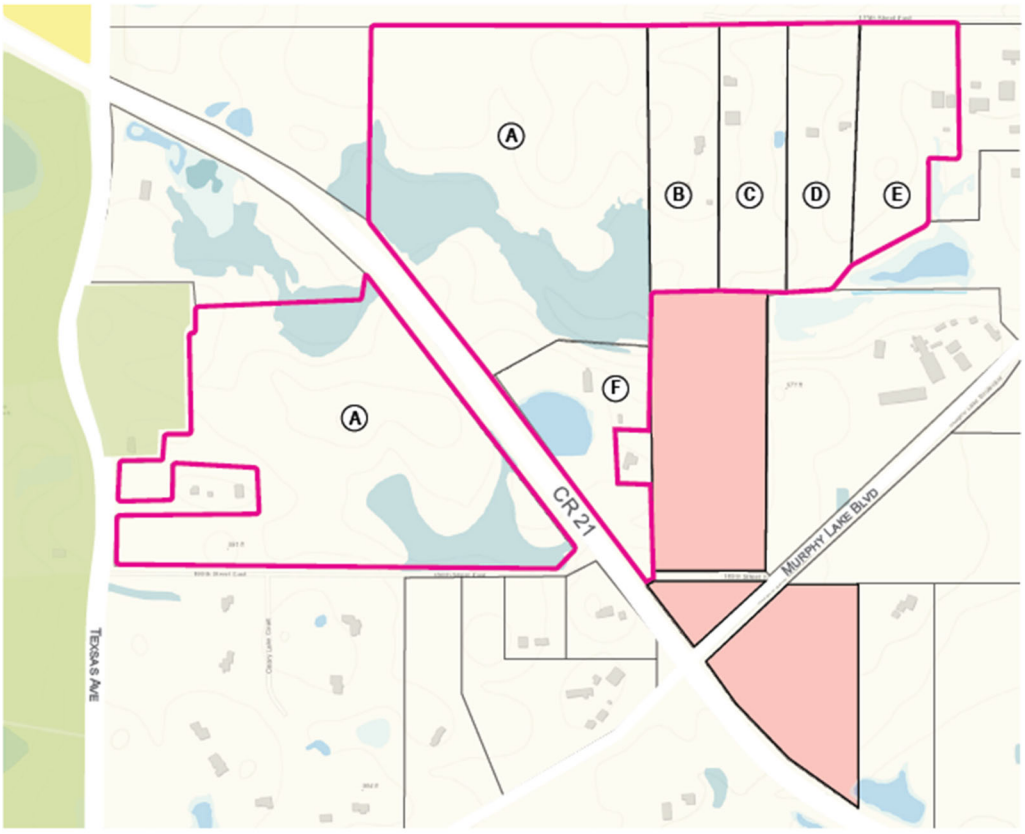
Item 1: Comprehensive Plan Amendment

Public Hearing: **October 19, 2023 Planning Commission**

Request

The property owners are proposing to re-guide their properties in the Comprehensive Plan from Urban Expansion Reserve to Commercial. The location of the properties is shown in the map below which was included in the Applicant's narrative. Re-guiding the properties would then permit the development of the properties on well and septic at this time rather than requiring them to wait until water and sewer are available.

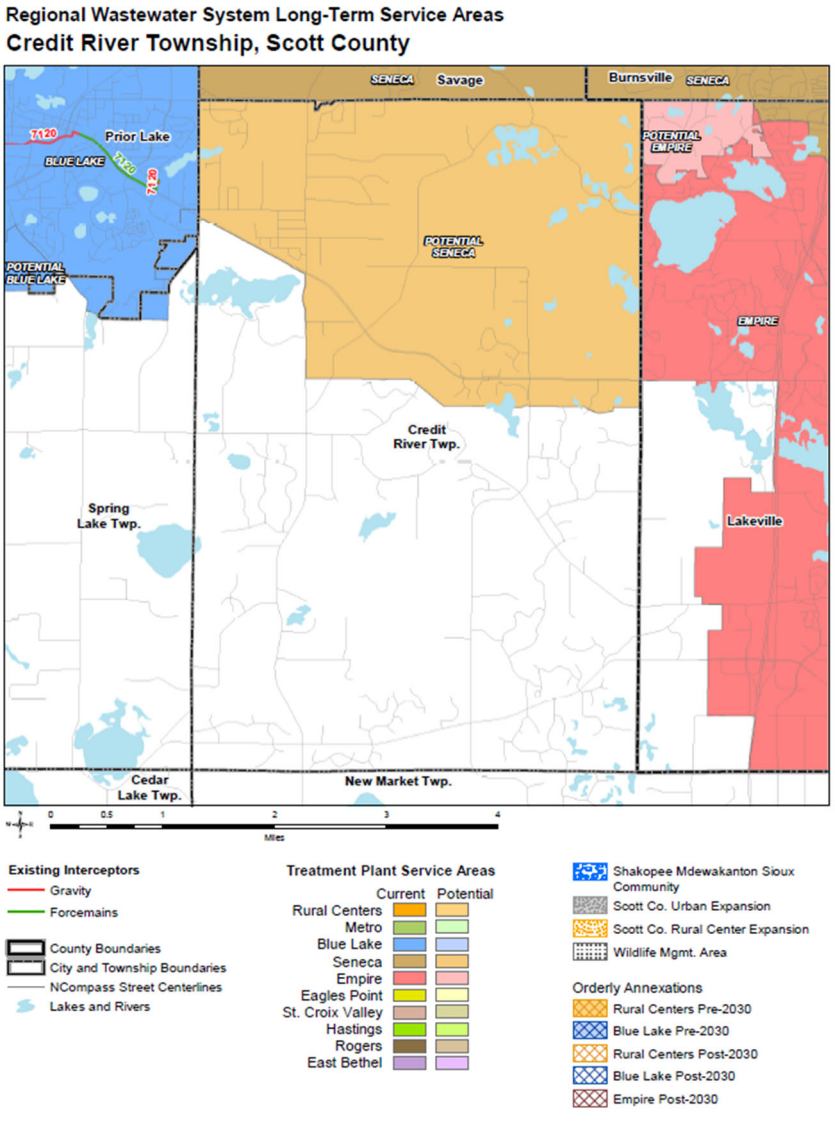
2040 FUTURE LAND USE



Existing Comprehensive Plan

Urban Expansion Reserve is a land use guidance that restricts development until such time that adequate municipal infrastructure (water, sewer, and roads) is available to serve the properties. The Subject Property has been guided Urban Expansion by Scott County since at least 2001 and continuing through today when Credit River adopted its Comp Plan in 2020.

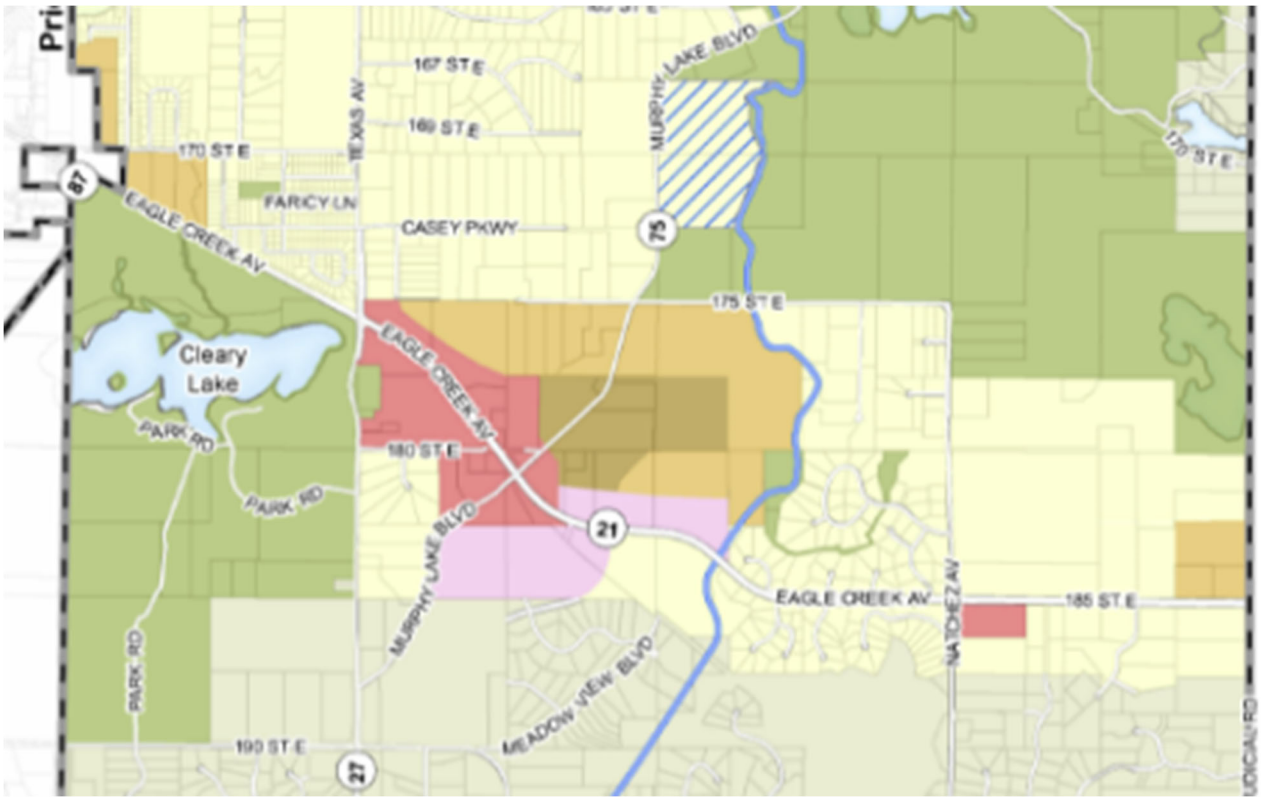
The Subject Property is within the LTSA as planned by the Metropolitan Council. Within the LTSA, the City is required by the Metropolitan Council to stage sewered development through 2040 and to protect the remaining LTSA area for economical future sewered development past 2040. The City has protected the LTSA by placing under- and undeveloped parcels within the Urban Expansion Reserve future land use and zoning district. This restricts development to one single-family home per existing parcel of record. Further subdivision or intensification of use is not permitted until municipal water and sanitary sewer services are available for connection to a given property.



Credit River has been coordinating with the Metropolitan Council and the City of Savage to prepare for and accommodate future sewered growth at urban densities. Credit River and Savage have executed a Joint Powers Agreement to provide water and sanitary sewer service to Credit River. In addition, the Metropolitan Council is preparing preliminary engineering studies and plans to acquire a sanitary sewer interceptor through the City of Savage to provide service to Credit River.

As part of the 2040 Comp Plan and in furtherance of the need to commence planning for the extension of sanitary sewer service to Credit River, the City included a "draft Build Out Future Land Use map" in the Comp Plan. The purpose of this map was to provide formal information to the Metropolitan Council for estimation of future sanitary sewer service need. The draft Build Out Future Land Use Map has not been refined and it was planned that significant additional community engagement and planning would occur with the 2050 Comp Plan Update to be completed between 2026-2028 to inform preparation of the 2050 Future Land Use Map. The draft Future Land Use Buildout Map was prepared to be in compliance with the Metropolitan Council's requirement for residential density to contain at least 3 units per net acre.

On the draft Build Out Future Land Use Map, Property F and a portion of Property A is shown as Commercial. The remainder of Property A and Properties B through E were shown as Medium Density Residential.



Commercial areas were anticipated to be developed at urban densities, and the 2040 Comp Plan did not distinguish between Commercial and Industrial future land use guidance as additional planning was necessary with the 2050 Comp Plan.

Development of properties for commercial or industrial uses on well and septic may impact the types of uses that can be developed in the future on adjacent and nearby properties, and could also impact the City's ability to comply with the Metropolitan Council's residential density requirements. Significant study and public engagement are needed to determine the 2050 Future Land Use Plan that is not planned to occur prior to 2026-2028.

The Subject Property is currently zoned Urban Expansion Reserve. The requested commercial and industrial uses are not an allowed use in the Urban Expansion Reserve zoning district except for those commercial or industrial uses that qualify as a "home occupation" or "home extended business" under the Zoning Ordinance and subject to restrictions related to the intensity of operations.

Zoning

The Subject Property has been zoned Urban Expansion by Scott County since at least 2001 and continuing through 2020 when Credit River adopted its first Zoning Ordinance. If re-guided to Commercial on the Future Land Use map of the Comp Plan, the Subject Properties could then be rezoned to either the Commercial or Industrial zoning district under the City's Zoning Ordinance. Once rezoned, this would then permit any use listed in Table 20-4 (included in the packet) of the Zoning Ordinance for the respective zoning district to occur on these properties, with no consideration as to whether any given property is better suited long-term for commercial or industrial development and how that impacts the city's ability to comply with the Metropolitan Council's requirements.

Transportation

CSAH 21 is a four-lane highway owned by Scott County. Access management on the highway is controlled by Scott County, and permits for new roads, driveways and other highway improvements are subject to Scott County's jurisdiction. Properties A and F are located between the intersections of CSAH 21 with CSAH 27 and Murphy Lake Boulevard, and there is approximately 3800 feet between these intersections. Within that distance, Scott County would only permit one additional public street access location and may not permit full turning movements within the intersection of a new road with CSAH 21. It is not anticipated that Scott County would provide access permits for roads or driveways for both Parcel 1 and Parcel 6 onto CSAH 21, so one property would need to receive access through an internal road network from the other property.

The portion of Property A that is on the south side of CSAH 21 has frontage on CSAH 27 and 180th Street East. Due to access spacing requirements of Scott County as well as Credit River's Subdivision Ordinance, access would not be permitted directly onto CSAH 27 and would instead be required to be accessed from 180th Street East and/or from CSAH 21. 180th Street East is a

gravel road section that does not meet 10-ton road standards and would require improvement prior to use of Property A for commercial or industrial purposes. The City has no plans to improve 180th Street East to a 10-ton road in its Capital Improvement Plan

Properties B through E are located on the south side of 175th Street East. 175th Street East is a gravel road section that does not meet 10-ton road standards and would require improvement prior to use of Properties 2 through 5 for commercial or industrial purposes. The City has no plans to improve 175th Street East to a 10-ton road in its Capital Improvement Plan. 175th Street East ends in a cul-de-sac in front of Property B. Access to these properties from CSAH 21 is via Murphy Lake Boulevard. Murphy Lake Boulevard is a gravel road section between 175th Street East and 180th Street East that does not meet 10-ton road standards and would require improvement prior to use of Properties 2 through 5 for commercial or industrial purposes. The City has no plans to improve Murphy Lake Boulevard to a 10-ton road in its Capital Improvement Plan.

Existing Use

Based on tax records, properties C and E are being used for business purposes. There were no records located in City records of a business being permitted on Property C. Property E is being used for Mesenbrink Construction and Engineering. There is an existing CUP on the property which is included in the packet that was granted for storage purposes and restricts the number of employees to one besides the owner. The other properties are used for agricultural purposes with some also having one single-family home on them.

Staff Recommendation

Staff recommends the Planning Commission recommend denial of the application to the City Council based on the following:

1. The City Council desires to engage in a robust public engagement process to develop the 2050 Comprehensive Plan. Development of parcels within the LTSA now may result in a development pattern that has wide-ranging impacts and may not be consistent with the vision of the community that is established following the engagement process for the 2050 Comprehensive Plan.

2. It is appropriate for the City to prepare its vision for the urbanized portion of the City as a whole before committing to the early development of portions of the LTSA. The City desires to conduct a more holistic review of the future land uses within the LTSA to determine the appropriate mix, type and location of land uses along with a suitable transportation network.

3. Developing the Subject Property on well and septic may have significant present and future impacts on the use of nearby parcels and the economical future extension of municipal water and sanitary sewer services.

4. It is unknown what impacts the guiding of these parcels would have on the need to guide other parcels for medium to high density residential uses to offset for the loss of those housing units demonstrated on the draft Build Out Future Land Use Map included within the 2040 Comp Plan.

5. It is premature to guide property within the LTSA to allow for present development for rural commercial or industrial uses on well and septic rather than preserve them for future urbanized uses on municipal water and sewer.

6. The existing road network consisting of 180th Street East, 175th Street East, and Murphy Lake Boulevard are not suitable for use for Commercial or Industrial land uses until they are improved to 10-ton roads. Improving those roads in advance of the installation of water and sewer may make it less economical or delay the future extension of water and sanitary sewer services.

7. The Applicants have not provided compelling evidence or plans for a specific development for consideration. Instead, the Applicants are requesting to be re-guided now to allow development at this time on well and septic, which opens the possibility for any Commercial or Industrial land use listed in Table 20-4 of the Zoning Ordinance to be developed at the present time.

8. The Applicants conveyed in their application narrative that there are several businesses already located within the area proposed to be re-guided for Commercial uses. No evidence has been provided by the Applicants or located by the City that there are existing businesses that have been rendered non-conforming by being included in the Urban Expansion Reserve zoning district since at least 2001. There appears to be two businesses within Properties C and E. One of these businesses does not appear to have obtained permits from the City or Scott County previously, and the other has a Conditional Use Permit but appears to be operating in a manner that is not in compliance with the terms of that Conditional Use Permit.

Public Comment

Several members of the public spoke during the Planning Commission meeting regarding concerns with changing the designation for these properties. The concerns can be summarized as follows:

- Transition areas and buffers between commercial and residential

- Desire to more extensively plan for the entire community before making changes that can have long-term impacts
- Premature to consider without a specific development plan – too many unknowns regarding what could be there and what the impacts could be on the community and surrounding properties
- Existing tax revenue from similar businesses is small as outside storage doesn't create tax revenue
- Any job creation is not anticipated to benefit Credit River residents
- A resident that is not one of the applicants on one of the Subject Properties but owns other property in Credit River and has their own construction company thought it would be a good idea to permit people to have construction contractors or other businesses on their own residential properties (presumably in other parts of the community than the one under consideration here)

Status of Adjacent Community Review

Adjacent communities and affected jurisdictions were notified of the proposed Comprehensive Plan Amendment on October 3, 2023 and provided a 60-day window to comment. The comment period ends on December 2, 2023 unless they have either provided comment or waived review prior to that date.

Planning Commission Recommendation

Following significant discussion, the Planning Commission recommended denial of the Comprehensive Plan Amendment. A resolution of denial of the Comprehensive Plan Amendment that is included in the packet for the Council's. consideration.

Application for Comprehensive Plan Amendment to Create Rural Business Center

October 19, 2023

CPA Application Introduction

- Applicant's Representatives: Jennifer Haskamp, AICP – SHC, Justin Bohm – Mesenbrink Construction
- Application Effort Lead by John Mesenbrink of Mesenbrink Construction
- Vision to create a Rural Business Center with a mix of commercial, general business and light industrial uses
  - Collection of property owners got together thinking about the future - the land area is less than 1% of the land area of the City but could provide 99% of the economic development over this planning period.
  - Larger contiguous area is advantageous because business users can pay their way with infrastructure including roadways and utilities.
- Plan to relocate Mesenbrink Construction to Phase I of the CPA area – new businesses with new opportunities for the community will kick-off the development
- We believe this change is consistent with the City's goals and objectives – together we can forge a new (independent) path forward for the City!

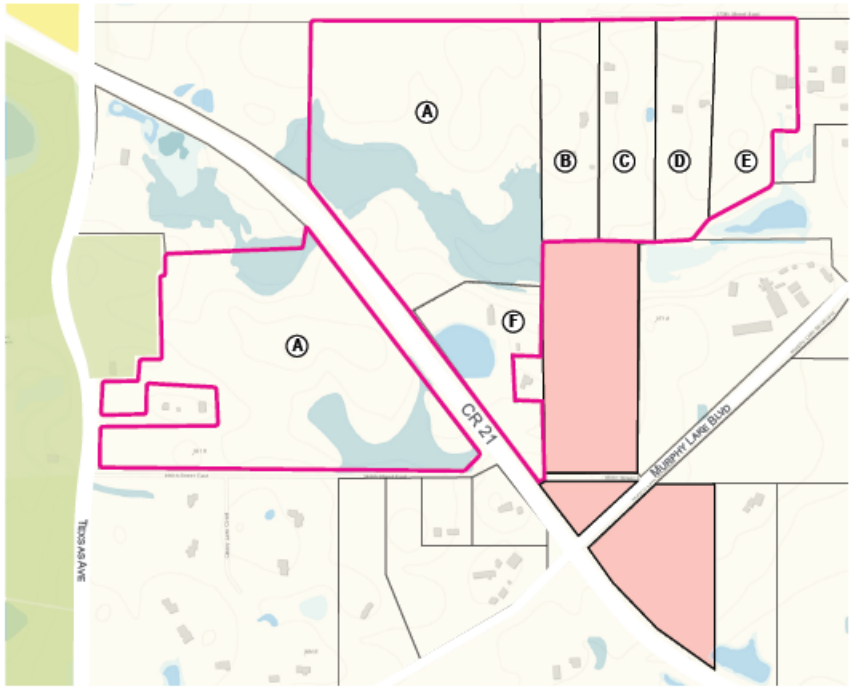
CPA Application – Proposed Changes

- Map Change – create a Rural Business Center that fits into the community today and into the future.
- Bring Jobs to Credit River – using Metropolitan Council's estimates approximately +500 jobs can be created in the Planning Period.
- Develop a rural business core that will be high-value, high-functioning today with the foresight to support urbanization in the future whenever that is…*post-2040*.

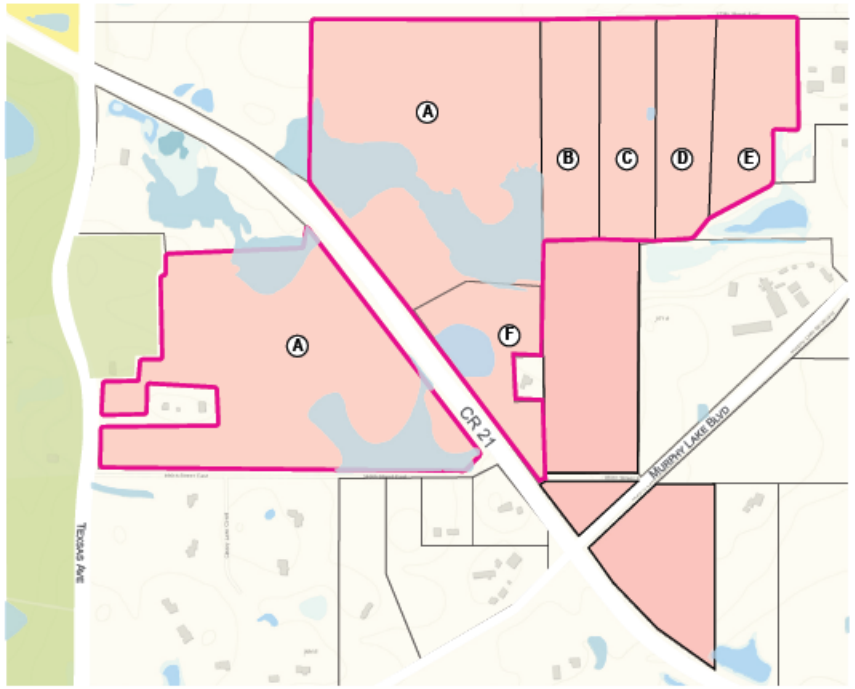
Figure 1: Proposed Comprehensive Plan Amendment – Future Land Use

City of Credit River

2040 Future Land Use



CPA to Future Land Use



2040 Future Land Use Designation and CPA Boundary

- CPA Boundary Area
- Commercial
- Urban Expansion Reserve
- Park
- Low Density Residential
- Wetland

9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

Figure 1: Existing Conditions

City of Credit River



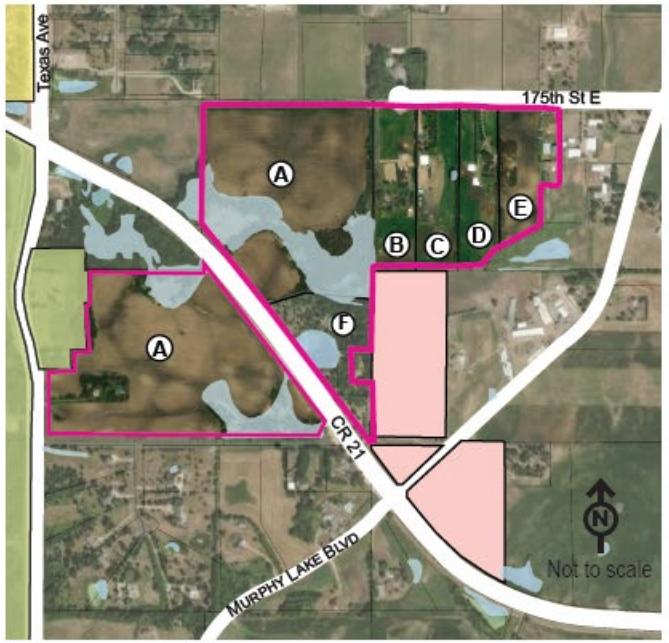
17861 Texas Ave
Current Use: AGRICULTURE



7511 175th St E
Current Use: RURAL BUSINESS



PEe Development, LLC
7673 175th St E
Current Use: RURAL BUSINESS



2040 Future Land Use Designation and CPA Boundary

- CPA Boundary Area
- Urban Expansion Reserve
- Low Density Residential
- Commercial
- Park
- Wetland



Messenbrink Construction, LLC
7765 175th St E
Current Use: RURAL BUSINESS

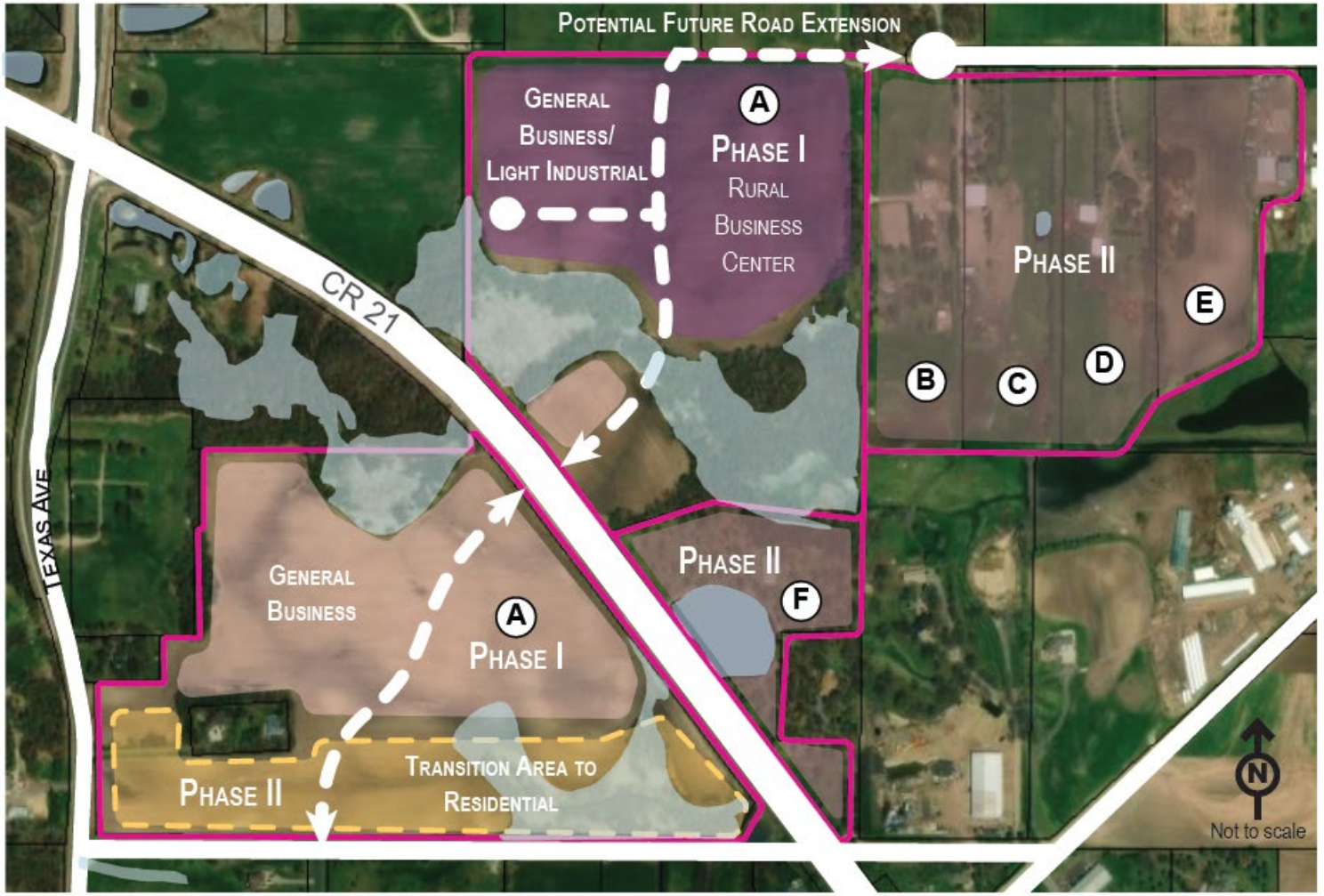


7500 180th St E
Current Use: RURAL BUSINESS

9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

Figure 3: Concept Plan for Rural Business Center

City of Credit River



Total Area: 90 Acres
Total Buildable Area: 72 Acres

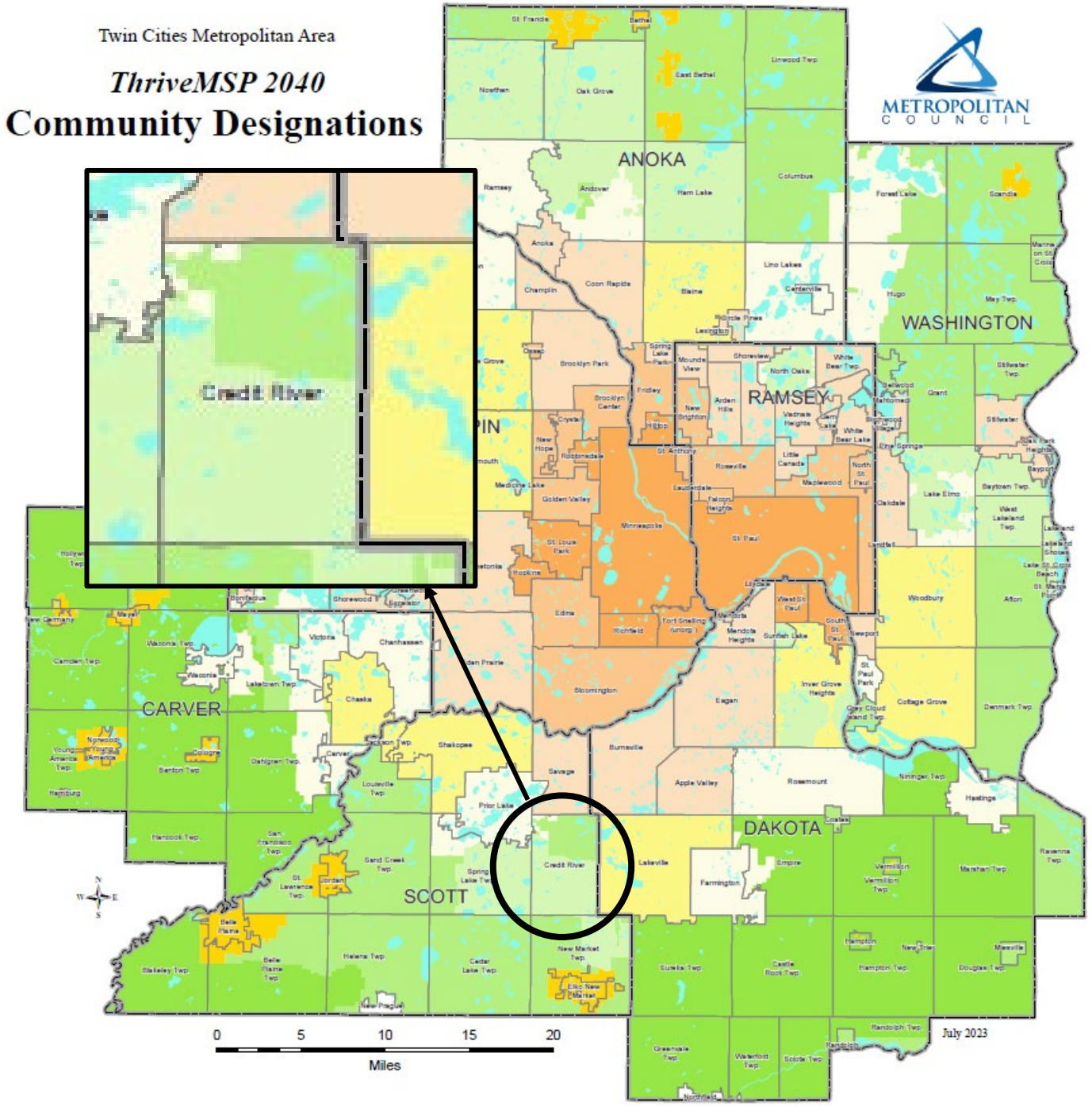
9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

2040 Comprehensive Plan Summary
(our understanding)

- The Comprehensive Plan was generally developed using land use designations and information from Scott County's plan that was from Township days.
- Summary of key background information related to our request:
  - The Community Designation is established by the Metropolitan Council, not the City or County.
  - Future Land Use Plan – Recognized as official map by Metropolitan Council
  - The City guided no additional land for business or commercial uses (rural or urban); instead suggests re-guiding will take place as requested.
  - Identified regional sewered areas (MUSA) are limited to only those areas that are planned for sewer in this Planning Period (2020-2040).
  - All sewer calculations are only for those areas planned for regional sewer and are residential uses adjacent to Savage
  - *The "Build Out" plan is a guide and is not an officially recognized land use plan by the Metropolitan Council because MUSA is not planned to serve the area in this Planning Period… But it gives a preliminary 'vision' of how land uses may play out in the future.*

Metropolitan Council's Community Designations for Credit River

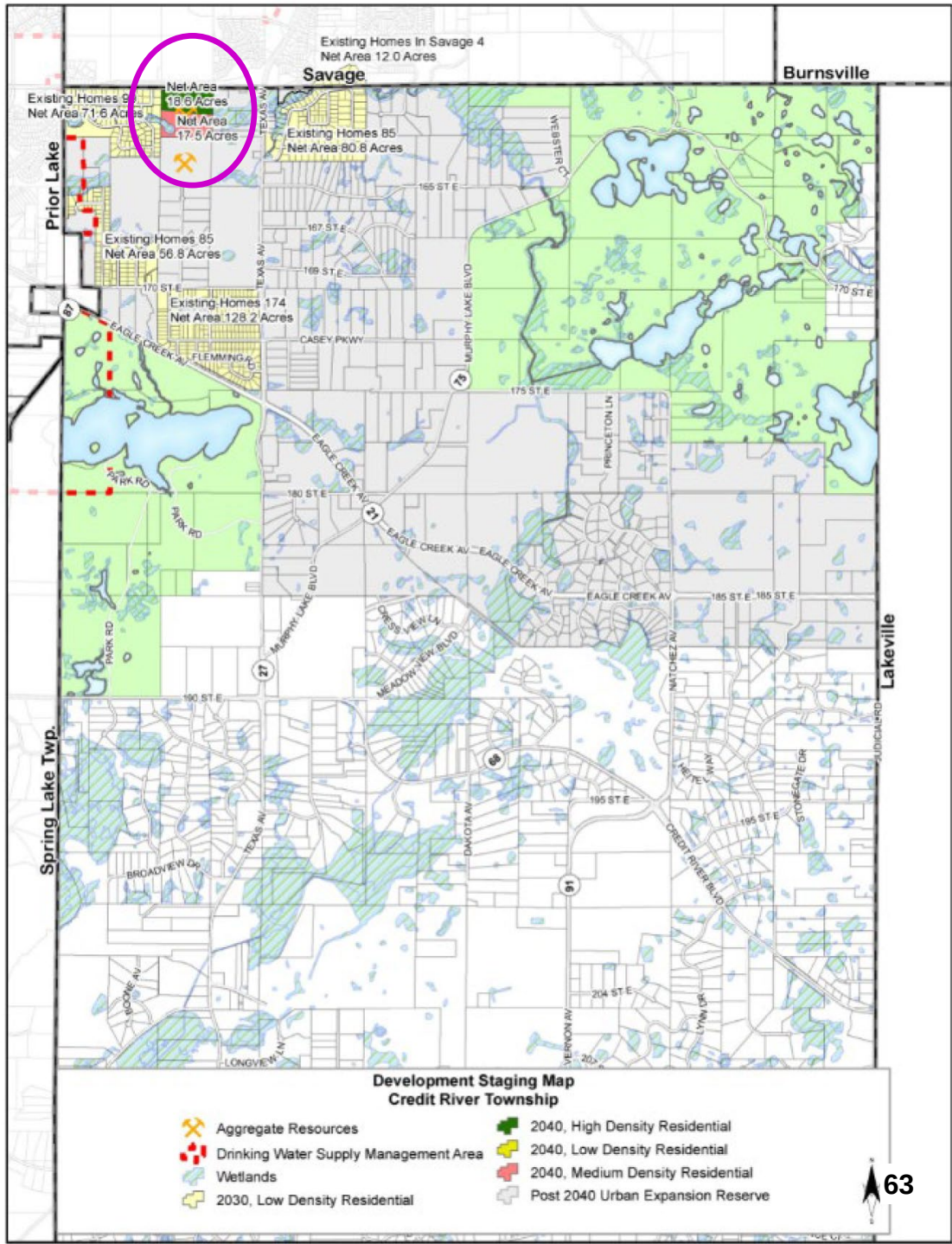
- Community Designation of CPA area: Diversified Rural
- Diversified Rural establishes density objectives as 4 Units/ 40 Acres *(note this is the same 1 Unit per 10 Acres)*
- CREDIT RIVER proposed that the area be changed to Emerging Suburban Edge – but this is NOT the recognized designation by Metropolitan Council in this Planning Period
- Note: Emerging Suburban Edge is designated in the City in the areas that are part of the 2040 MUSA planning Areas (map on next slide)



Overall Density Expectations for New Growth, Development, and Redevelopment		
Metropolitan Urban Service Area: Minimum Average Net Density		
	Urban Center	20 units/acre
	Urban	10 units/acre
	Suburban	5 units/acre
	Suburban Edge	3-5 units/acre
	Emerging Suburban Edge	3-5 units/Acre
Rural Service Area: Maximum Allowed Density, except Rural Centers		
	Rural Center	3-5 units/acre minimum
	Rural Residential	1-2.5 acre lots existing 1 unit/10 acres where possible
	Diversified Rural	4 units/40 acres
	Agricultural	1 unit/40 acres

Credit River Staging Plan Matches MUSA in Planning Period (2020-2040)

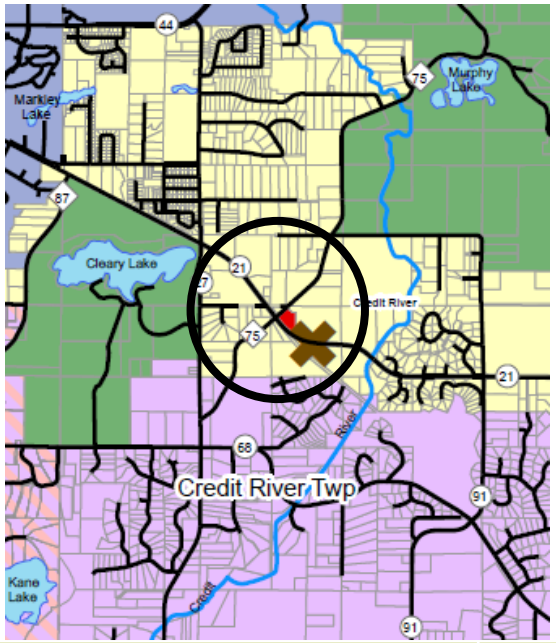
	Western Connection Point			Eastern Connection Point			Total Combined		
2030	Acres	Units	Net Density	Acres	Units	Net Density	Acres	Units	Net Density
Septic Connections	257	358		81	85		337	443	
Medium Density							0	0	
Low Density							0	0	
Total New Construction	0	0		0	0		0	0	
Total 2030	257	358	1.40	81	85	1.05	337	443	1.31
2040	Acres	Units	Net Density	Acres	Units	Net Density	Acres	Units	Net Density
Septic Connections							0	0	
Medium Density	17.5	105					17.5	105	
Low Density		0					0	0	
High Density	18.6	223					18.6	223	
Total New Construction	36.1	328	9.09				18.6	223	
Total All 2040	36.1	328	9.09	0	0		36.1	328	9.09
Total New Planning Period	36.1	328	9.09	0	0		36.1	328	9.09
Total All Planning Period	293	686	2.34	80.8	80.8	1.05	373.5	771	2.06



Future Land Use Plan – It's basically a Copy/Paste from the County

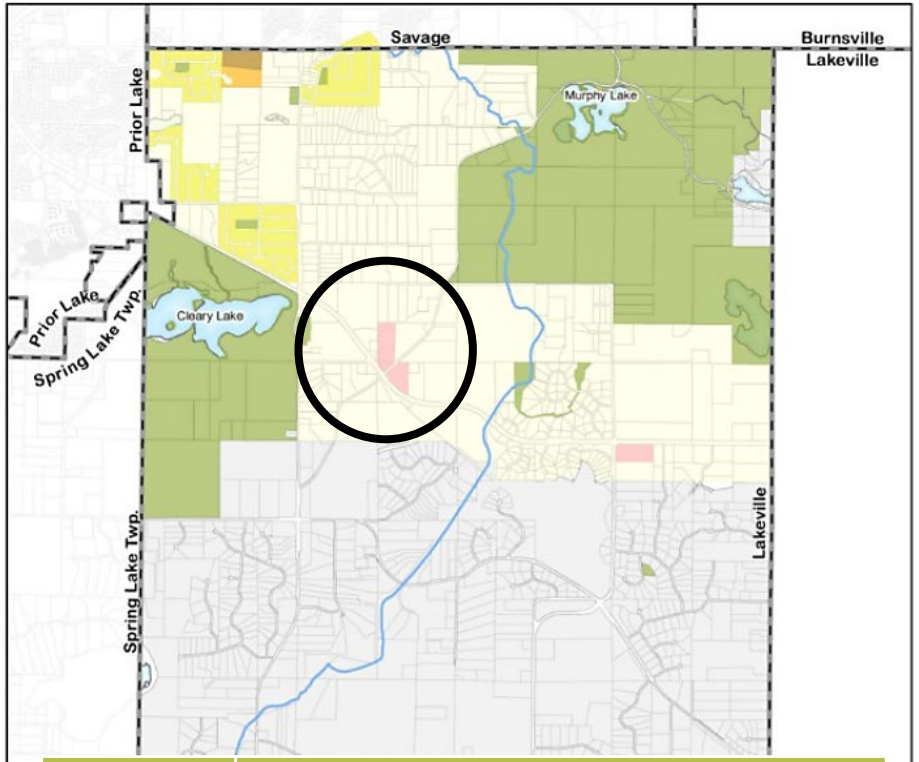
- CPA Area is guided Urban Expansion Reserve (UER) – this is a holding designation that Scott County created
- UER establishes density at 1 DU/40 Acres
  - This was established by Scott County as early as 2010 Comprehensive Plan
  - Reinforced through the County's zoning
  - This is more restrictive that Metropolitan Council's Community Designation for the City
- UER does not permit the development of most business (limited home based/agricultural uses are identified)
  - Comprehensive Plan goals establish desire for new businesses, economic development, diversification of the tax base and bringing jobs to the community….but where can they go?

Scott County Credit River 2030 Comp Plan



Map Key	Land Use Category	Base Density
	Commercial/Industrial Reserve Area	1/40 (40-acre lot min.)
	Urban Expansion Area	1/40 (40-acre lot min.)
	Rural Residential Reserve Area	1/10 non-wetland (10-acre lot min.)
	Rural Residential Growth Area	1/2.5 (1- to- 2-acres lot sizes)
	Hamlet/Town Center	

Credit River – 2040 Comp Plan



Map Key	Future Land Use
	Low Density Residential (2-6 Unit/Acre)
	High Density Residential (12-18 Unit/Acre)
	Medium Density Residential (6-12 Units/Acre)
	Urban Expansion Reserve (1 Unit/ 40-Acre)
	Rural Residential (4 Unit/ 10-Acre)
	Commercial

If you approve the CPA, you can start to work towards your goals

- Reguiding to Commercial does not adversely impact future MUSA extension, instead it can actually support it if you require it as part of the development process.
- The Commercial designation is a part of your plan – it just says we need to ask for it.

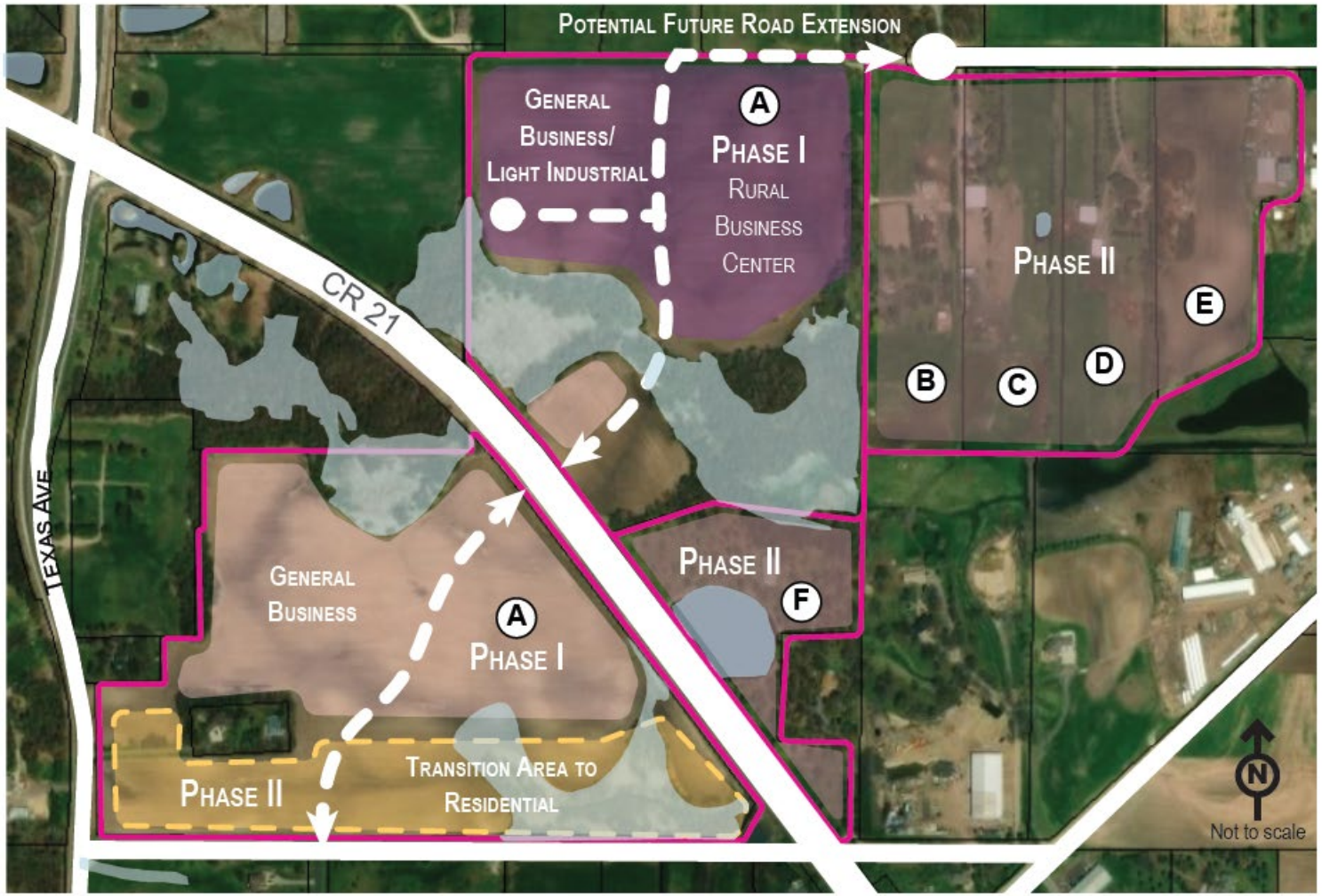
Credit River 2040 Comprehensive Plan Land Use Designation:

Commercial: "Minimum Requirements: Several parcels guided Commercial already contain commercial uses on the property. Development may occur on other parcels prior to the extension of municipal water and sewer services provided that development occurs in a manner allowed under the development regulations and is designed to accept future extension of municipal services.

This category provides for typical commercial uses such as retail, medical, offices and service businesses or light industrial uses."

Figure 3: Concept Plan for Rural Business Center

City of Credit River



Total Area: 90 Acres
Total Buildable Area: 72 Acres

9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

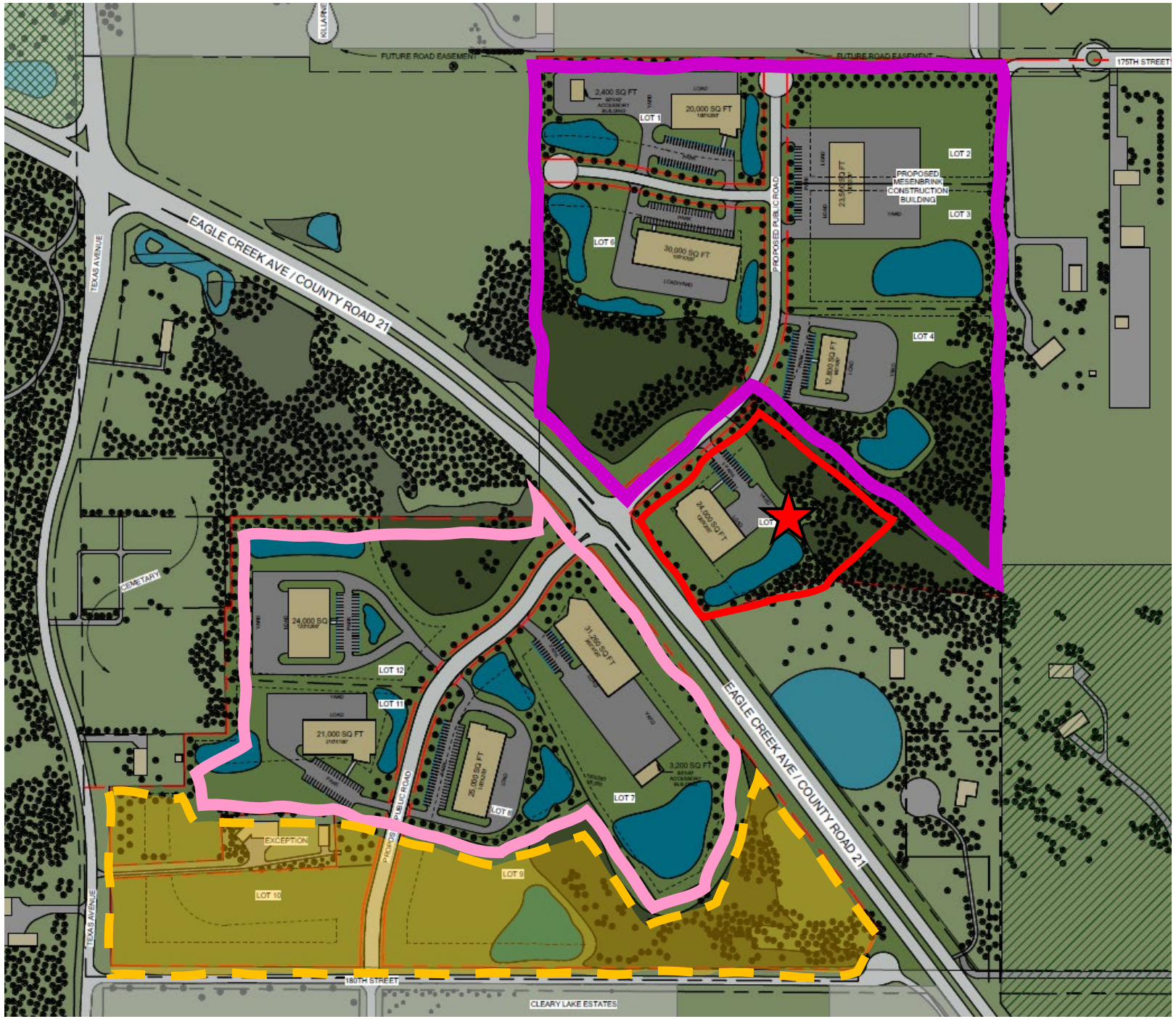


Figure 4. Site Concept Plan

City of Credit River

Light Industrial with Outdoor Storage

General Business

Transition to Residential

Future National Retailer

If the CPA is approved, the next steps…

- We will apply to re-zone the property, probably to PUD, and submit a preliminary plat. A PUD process will create an opportunity for a win-win between the developer and City by:
  - Facilitating a discussion about the best mix of uses, to include commercial, general business and light industrial uses.
  - Establishing conditions related to:
    - Buffer and screening requirements of parking and/or outdoor storage areas (such as berming, fences and vegetation).
    - Tree preservation, wetland protection and landscape requirements.
    - Appropriate land use transitions adjacent to residential areas.
    - Required infrastructure planning so that the development can be easily hooked up and tied into the regional sewer when the area is placed in a MUSA staging period.

Thank you.

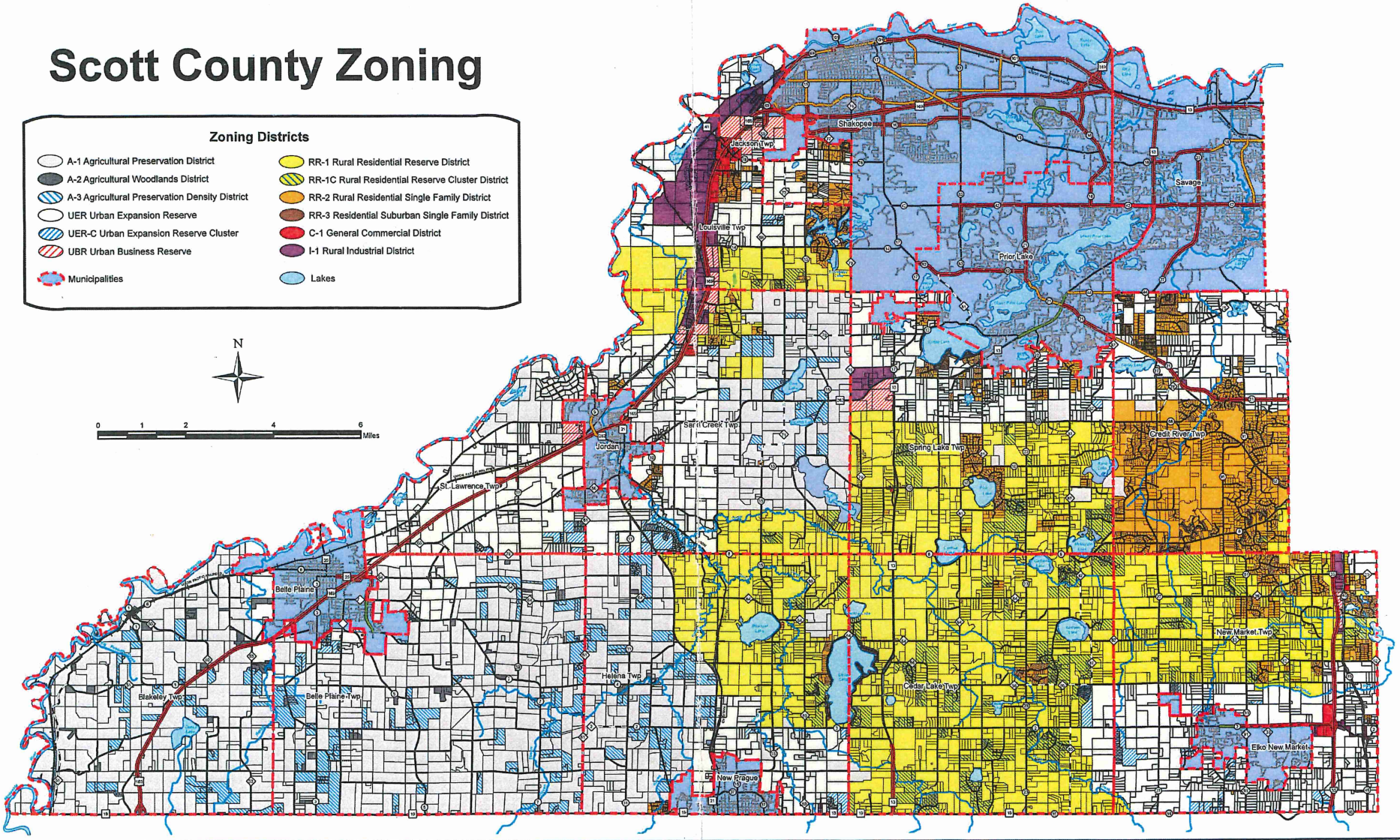
20-4 USES TABLE

	A	B	C	D	E	F	G	H	I
1	P = Permitted Use C = Conditional Use I = Interim Use AD= Administrative Use AC = Accessory Use								
2	PUD = Use is allowed only when a Planned Unit Development is approved								
3	Blank = Prohibited Use P-10, C-10, I-10 = Use is allowed only on parcels 10 acres or greater								
4	Use	R1	R2	R3	UER	UER-C	RR	C	I
5	Accessory Dwelling Unit, Attached	AD			AD	AD	AD		
6	Accessory Dwelling Unit, Detached	I			I	I	I		
7	Accessory Dwelling Unit, Mobile	I			I	I	I		
8	Agricultural buildings	P-10	P-10	P-10	P-10	P-10	P-10	P	P
9	Agricultural uses	P	P	P	P	P	P	P	P
10	Agricultural machine shop				I-10		I-10		
11	Agricultural Tourism				I-10		I-10		
12	Animal hospital				C			AD	
13	Animal shelter							C	
14	Apartments		PUD	P					
15	Auction house, flea market							C	
16	Auto, implements, heavy equipment, truck, RV sales							C	
17	Auto, truck major repair, body shop								C
18	Bed and breakfast establishment	C	C	C	C	C	C		
19	Cemetery	C	C	C	C	C	C		
20	Church	C	C	C	C	C	C		
21	Commercial accessory building up to 30% gross sq ft							AC	
22	Commercial accessory building 30-70% gross sq ft							C	
23	Commercial bulk liquid storage								C
24	Commercial freestanding satellite dish							P	P
25	Commercial nursery or greenhouse						C	C	
26	Community solar energy system, rooftop	AC	AC	AC	AC	AC	AC	AC	AC
27	Concrete mixing plant								C
28	Contractor yard								C
29	Convenience Store-Gas Sales Station							C	
30	Daycare center							AD	
31	Daycare, In Home	AC	AC	AC	AC	AC	AC		
32	Drainage systems/flood control	P	P	P	P	P	P	P	P
33	Essential services - Government uses, buildings, storage	C	C	C	C	C	C	C	C
34	Essential services - Infrastructure	P	P	P	P	P	P	P	P
35	Essential services - Transmission/Utilities/Substations	C	C	C	C	C	C	C	C
36	Farm equipment sales								I
37	Farm Markets				I		I		
38	Farm wineries and vineyards				I		I		
39	Fences	AD	AD	AD	AD	AD	AD	AD	AD
40	Fences taller than maximum height standards							C	C
41	Forest or game management				P		P		
42	Freight transportation terminal								C
43	Golf courses/driving ranges	C	C	C	C	C	C		
44	Grading permit	AD	AD	AD	AD	AD	AD	AD	AD
45	Grain terminal								C
46	Home extended business				I-10	I-10	I-10		
47	Home occupations	P	P	P	P	P	P		
48	Indoor commercial recreation							AD	AD

	A	B	C	D	E	F	G	H	I
1	P = Permitted Use C = Conditional Use I = Interim Use AD= Administrative Use AC = Accessory Use								
2	PUD = Use is allowed only when a Planned Unit Development is approved								
3	Blank = Prohibited Use P-10, C-10, I-10 = Use is allowed only on parcels 10 acres or greater								
4	Use	R1	R2	R3	UER	UER-C	RR	C	I
49	Indoor storage space or garage rental							AD	AD
50	Industrial accessory building 50-70% gross sq ft								C
51	Industrial accessory building up to 50% gross sq ft								AC
52	Informational center with residential subdivision	AD	AD	AD	AD	AD	AD		
53	Large assembly for 250-499 individuals							AD	AD
54	Large assembly for greater than 500 individuals							I	I
55	Kennel with 5 to 25 dogs							I	
56	Limited livestock raising				P-10	P-10	P-10		
57	Lumber yard and landscape supply							C	C
58	Manufacturing, processing, packaging or assembly								AD
59	Mining	I	I	I	I	I	I	I	I
60	Motor vehicle fuel sales and service							C	
61	Motor vehicle repair garage							C	C
62	Multiple-Family dwellings		P						
63	Offices and professional buildings							AD	AD
64	On-site parking and loading							AC	AC
65	Open outdoor sales, rental, or display area							AD	
66	Outdoor commercial recreation				I		I		
67	Outdoor parking of semi-tractor trailers								AC
68	Outdoor storage accessory to principal use								I-AC
69	Paintball range				C		C		
70	Park and ride facility							AD	
71	Play and recreational facilities	AC	AC	AC	AC	AC	AC		
72	Portable concrete and asphalt mixing plants								I
73	Private campground/day park				I	I		I	
74	Private garages and on-site parking	AC	AC	AC	AC	AC	AC		
75	Private stable				P-10	P-10	P-10		
76	Properties with more than one principal structure							PUD	PUD
77	Public parks, campgrounds, rec. areas	P	P	P	P	P	P		
78	Public stable				I-10	I-10	I-10		
79	Railroad ROW	P	P	P	P	P	P	P	P
80	Railroad yard								C
81	Recycling center								C
82	Residential care facility with 6 or fewer persons	P	P	P	P	P	P		
83	Residential care facility not exempted by state statutes			I					
84	Restaurant including fast food and drinking establishment							C	
85	Retail commercial establishment							AD	
86	RV parking and storage for private use	AC	AC	AC	AC	AC	AC		
87	Sales display access. to principal use (in/outdoor)							AD	AD
88	Salvage yard								C
89	Sanitary or demolition landfill								C
90	Satellite dishes and antennas	AC	AC	AC	AC	AC	AC	AC	AC
91	School and facilities serving less than 150 students							C	
92	Security structure							AD	AD

	A	B	C	D	E	F	G	H	I
1	P = Permitted Use C = Conditional Use I = Interim Use AD= Administrative Use AC = Accessory Use								
2	PUD = Use is allowed only when a Planned Unit Development is approved								
3	Blank = Prohibited Use P-10, C-10, I-10 = Use is allowed only on parcels 10 acres or greater								
4	Use	R1	R2	R3	UER	UER-C	RR	C	I
93	Sexually Oriented Uses								C
94	Signs	AC	AC	AC	AC	AC	AC	AC	AC
95	Single family detached dwellings	P	P		P	P	P		
96	Single family attached dwellings (duplex, townhouse, etc.)		P	P					
97	Solid and hazardous waste transfer station								C
98	Solid waste processing facility								C
99	Swimming pools	AC	AC	AC	AC	AC	AC		
100	Temporary Mobile Cell Sites	AD	AD	AD	AD	AD	AD	AD	AD
101	Temporary outdoor promotional event and sales							AD	AD
102	Temporary roadside stand for ag sales				AC	AC	AC		
103	Temporary structure							AD	AD
104	Towers less than 35 feet in height for personal use	AD	AD	AD	AD	AD	AD	AD	AD
105	Truck stop							C	
106	Warehousing								AD
107	Wholesaling								AD
108	Wind energy conversion systems - commercial							C	C
109	Wind energy conversion systems - non-commercial				AD-10		AD-10	AD	AD
110	Wireless communication antennas	AD	AD	AD	AD	AD	AD		
111	Wireless communication towers and antennas (see Chapter 13)				C		C	AD	AD
112	Yard and tree waste composting site								I

Scott County Zoning



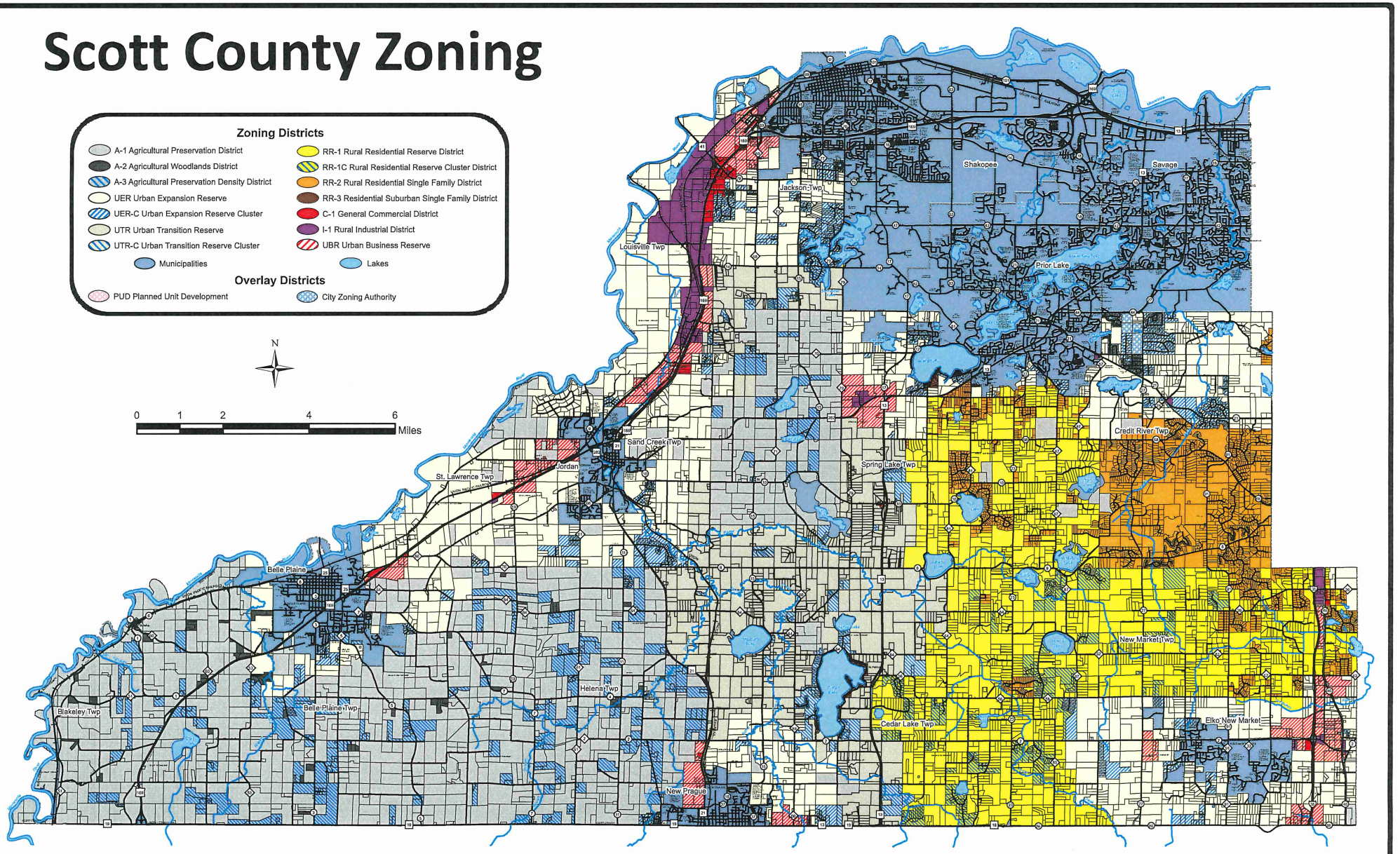
SCOTT COUNTY COMMUNITY DEVELOPMENT DIVISION
Planning Department
200 Fourth Avenue West, Shakopee, Minnesota 55379-1220
(952) 496-8475 - Fax (952) 496-8496 - Web: www.scott.mn.us

County Zoning Districts Map

Approved: May 23, 2001
Updated: March 13, 2009

This map is a legally recorded document. It is a compilation of records, information, and data located in various county, city, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. This is not a survey and is not intended to be used as one. Scott County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Scott County Planning Department or Scott County Surveyors Office.

Scott County Zoning



SCOTT COUNTY COMMUNITY DEVELOPMENT DIVISION
Planning Department
200 Fourth Avenue West, Shakopee, Minnesota 55379-1220
(952) 496-8475 - Fax (952) 496-8496 - Web: www.scott.mn.us

Scott County Zoning Districts
Effective: January 20, 2010

This map is a legally recorded document. It it a compilation of records, information, and data located in various county, township, city, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. This is not a survey and is not intended to be used as one. Scott County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Scott County Planning Department or Scott County Surveyors Office.

City of Credit River, MN

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: September 12, 2023

Application: This is an Application for a Comprehensive Plan Amendment. The property owners request to Amend the Future Land Use Map on page 2-19 to re-guide the following properties from Urban Expansion Reserve (UER) to the Commercial (C) future land use designation.

Applicant Representative: Jennifer Haskamp, AICP, Swanson Haskamp Consulting (SHC)

Owners & Applicants: The subject properties contained in the request are provided in the table below. Several property owners are jointly requesting this change to reflect existing and planned use of their properties over the comprehensive Planning Period (through 2040). The properties are geographically shown on the exhibit attached as Figure 1. Proposed Comprehensive Plan Amendment – Future Land Use.

Property Address (PID)	Owner	Map Key (Figure 1)	Site Size - Acres	2040 Future Land Use Designation	Proposed Future Land Use Designation
049080030	Dahl, Genevieve	**A**	90.92	Urban Expansion Reserve (UER)	Commercial (C)
049080085	Suarez Living Trust	**B**	10.00	Urban Expansion Reserve (UER)	Commercial (C)
049080083	Pee Development, LLC	**C**	9.76	Urban Expansion Reserve (UER)	Commercial (C)
049080084	Doelz, Paul and Eunice	**D**	8.95	Urban Expansion Reserve (UER)	Commercial (C)
049080082	Messenbrink, John and Mary	**E**	9.58	Urban Expansion Reserve (UER)	Commercial (C)
049080070	Gomes, Marcos	**F**	9.69	Urban Expansion Reserve (UER)	Commercial (C)
TOTAL			**138.9**		

SUMMARY OF REQUEST:

The Owners identified in Table 1 have joined together in this request for a Comprehensive Plan Amendment (CPA) and are hereafter referred to as the "Applicants" collectively. The purpose of reguiding the subject properties is to:

1. Allow for a rural business center to be developed over the Planning Period based on market demand; and
2. Support the continued use of the area for existing rural commercial activities that are currently conducted on the parcels through Conditional Use Permit or other permits (Figure 2); and

3. Correct the non-conforming uses that were created as a part of the 2040 Comprehensive Plan that guided the subject properties Urban Expansion Reserve (UER); and
4. Create opportunities for rural business and light industrial uses that promote economic growth and development in the City; and
5. Permit well-planned commercial and light industrial development that can be served by independent utilities today and can be efficiently hooked up to municipal services post-2040 when services are available; and
6. Allow for reasonable use of private property and protect property rights of the City's residents and businesses.

Rural Business Center Vision

Reguiding the subject properties will allow for the development of a modern Rural Business Center (RBC) with a mix of uses that are consistent with the city's Commercial Land Use Designation. From traditional retail to light industrial uses, the range of uses permitted by the 2040 Comprehensive Plan will allow for the landowners to develop their properties to meet market demand while creating local employment opportunities and increasing the city's tax base. As shown on the City's Full Build Out Plan, the long-term vision for this key node of the community is to become a place for employment, work, and businesses. Since this part of the community is not within the current staging or planning period for urban services, it is imperative that any development over the next 0 to 5 years is planned to be served with adequate independent utilities while concurrently planning for how the RBC properties and businesses can be efficiently served by urban services post-2040. To that end, conceptually, we envision the following types of development to occur in this planning period:

- Individual landowners may seek re-zoning of specific properties or areas once a development concept is refined. Rezoning is anticipated to occur over the next 0 to 15 years. Rezoning requests may include Commercial, Industrial or Planned Unit Development (PUD) zoning district requests.
- Development within the planning area will occur in phases with initial development anticipated on Parcel A (see attached exhibits for conceptual phasing). It is important to consider the area collectively especially in terms of roads and access; however, it should be noted that unlike development in sewered areas, contiguous development is not as important since each development will require individual utilities.
- Parcel subdivision for RBC users will likely range in size from 5 to 10 acres. This will ensure that independent services can serve the business and allow for future further subdivision when urban services are available.
- Given the relatively low-density of development associated with the RBC, most users will utilize the existing road network with improvements. For example, some access modifications on CR-21 are needed to serve Parcel A, and when (or if) the parcels south of 175th propose redevelopment connections and improvements to 175th will likely be needed. These types of improvements will occur as development progresses, and the costs associated with the improvements will be born by the developer at the time of development.
- A mix of uses is anticipated including general business, light industrial, and rural commercial uses. The location of the mix of uses will be further refined as part of the development review process. *Example (Mesenbrink Rural Business Center Phase I):* As an example, a conceptual plan for Parcel A is provided (See Figure 3). This is provided for discussion purposes with the Planning Commission and the City Council. As shown on the concept plan, approximately 90-acres of the Rural Business Center is shown. The parcels contain approximately 18-acres of wetland area and 72-acres of buildable area. Generally, the area north of CR-21 would be developed with a mix of light industrial/general business users that includes outdoor storage, while the area south of CR-21 would be developed with general business users that would not include outdoor storage. Parcel sizes contemplated range in size between approximately 5.0 and 10.0 acres. Primary access to the development will be from CR-21, and each parcel will be developed with individual utilities while concurrently planning for future urban services. While not

planned today, if desired, the hard corner could be preserved for a more traditional retail uses through a ghost plat. This is an example of how the area could be developed with a mix of uses, providing a variety of development opportunities for today and into the future. A couple things to consider:

- Specific site development details should be worked through as part of the re-zoning and platting process and are not a part of this CPA submission.
- Examples of site-specific details include: landscaping and buffer requirements, exterior building materials, individual utility plans and permits, roadway access and future roadway ROW extensions, etc.
- If a Planned Unit Development (PUD) zoning district is utilized, greater flexibility can be achieved by both the landowners and the city. This can be a great tool to achieve a greater mix of uses for larger areas.

The proposed reguiding adds approximately 139 acres to the Commercial land use designation, which results in an approximately 1.0% increase of planned Commercial land uses across the entire land area of the City. Today, less than 0.5% of the city's total land area is guided for commercial uses. By creating a Rural Business Center area, the city has the opportunity to increase employment opportunities, diversify the tax base, and create a vibrant "center" today and into the future. The following sections are provided for your review and consideration.

Proposed CPA Changes:

There are three primary changes required to the 2040 Comprehensive Plan that are the subject of this application. The first change is that the ***Future Land Use map on page 2-19 would be amended to re-guide the subject properties from UER to the Commercial Land Use designation***. The Commercial land use designation as defined in the Comprehensive Plan is consistent with a rural business center use, the definition is provided as reference:

> "Commercial: This category provides for typical commercial uses such as retail, medical, offices and service businesses or light industrial uses.
>
> Minimum Requirements: Several parcels guided Commercial already contain commercial uses on the property. Development may occur on other parcels prior to the extension of municipal water and sewer services provided that development occurs in a manner allowed under the development regulations and as designed to accept future extension of municipal services.
>
> Corresponding Zoning: C or I"

As stated within the definition, the Commercial land use designation is appropriate for areas that are ideally situated for business purposes regardless of if urban services are available. The designation allows for the development of a variety of business and light industrial uses in rural service areas provided that the development is designed to hook up to urban services once they become available. This provision is geared specifically for areas that are within the Metropolitan Council's Long Term Sewer Service Area (LTSSA), where the availability and arrival of urban services is unknown, is not within this Planning Period, and is projected to occur post-2040.

Rural vs. Urban Services

This aligns perfectly with the area of the subject parcels included in this CPA request. The parcels are ideally situated centrally within the community at a key intersection – it is a natural "rural business center" and would be well received by the market. The parcels are in the LTSSA, but there is no staging or known plan of when urban services will serve the parcels, and it is not projected until sometime post-2040. It is unreasonable to prevent development of the parcels when rural services are possible, and it is unknown when (or if) urban services will become available. This makes

serving the properties with rural services that are designed to hook-up to urban services in the future economically viable today, since the independent systems will be operational for 15 – 20 years before urban services are even a possibility. The City appropriately contemplated and planned for this situation in the 2040 Plan, which clearly describes that Commercial land uses in the LTSSA must be designed to hook-up in the future, so the requirement and policy is already in place and established. **If the subject parcels are re-guided to Commercial, any future development is required to design their utilities and infrastructure to hook up to municipal water and sanitary sewer once it becomes available – there is no risk to the City provided this provision is met**.

The second amendment to the 2040 Plan is that the ***employment projection could be adjusted in the unsewered areas to account for an additional 139-acres of commercial land use*** that can be developed for commercial or light industrial uses. The following breakdown is for the area north of CR-21 and south of CR-21 is provided as reference:

North of Highway 21 (A - F)
Total Area: 4,036,022 SF (~93 acres)
Wetland Area: 575,333 SF (~13 acres)
Buildable: 3,460,690 SF (80 acres)
Area Developed with Buildings (15%) x Net Area (3,460,690 SF) / 1,500 SF per Job = **+346 Jobs**

South of Highway 21 (A)
Total Area: 1,932,321 (~44.4 acres)
Wetland Area: 216,607 (~5 acres)
Buildable Area: 1,716,264 SF (~39.4 acres)
Area Developed with Buildings (15%) x Net Area (1,716,264 SF) / 1,500 SF per Job = **+171 Jobs**

Based on the re-guiding, assuming that the land area develops over the Planning Period using the Metropolitan Council's guidance on Measuring Employment Intensity and Capacity, the employment projections could be adjusted to add approximately 517 jobs to the City's employment base. Since full build out of the area will take time, the distribution of jobs could be distributed to each decade of the planning period based on development expectations of Area A (example: approximately 300 jobs between now and 2030, with the remaining 217 jobs between 2030 and 2040).

This represents a significant increase in employment opportunities in the community since there is almost no commercial or light industrial land guided in this planning period. By reguiding the area, it will create opportunities to bring new commercial and light industrial uses into the city, which is consistent with the adopted goals stated in the 2040 Comprehensive Plan.

The third amendment to the 2040 Plan is the ***Traffic Forecasts by TAZ*** projects must be adjusted to reflect the additional employment projections anticipated in TAZ areas 2247 (north of CR-21) and 2249 (south of CR-21). Based on the above analysis the table would be amended to the following:

TAZ	2030 Employment	2040 Employment
2247	+200	+146
2249	+110	+61

Minor Table Amendments

If the CPA to reguide approximately 139 Acres is approved, various tables within the 2040 Plan must be adjusted to reflect this change. Preliminary review identifies the following table adjustments: Future Land Use table. This table should be created to reflect the recognized map since the "Build Out" land use map does not represent the adopted policy per the Metropolitan Council.

No other changes in the Comprehensive Plan are required, since the proposed reguiding is within the rural service area of the community. As shown in the brief summary below, the change is supported by several of the Goals and Policies contained in Chapter 2, and we propose no other changes than those previously noted.

CPA REQUEST IS CONSISTENT WITH CITY'S GOALS & POLICIES

We understand that the City must consider and determine that the CPA is consistent with the City's goals, policies and strategies established within the adopted 2040 Plan. To assist with your review, we provided the following support for the proposed re-guiding of the subject properties, which demonstrates that this CPA is consistent with your stated Land Use goals and strategies for this Planning Period.

Goal A. Growth and land use development shall be managed in a fiscally responsible manner which will result in staging of infrastructure investment to support growth. (Page 2-1)

1. Community-Wide Policies
   - a. Require developers to pay for all direct costs associated with development.
   - c. Manage growth to maintain reasonable tax rates.
   - d. Develop plans that allow for flexibility to respond to market demands.
2. Urban Policies:
   - e. Measure and evaluate development trends to determine future infrastructure needs to ensure that all development occurs in accordance with logical extension of utilities.
3. Rural Policies:
   - b. Require property owners to provide sufficient land area to accommodate a protected back-up location for the replacement of proposed sewage treatment systems.

Applicants Response:

The existing Urban Expansion Reserve (UER) limits all development to 1 dwelling unit per 40 acres and does not permit the use or development of parcels for commercial or light industrial uses. This designation does not allow for economically viable or reasonable use of the property, nor does it support the stated goal to manage development in a "fiscally reasonable manner." The proposed re-guiding of the subject parcels will allow for the development of the parcels for commercial and/or light industrial uses, and will require developers to design development, and install infrastructure at their expense, so that it is appropriately served with rural services today and can be hooked up to urban services in the future. As shown on the Future Land Use map, the City is predominantly rural residential uses and there is a lack of commercial or light industrial development in the community. This, eventually, will result in higher tax rates because the community lacks a diverse land use pattern. Reguiding approximately 139 acres will increase the amount of available land for commercial and light industrial uses, thereby diversifying and contributing to the tax base. This is consistent with stated Goal A and subsequent policies 1a and 1c.

As noted previously, the subject parcels are located within the LTSSA, but are not planned for urban services until post-2040. This means that the logical extension of services is more than 15-years from today, and therefore it is reasonable to install community/individual rural services to serve this area of the community. The City's 2040 Plan already contemplates this as stated within its Commercial land use designation definition. Any commercial, business or light industrial development is required to provide community/individual services that comply with MN state rules including MN Rule 7080, and such designs must account for the eventual hookup to urban services when they become available. This is consistent with stated Goal A and subsequent policies 2e and 3b.

Goal C. Pursue commercial and industrial development to diversify the local tax base and promote local employment opportunities. (Page 2-2)

1. Promote new commercial and industrial uses where compatible with adjacent land uses and infrastructure. If necessary, land for future commercial and industrial uses should be reserved until urban services are extended to the area.

Applicants Response:

The proposed reguiding will add approximately 139 acres to the Commercial Land Use designation. Per the land use designation definition, the uses that are permitted within this designation are diverse and include *"typical commercial uses such as retail, medical, offices and service businesses or light industrial uses."* This will allow for a diverse rural business center to be developed, which is compatible with the surrounding area since all properties in the area are not planned to receive urban services in this Planning Period (2020 – 2040). In this case, reserving the parcels is not reasonable since they are not within any MUSA staging area and it unknown when, if ever, urban services will be available. Therefore, it is consistent with the City's policy, that the parcels could be reasonably developed with rural services within this Planning Period provided that the services are designed so that it is cost-effective to hookup to the urban services in the future if they become available post-2040. The proposed reguiding will diversify the local tax base, and increase local employment opportunities, while appropriately planning for future infrastructure. The reguiding is consistent with Goal C and policy 1.

Goal F. Manage growth and land use development in a manner that is fiscally responsible and will result in the staging of infrastructure investment to support growth. (Page 2-3)

3. Require developers, not existing taxpayers, to pay for their proportionate share of initial and incremental costs for needed and planned infrastructure related to or resulting from new development.

Applicants Response:

As noted above, the proposed reguiding will result in adding approximately 139 acres to the Commercial Land Use designation allowing a variety of business, retail, light industrial and office uses to the community. This will create a more diverse land use pattern and will contribute to the local tax base. All reasonable development costs will be the responsibility of the developer, and the City's policies require developers to plan infrastructure that will work today in the rural service area while planning for future conditions when urban services may become available. The proposed reguiding, combined with the City's adopted policies, is consistent with Goal F and policy 3.

Goal G. Plan for and reserve areas for future urban uses. (Page 2-4)

3. Develop standards for interim development uses to allow for future conversion to sewered development when urban services become available.
5. Within the urban expansion areas, discourage premature development, subdivision or land use patterns that may obstruct the logical future extension of utilities and roadway systems.

Applicants Response:

The subject parcels are located in the LTSSA which means that it is unknown when urban services will become available, but the earliest that they are anticipated is post-2040. Given that the parcels are not within a planned MUSA staging area within this Planning Period, it is reasonable to plan for interim development standards that allow for reasonable use over the next 15-20 years. The City has generally identified this area as a reasonable location for

commercial and business uses, and therefore applying interim development solutions is consistent with the long-range plan. The proposed development of the subject parcels will be required to plan and design infrastructure so that it can be hooked up to urban services when, and if, they become available. Roadways and access must be considered and designed as part of the development process – regardless of if rural or urban services are available. Therefore, given the position of the subject properties within the LTSSA, their development is not premature and the City can adequately ensure through the land use development process that conversion to "sewered development when urban services become available" is accomplished. The proposed reguiding, combined with the City's adopted policies, is consistent with Goal G policies 3 and 5.

Goal K. Promote a compatible land use pattern that limits existing and potential conflicts and respects private property rights. (Page 2-6)

Applicant Response:

The current Future Land Use identifies the subject parcels as Urban Expansion Reserve (UER) which limits development to 1 dwelling unit per 40 acres, and generally prohibits any commercial or light industrial development. This is not consistent with the long range plan for this area that acknowledges that this node of the community is well position for commercial uses. There is no assurance as to when urban services will serve the subject parcels and it is identified as post-2040. This leaves the property owners without reasonable use of their property for the next 15 to 20 years. The proposed reguiding will allow for reasonable use of the property, while meeting the City's long-term vision that this area is a commercial node with local jobs and employment. The proposed reguiding is consistent with Goal K.

CPA request is Consistent with Metropolitan Council Community Designation

In addition to the reguiding being consistent with the City's adopted goals, policies and strategies, it is consistent with the Metropolitan Council's Community Designation. The recognized Community Designation during this Planning Period is Diversified Rural. The following summary demonstrates that the reguiding is consistent with the Community Designation.

As referenced in the Comprehensive Plan, the Diversified Rural Community Designation identifies the following policy (**bullet 3, page 2-11**) states:

> "Manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels (such as on-site wastewater management, gravel, and other local roads) will meet service needs."

The Comprehensive Plan further states that the Metropolitan Council's role in the Diversified Rural areas is to:

> "Work with communities to plan development patterns that will protect natural resources, preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure, and support forecasted growth through 2040 without the provision of regional urban services."

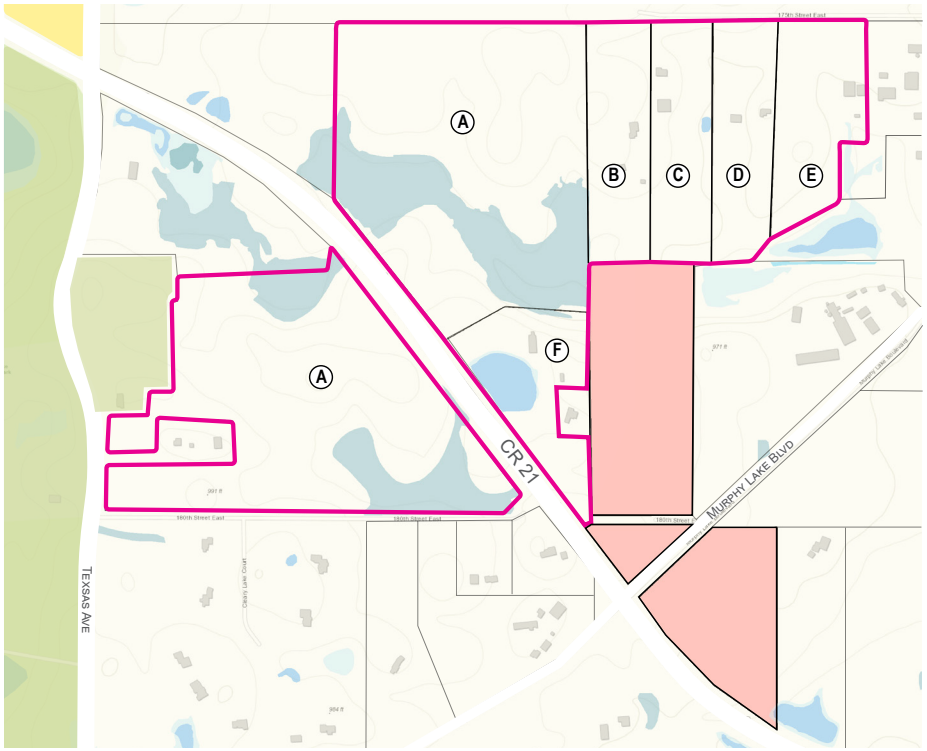
Applicant Response:

The proposed reguiding will allow for the development of the subject parcels as a rural business center. The City's policies require that all rural service development in the LTSSA be designed so that the parcels can be hooked up to the regional system when it becomes available. Given the City's policy, future hookups will be cost-effective and efficient since they are required to plan for that event as part of the engineering and design of their development. By allowing for rural service development, there will not be premature demand for urban services since systems are designed to serve properties for 15-25 years on average. This timing aligns with when the Metropolitan Council anticipates that urban services may become available which is post-2040.

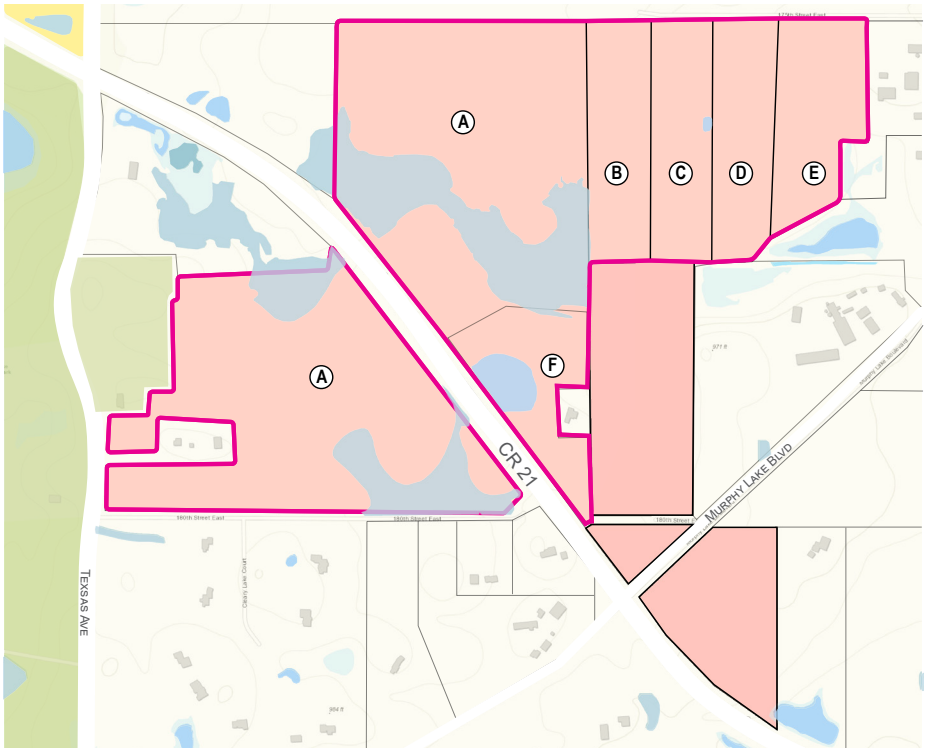
Figure 1: Proposed Comprehensive Plan Amendment - Future Land Use

City of Credit River

2040 Future Land Use



CPA to Future Land Use



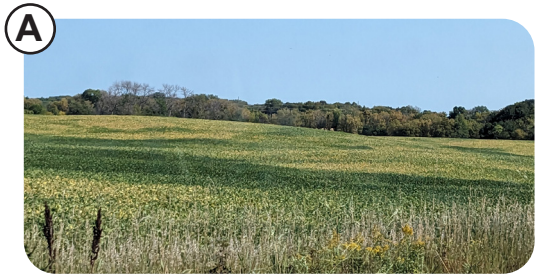
2040 Future Land Use Designation and CPA Boundary

- CPA Boundary Area
- Commercial
- Urban Expansion Reserve
- Park
- Low Density Residential
- Wetland

9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

Figure 2: Existing Conditions

City of Credit River



A

17861 Texas Ave

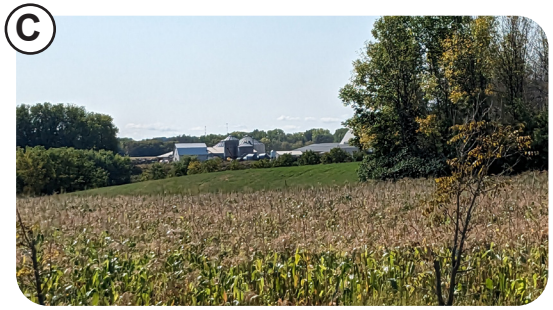
Current Use: AGRICULTURE



B

7511 175th St E

Current Use: RURAL BUSINESS

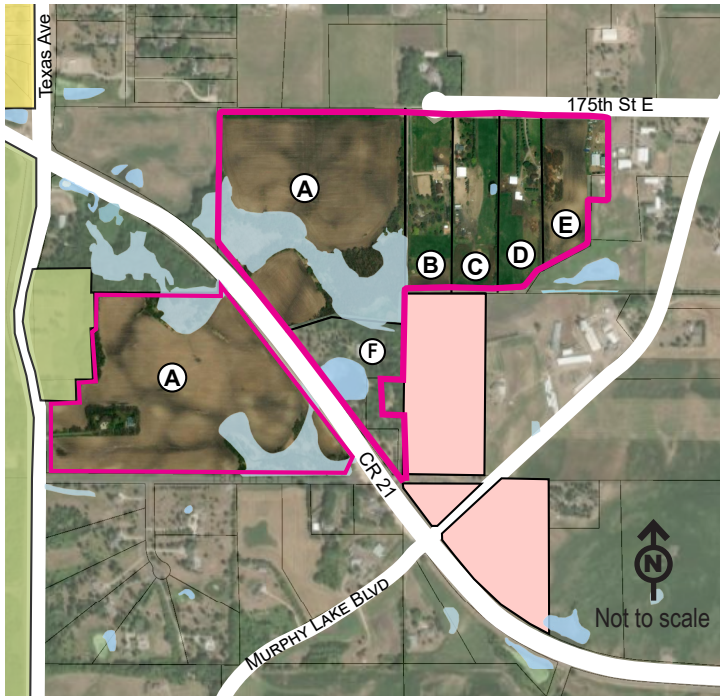


C

PEe Development, LLC

7673 175th St E

Current Use: RURAL BUSINESS



2040 Future Land Use Designation and CPA Boundary

- CPA Boundary Area
- Urban Expansion Reserve
- Low Density Residential
- Commercial
- Park
- Wetland



D

Messenbrink Construction, LLC

7765 175th St E

Current Use: RURAL BUSINESS



F

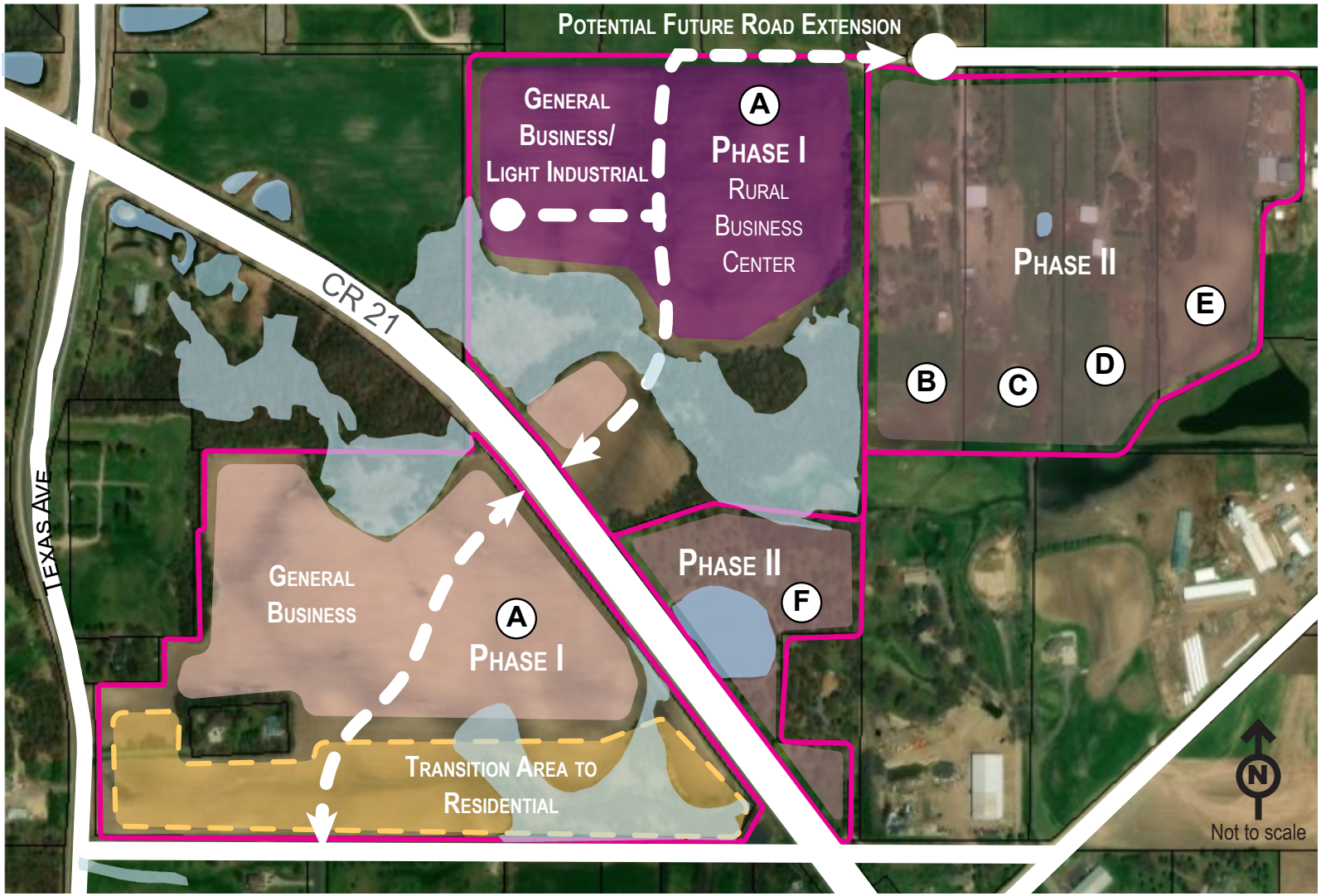
7500 180th St E

Current Use: RURAL BUSINESS

9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

Figure 3: Concept Plan for Rural Business Center

City of Credit River



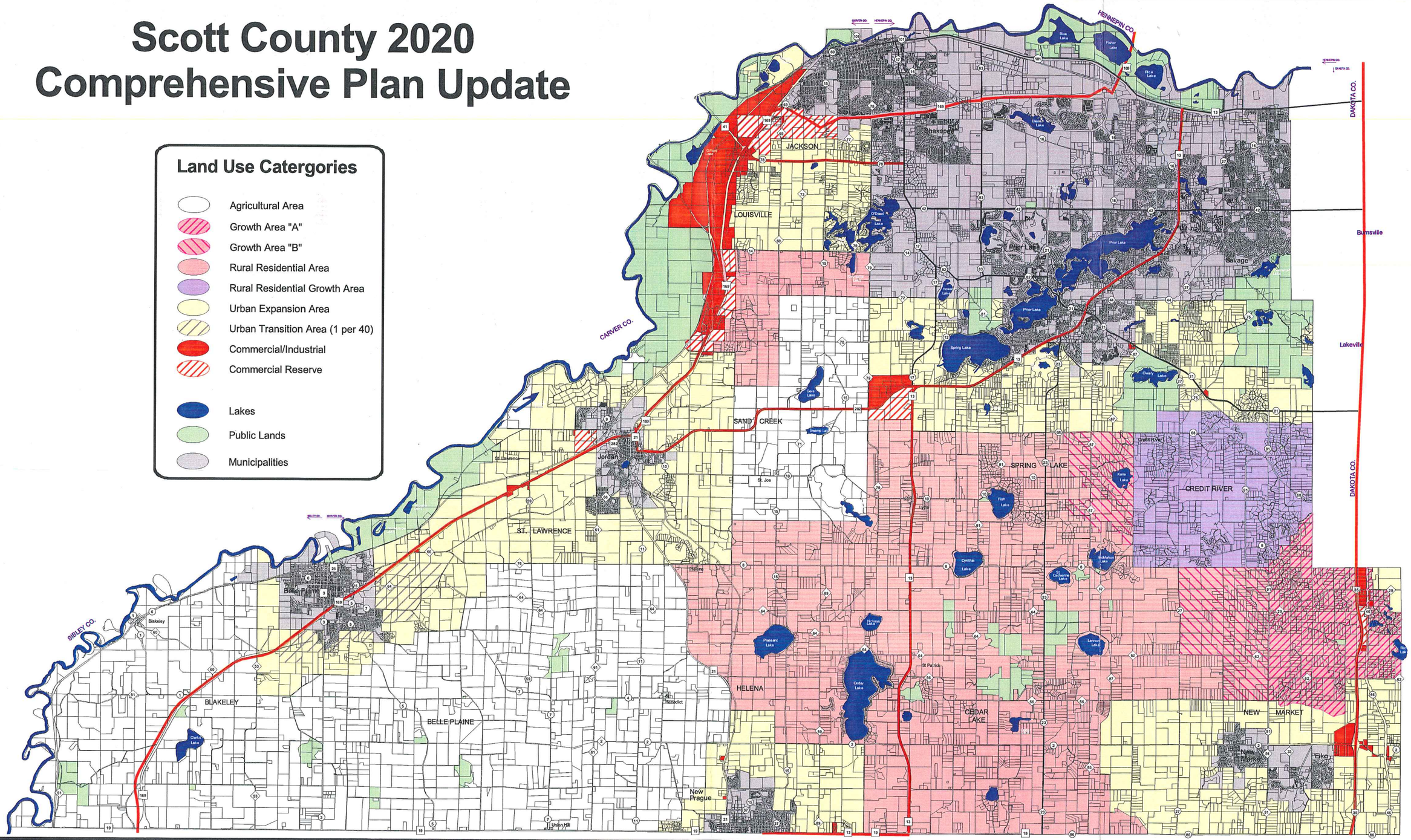
Total Area: 90 Acres
Total Buildable Area: 72 Acres

9/12/2023
Source: Credit River Comprehensive Plan
Created by: SHC, LLC

Scott County 2020 Comprehensive Plan Update

Land Use Catergories

- Agricultural Area
- Growth Area "A"
- Growth Area "B"
- Rural Residential Area
- Rural Residential Growth Area
- Urban Expansion Area
- Urban Transition Area (1 per 40)
- Commercial/Industrial
- Commercial Reserve
- Lakes
- Public Lands
- Municipalities



Scott County Community Development
200 Fourth Avenue West
Shakopee, MN 55379

www.co.scott.mn.us 952-496-8475

Scott County Comprehensive Plan 2020 Update

Adopted: May 23, 2001
Amended: April 26, 2005
(SE Scott County Comprehensive Plan Update)

N

2 0 2 4 Miles

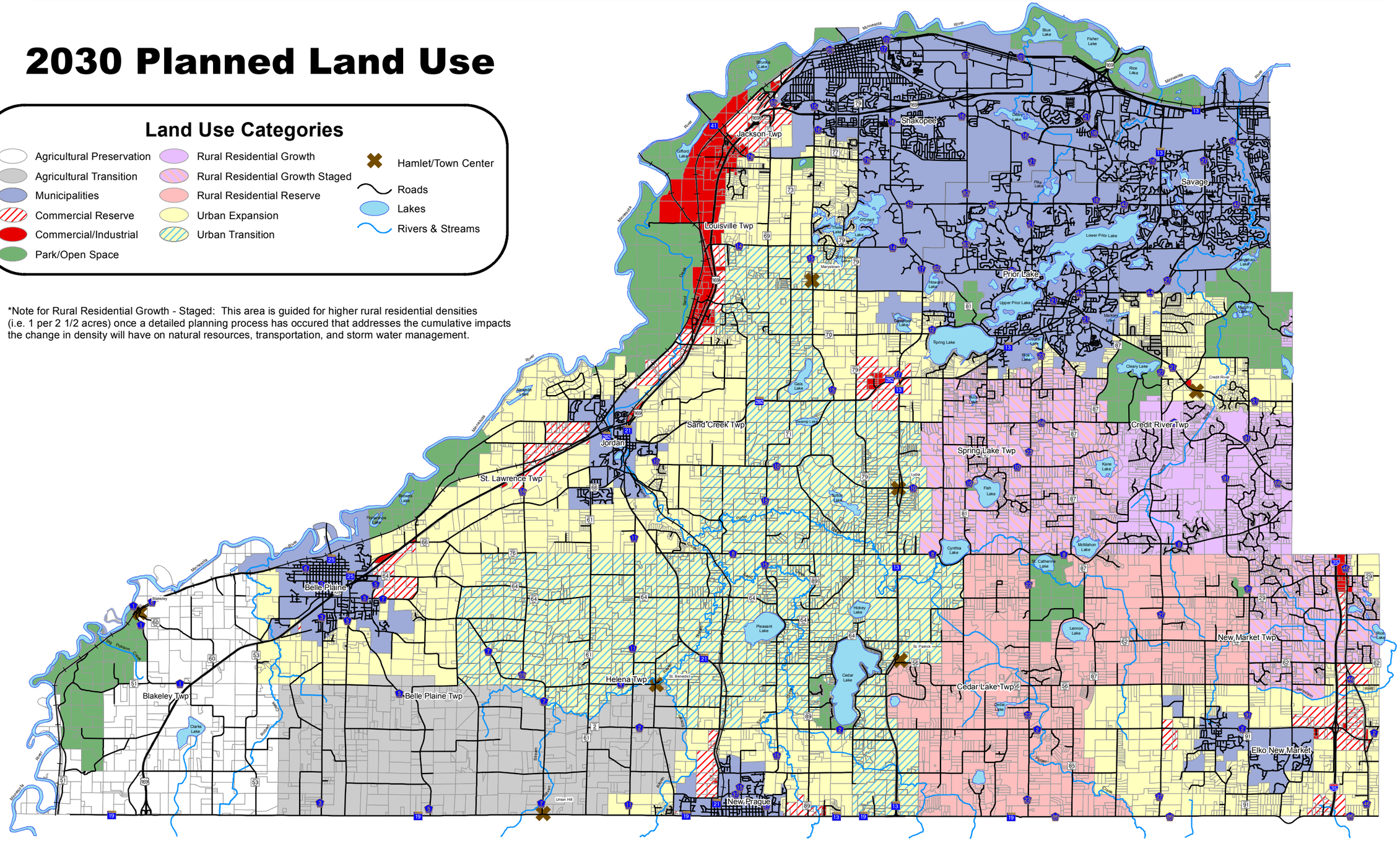
Scott County 2030 Comprehensive Plan Update

2030 Planned Land Use

Land Use Categories

- Agricultural Preservation
- Agricultural Transition
- Municipalities
- Commercial Reserve
- Commercial/Industrial
- Park/Open Space
- Rural Residential Growth
- Rural Residential Growth Staged
- Rural Residential Reserve
- Urban Expansion
- Urban Transition
- Hamlet/Town Center
- Roads
- Lakes
- Rivers & Streams

*Note for Rural Residential Growth - Staged: This area is guided for higher rural residential densities (i.e. 1 per 2 1/2 acres) once a detailed planning process has occured that addresses the cumulative impacts the change in density will have on natural resources, transportation, and storm water management.



SCOTT COUNTY COMMUNITY SERVICES DIVISION
ZONING ADMINISTRATION
200 Fourth Avenue West, Shakopee, Minnesota 55379-1220
(952) 496-8475 - Fax (952) 496-8496 - Web: www.scott.mn.us

Scott County Comprehensive Plan

Adopted: March 24, 2009 Amended: October 25, 2011
Amended: December 18, 2012

0 0.5 1 2 3 4 5
Miles

This map is neither a legally recorded document nor a survey and is intended for planning purposes only. Delineations may not be exact.

Prepared by: Scott County Zoning Administration - 1/8/13

SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 049080030
Owner Name: DAHL GENEVIEVE K

Taxpayers:
11988*41**G50**1.0655**1/4*********AUTO5-DIGIT 55328
DAHL GENEVIEVE K
17861 TEXAS AVE
PRIOR LAKE MN 55372-3104

Tax Statement 2022 Values for Taxes Payable in 2023

VALUES AND CLASSIFICATION

Taxes Payable Year:	2022	2023
Step 1 Estimated Market Value:	1,036,300	1,294,600
Homestead Exclusion:	0	0
Taxable Market Value:	631,100	665,800
New Improvements:	0	0
Property Classification:	AG NON HSTD NH RUR VAC L	AG NON HSTD NH RUR VAC L
Parcel Has Deferred AG Taxes		

Step 2 PROPOSED TAX NOTICE

Did not include special assessments **$3,818.00**

Step 3 PROPERTY TAX STATEMENT

First Half Taxes:	Due: 05/15/2023	$1,864.00
Second Half Taxes:	Due: 11/15/2023	$1,864.00
Total Taxes Due in 2023:		$3,728.00

Current Step

$$$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:

Property Description:
Section 08 Township 114 Range 021
NE1/4 SW1/4 & S1/2 SW1/4 EX 5.93A CHURCH & EX 1A & EX .53A & EX 2.5A & EX 10.3A EX .69A EX 2.05A ROW

Line 13 Special Assessment Detail:

Tax Detail for Property:

Taxes Payable Year:		2022	2023
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐		$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	$0.00	
Tax & Credits	3. Property taxes before credits	$4,900.98	$4,473.62
	4. Credits that reduce your property taxes:		
	A. Agricultural and Rural Land Credits	$796.98	$745.62
	B. Other Credits	$0.00	$0.00
	5. Property taxes after credits	$4,104.00	$3,728.00
Property Tax by Jurisdiction	6. County:	$1,924.82	$1,770.40
	7. City or Town: CITY OF CREDIT RIVER	$982.18	$1,074.34
	8. State General Tax	$0.00	$0.00
	9. School District ISD 719 PRIOR LAKE		
	A. Voter Approved Levies	$468.80	$232.18
	B. Other Local Levies	$493.78	$441.04
	10. Special Taxing Districts A. Metropolitan Special Taxing Districts	$64.06	$55.96
	B. Other Special Taxing Districts	$170.36	$154.08
	C. TIF	$0.00	$0.00
	D. Fiscal Disparity	$0.00	$0.00
	11. Non-school voter approved referenda levies	$0.00	$0.00
	12. Total property tax before special assessments	$4,104.00	$3,728.00
	13. Special assessments	$0.00	$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	$4,104.00	$3,728.00

1-16-23_v1

Please fold on perforation BEFORE tearing

PAYABLE 2023 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 11/15/2023

Property ID: 049080030

049080030

Taxpayer: DAHL GENEVIEVE K
17861 TEXAS AVE
PRIOR LAKE MN 55372-3104

SECOND 1/2 TAX AMOUNT DUE: $1,864.00

0049080030 2022 2 00000000186400 6

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

Please fold on perforation BEFORE tearing

PAYABLE 2023 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2023

Property ID: 049080030

049080030

Taxpayer: DAHL GENEVIEVE K
17861 TEXAS AVE
PRIOR LAKE MN 55372-3104

FULL TAX AMOUNT: $3,728.00
FIRST 1/2 TAX AMOUNT DUE: $1,864.00

0049080030 2022 1 00000000186400 5

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

88

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you **may** qualify for one or both of the following homestead credit refunds:

1. **The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than $128,280.
2. **The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
   - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023, and
   - The increase was at least $100, not due to improvements on the property.

If you need Form M1PR and instructions:


www.revenue.state.mn.us


(651) 296-3781


Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

	2023										2024
Property Type:	**May 16**	**June 1**	**July 1**	**Aug 1**	**Sep 1**	**Oct 1**	**Oct 17**	**Nov 1**	**Nov 16**	**Dec 1**	**Jan 2**
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

1-16-23_v1

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 049080085
Owner Name: SUAREZ LIVING TRUST

Taxpayers:
37890*139**G50**1.0655**1/4*********AUTO5-DIGIT 55328
SUAREZ LIVING TRUST
7511 175TH ST E
PRIOR LAKE MN 55372-9301

Tax Statement 2023

2022 Values for Taxes Payable in **2023**

VALUES AND CLASSIFICATION

Step 1

Taxes Payable Year:	2022	2023
Estimated Market Value:	472,300	903,900
Homestead Exclusion:	0	0
Taxable Market Value:	472,300	903,900
New Improvements:	0	207,210
Property Classification:	RES NON HSTD	RES NON HSTD

Step 2 — PROPOSED TAX NOTICE

Did not include special assessments **$8,210.00**

Step 3 — PROPERTY TAX STATEMENT

Current Step

First Half Taxes:	**Due: 05/15/2023**	**$4,047.00**
Second Half Taxes:	**Due: 10/16/2023**	**$4,047.00**
Total Taxes Due in 2023:		**$8,094.00**

$$$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:
7511 175TH ST E, PRIOR LAKE MN 55372

Property Description:
Section 08 Township 114 Range 021
W 329.10' OF N1/2 SE1/4

Line 13 Special Assessment Detail:

HHW	20.00

Tax Detail for Property:

Taxes Payable Year:		2022	2023
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐		$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	$0.00	
Tax & Credits	3. Property taxes before credits	$4,518.00	$8,074.00
	4. Credits that reduce your property taxes:		
	A. Agricultural and Rural Land Credits	$0.00	$0.00
	B. Other Credits	$0.00	$0.00
	5. Property taxes after credits	$4,518.00	$8,074.00
Property Tax by Jurisdiction	6. County:	$1,440.02	$2,670.52
	7. City or Town: CITY OF CREDIT RIVER	$735.06	$1,621.52
	8. State General Tax	$0.00	$0.00
	9. School District ISD 719 PRIOR LAKE		
	A. Voter Approved Levies	$1,250.22	$1,731.70
	B. Other Local Levies	$917.28	$1,733.30
	10. Special Taxing Districts A. Metropolitan Special Taxing Districts	$47.92	$84.44
	B. Other Special Taxing Districts	$127.50	$232.52
	C. TIF	$0.00	$0.00
	D. Fiscal Disparity	$0.00	$0.00
	11. Non-school voter approved referenda levies	$0.00	$0.00
	12. Total property tax before special assessments	$4,518.00	$8,074.00
	13. Special assessments	$20.00	$20.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	$4,538.00	$8,094.00

1-16-23_v1

Please fold on perforation BEFORE tearing

PAYABLE 2023 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 10/16/2023

Property ID: 049080085

049080085

Taxpayer: SUAREZ LIVING TRUST
7511 175TH ST E
PRIOR LAKE MN 55372-9301

SECOND 1/2 TAX AMOUNT DUE: $4,047.00

0049080085 2022 2 00000000404700 3

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

Please fold on perforation BEFORE tearing

PAYABLE 2023 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2023

Property ID: 049080085

049080085

Taxpayer: SUAREZ LIVING TRUST
7511 175TH ST E
PRIOR LAKE MN 55372-9301

FULL TAX AMOUNT: $8,094.00
FIRST 1/2 TAX AMOUNT DUE: $4,047.00

0049080085 2022 1 00000000404700 2

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

90

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you **may** qualify for one or both of the following homestead credit refunds:

1. **The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than $128,280.
2. **The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
   - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023, and
   - The increase was at least $100, not due to improvements on the property.

If you need Form M1PR and instructions:


www.revenue.state.mn.us


(651) 296-3781


Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

	2023										2024
Property Type:	**May 16**	**June 1**	**July 1**	**Aug 1**	**Sep 1**	**Oct 1**	**Oct 17**	**Nov 1**	**Nov 16**	**Dec 1**	**Jan 2**
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

1-16-23_v1

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 049080084
Owner Name: DOELZ PAUL W & EUNICE A
Escrow: CORELOGIC

Taxpayers:
15134*53**G50**0.7335**1/4*********AUTO5-DIGIT 55328
DOELZ PAUL W & EUNICE A
7673 175TH ST E
PRIOR LAKE MN 55372-9312

Tax Statement 2023

2022 Values for Taxes Payable in **2023**

VALUES AND CLASSIFICATION

Step 1	Taxes Payable Year:	2022	2023
	Estimated Market Value:	406,400	470,900
	Homestead Exclusion:	14,182	11,068
	Taxable Market Value:	307,218	345,732
	New Improvements:	0	0
	Property Classification:	AG HSTD	AG HSTD
	Parcel Has Deferred AG Taxes		

Step 2 — PROPOSED TAX NOTICE

Did not include special assessments **$2,342.00**

Step 3 — PROPERTY TAX STATEMENT (Current Step)

First Half Taxes:	**Due: 05/15/2023**	**$1,162.00**
Second Half Taxes:	**Due: 11/15/2023**	**$1,162.00**
Total Taxes Due in 2023:		**$2,324.00**

$$$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:
7673 175TH ST E, PRIOR LAKE MN 55372

Property Description:
Section 08 Township 114 Range 021
P/O E 337.75' OF W 996' OF N1/2 SE1/4 LYING N & W OF LINE COM NE COR, SE 1153.93' TO POB SW 16.4', SW 194.6' TO S LINE & THERE TERMINTATING

Line 13 Special Assessment Detail:

HHW	20.00

Tax Detail for Property:

Taxes Payable Year:		2022	2023
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐		$2,304.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	$2,340.58	
Tax & Credits	3. Property taxes before credits	$2,593.14	$2,525.70
Tax & Credits	4. Credits that reduce your property taxes:		
Tax & Credits	*A. Agricultural and Rural Land Credits*	$253.14	$221.70
Tax & Credits	*B. Other Credits*	$0.00	$0.00
Tax & Credits	**5. Property taxes after credits**	$2,340.00	$2,304.00
Property Tax by Jurisdiction	6. County:	$753.56	$757.32
Property Tax by Jurisdiction	7. City or Town: CITY OF CREDIT RIVER	$384.86	$460.18
Property Tax by Jurisdiction	8. State General Tax	$0.00	$0.00
Property Tax by Jurisdiction	9. School District ISD 719 PRIOR LAKE		
Property Tax by Jurisdiction	*A. Voter Approved Levies*	$625.32	$485.98
Property Tax by Jurisdiction	*B. Other Local Levies*	$484.44	$510.60
Property Tax by Jurisdiction	10. Special Taxing Districts A. Metropolitan Special Taxing Districts	$25.08	$23.94
Property Tax by Jurisdiction	B. Other Special Taxing Districts	$66.74	$65.98
Property Tax by Jurisdiction	C. TIF	$0.00	$0.00
Property Tax by Jurisdiction	D. Fiscal Disparity	$0.00	$0.00
Property Tax by Jurisdiction	11. Non-school voter approved referenda levies	$0.00	$0.00
Property Tax by Jurisdiction	12. Total property tax before special assessments	$2,340.00	$2,304.00
	13. Special assessments	$20.00	$20.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	$2,360.00	$2,324.00

1-16-23_v1

Please fold on perforation BEFORE tearing

PAYABLE 2023 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 11/15/2023

Escrow Company: CORELOGIC

Property ID: 049080084

049080084

Taxpayer: DOELZ PAUL W & EUNICE A
7673 175TH ST E
PRIOR LAKE MN 55372-9312

SECOND 1/2 TAX AMOUNT DUE: $1,162.00

0049080084 2022 2 00000000116200 6

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

Please fold on perforation BEFORE tearing

PAYABLE 2023 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2023

Escrow Company: CORELOGIC

Property ID: 049080084

049080084

Taxpayer: DOELZ PAUL W & EUNICE A
7673 175TH ST E
PRIOR LAKE MN 55372-9312

FULL TAX AMOUNT: $2,324.00
FIRST 1/2 TAX AMOUNT DUE: $1,162.00

0049080084 2022 1 00000000116200 5

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

92

15134 1/2

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you **may** qualify for one or both of the following homestead credit refunds:

1. **The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than $128,280.
2. **The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
   - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023, and
   - The increase was at least $100, not due to improvements on the property.

If you need Form M1PR and instructions:


www.revenue.state.mn.us


(651) 296-3781


Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

	2023										2024
Property Type:	**May 16**	**June 1**	**July 1**	**Aug 1**	**Sep 1**	**Oct 1**	**Oct 17**	**Nov 1**	**Nov 16**	**Dec 1**	**Jan 2**
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

1-16-23_v1

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 049080083
Owner Name: PEE DEVELOPMENT LLC

Taxpayers:
10521*35**G50**1.0655**1/4*********AUTO5-DIGIT 55328
PEE DEVELOPMENT LLC
7673 175TH ST E
PRIOR LAKE MN 55372-9312

Tax Statement 2022 Values for Taxes Payable in 2023

VALUES AND CLASSIFICATION

Step 1	Taxes Payable Year:	2022	2023
	Estimated Market Value:	492,700	686,900
	Homestead Exclusion:	0	0
	Taxable Market Value:	492,700	686,900
	New Improvements:	0	0
	Property Classification:	RES NON HSTD COMM/IND	RES NON HSTD COMM/IND

Step 2 — PROPOSED TAX NOTICE

Did not include special assessments **$6,452.00**

Step 3 — PROPERTY TAX STATEMENT

First Half Taxes:	**Due: 05/15/2023**	**$3,188.00**
Second Half Taxes:	**Due: 10/16/2023**	**$3,188.00**
Total Taxes Due in 2023:		**$6,376.00**

Current Step

$$$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:
7577 175TH ST E, PRIOR LAKE MN 55372

Property Description:
Section 08 Township 114 Range 021
E 329.15' OF W 658.25' OF N1/2 SE1/4

Line 13 Special Assessment Detail:

HHW	20.00

Tax Detail for Property:

	Taxes Payable Year:	2022	2023
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐		$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	$0.00	
Tax & Credits	3. Property taxes before credits	$5,296.00	$6,356.00
Tax & Credits	4. Credits that reduce your property taxes:		
Tax & Credits	*A. Agricultural and Rural Land Credits*	$0.00	$0.00
Tax & Credits	*B. Other Credits*	$0.00	$0.00
Tax & Credits	**5. Property taxes after credits**	$5,296.00	$6,356.00
Property Tax by Jurisdiction	6. County:	$1,483.12	$1,891.18
Property Tax by Jurisdiction	7. City or Town: CITY OF CREDIT RIVER	$757.16	$1,148.42
Property Tax by Jurisdiction	8. State General Tax	$0.00	$0.00
Property Tax by Jurisdiction	9. School District ISD 719 PRIOR LAKE		
Property Tax by Jurisdiction	*A. Voter Approved Levies*	$1,292.72	$1,255.60
Property Tax by Jurisdiction	*B. Other Local Levies*	$951.14	$1,266.86
Property Tax by Jurisdiction	10. Special Taxing Districts A. Metropolitan Special Taxing Districts	$49.36	$59.82
Property Tax by Jurisdiction	B. Other Special Taxing Districts	$131.34	$164.70
Property Tax by Jurisdiction	C. TIF	$0.00	$0.00
Property Tax by Jurisdiction	D. Fiscal Disparity	$631.16	$569.42
Property Tax by Jurisdiction	11. Non-school voter approved referenda levies	$0.00	$0.00
Property Tax by Jurisdiction	12. Total property tax before special assessments	$5,296.00	$6,356.00
	13. Special assessments	$20.00	$20.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	$5,316.00	$6,376.00

1-16-23_v1

Please fold on perforation BEFORE tearing

PAYABLE 2023 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 10/16/2023

Property ID: 049080083

049080083

Taxpayer: PEE DEVELOPMENT LLC
7673 175TH ST E
PRIOR LAKE MN 55372-9312

SECOND 1/2 TAX AMOUNT DUE: $3,188.00

0049080083 2022 2 00000000318800 6

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

Please fold on perforation BEFORE tearing

PAYABLE 2023 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2023

Property ID: 049080083

049080083

Taxpayer: PEE DEVELOPMENT LLC
7673 175TH ST E
PRIOR LAKE MN 55372-9312

FULL TAX AMOUNT: $6,376.00
FIRST 1/2 TAX AMOUNT DUE: $3,188.00

0049080083 2022 1 00000000318800 5

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

94

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you **may** qualify for one or both of the following homestead credit refunds:

1. **The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than $128,280.
2. **The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
   - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023, and
   - The increase was at least $100, not due to improvements on the property.

If you need Form M1PR and instructions:


www.revenue.state.mn.us


(651) 296-3781


Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

	2023										2024
Property Type:	**May 16**	**June 1**	**July 1**	**Aug 1**	**Sep 1**	**Oct 1**	**Oct 17**	**Nov 1**	**Nov 16**	**Dec 1**	**Jan 2**
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

1-16-23_v1

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 049080082
Owner Name: MESENBRINK JOHN E & MARY C

Taxpayers:
12453*42**G50**1.3055**5/6*********AUTO5-DIGIT 55328
MESENBRINK JOHN E & MARY C
7765 175TH ST E
PRIOR LAKE MN 55372-9314

Tax Statement 2022 Values for Taxes Payable in 2023

VALUES AND CLASSIFICATION

Taxes Payable Year:	2022	2023
Step 1 — Estimated Market Value:	190,100	209,200
Homestead Exclusion:	0	0
Taxable Market Value:	190,100	209,200
New Improvements:	0	0
Property Classification:	RES NON HSTD COMM/IND	RES NON HSTD COMM/IND

Step 2 — PROPOSED TAX NOTICE

Did not include special assessments **$2,492.00**

Step 3 — PROPERTY TAX STATEMENT

First Half Taxes:	**Due: 05/15/2023**	**$1,229.00**
Second Half Taxes:	**Due: 10/16/2023**	**$1,229.00**
Total Taxes Due in 2023:		**$2,458.00**

Current Step

$$$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:
7765 175TH ST E, PRIOR LAKE MN 55372

Property Description:
Section 08 Township 114 Range 021
P/O E 482' OF W 1478' OF N1/2 SE1/4 LYING N & W OF A LINE SW 479.43', SW 387.26' & THERE TERMINATING

Line 13 Special Assessment Detail:

Tax Detail for Property:

Taxes Payable Year:		2022	2023
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐		$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	$0.00	
Tax & Credits	3. Property taxes before credits	$2,622.00	$2,458.00
	4. Credits that reduce your property taxes:		
	A. Agricultural and Rural Land Credits	$0.00	$0.00
	B. Other Credits	$0.00	$0.00
	5. Property taxes after credits	$2,622.00	$2,458.00
Property Tax by Jurisdiction	6. County:	$640.38	$639.78
	7. City or Town: CITY OF CREDIT RIVER	$326.98	$388.88
	8. State General Tax	$0.00	$0.00
	9. School District ISD 719 PRIOR LAKE		
	A. Voter Approved Levies	$540.34	$410.62
	B. Other Local Levies	$387.84	$409.30
	10. Special Taxing Districts A. Metropolitan Special Taxing Districts	$21.34	$20.28
	B. Other Special Taxing Districts	$56.72	$55.80
	C. TIF	$0.00	$0.00
	D. Fiscal Disparity	$648.40	$533.34
	11. Non-school voter approved referenda levies	$0.00	$0.00
	12. Total property tax before special assessments	$2,622.00	$2,458.00
	13. Special assessments	$0.00	$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	$2,622.00	$2,458.00

1-16-23_v1

Please fold on perforation BEFORE tearing

PAYABLE 2023 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 10/16/2023

Property ID: 049080082

049080082

Taxpayer: MESENBRINK JOHN E & MARY C
7765 175TH ST E
PRIOR LAKE MN 55372-9314

SECOND 1/2 TAX AMOUNT DUE: $1,229.00

0049080082 2022 2 00000000122900 8

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
If your address has changed please check this box and show the change on the back of this stub. ☐
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

Please fold on perforation BEFORE tearing

PAYABLE 2023 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2023

Property ID: 049080082

049080082

Taxpayer: MESENBRINK JOHN E & MARY C
7765 175TH ST E
PRIOR LAKE MN 55372-9314

FULL TAX AMOUNT: $2,458.00
FIRST 1/2 TAX AMOUNT DUE: $1,229.00

0049080082 2022 1 00000000122900 7

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
If your address has changed please check this box and show the change on the back of this stub. ☐
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you **may** qualify for one or both of the following homestead credit refunds:

1. **The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than $128,280.
2. **The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
   - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023, and
   - The increase was at least $100, not due to improvements on the property.

If you need Form M1PR and instructions:


www.revenue.state.mn.us


(651) 296-3781


Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

	2023										2024
Property Type:	**May 16**	**June 1**	**July 1**	**Aug 1**	**Sep 1**	**Oct 1**	**Oct 17**	**Nov 1**	**Nov 16**	**Dec 1**	**Jan 2**
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

1-16-23_v1

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 049080070
Owner Name: GOMEZ MARCOS D
Escrow: CORELOGIC

Taxpayers:
36005*133**G50**1.4535**5/10*********AUTO5-DIGIT 55328
GOMEZ MARCOS D
7500 180TH ST E
PRIOR LAKE MN 55372-9103

Tax Statement

2022 Values for Taxes Payable in 2023

VALUES AND CLASSIFICATION

Taxes Payable Year:	2022	2023
Step 1 Estimated Market Value:	**228,000**	**310,600**
Homestead Exclusion:	**0**	**0**
Taxable Market Value:	**228,000**	**310,600**
New Improvements:	**0**	**0**
Property Classification:	**RES NON HSTD**	**RES NON HSTD**

Step 2 — **PROPOSED TAX NOTICE**

Did not include special assessments **$2,584.00**

Step 3 — **PROPERTY TAX STATEMENT**

First Half Taxes:	**Due: 05/15/2023**	**$1,281.00**
Second Half Taxes:	**Due: 10/16/2023**	**$1,281.00**
Total Taxes Due in 2023:		**$2,562.00**

Current Step

$$$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:

Property Description:
Section 08 Township 114 Range 021
P/O SE1/4 SW1/4 COM SE COR, N 1107.44', NW 529.78', SW 358.03', SE 1311.56', E 77.13' TO POB. EX COM SE COR, N 720' , W 270', S 360', E

Line 13 Special Assessment Detail:

HHW	20.00

1-16-23_v1

Tax Detail for Property:

Taxes Payable Year:		2022	2023
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐		$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	$0.00	
Tax & Credits	3. Property taxes before credits	$2,182.00	$2,542.00
Tax & Credits	4. Credits that reduce your property taxes:		
Tax & Credits	*A. Agricultural and Rural Land Credits*	$0.00	$0.00
Tax & Credits	*B. Other Credits*	$0.00	$0.00
Tax & Credits	**5. Property taxes after credits**	$2,182.00	$2,542.00
Property Tax by Jurisdiction	6. County:	$696.14	$826.10
Property Tax by Jurisdiction	7. City or Town: CITY OF CREDIT RIVER	$354.84	$501.20
Property Tax by Jurisdiction	8. State General Tax	$0.00	$0.00
Property Tax by Jurisdiction	9. School District ISD 719 PRIOR LAKE		
Property Tax by Jurisdiction	*A. Voter Approved Levies*	$603.54	$554.72
Property Tax by Jurisdiction	*B. Other Local Levies*	$442.80	$561.98
Property Tax by Jurisdiction	10. Special Taxing Districts A. Metropolitan Special Taxing Districts	$23.14	$26.10
Property Tax by Jurisdiction	B. Other Special Taxing Districts	$61.54	$71.90
Property Tax by Jurisdiction	C. TIF	$0.00	$0.00
Property Tax by Jurisdiction	D. Fiscal Disparity	$0.00	$0.00
Property Tax by Jurisdiction	11. Non-school voter approved referenda levies	$0.00	$0.00
Property Tax by Jurisdiction	12. Total property tax before special assessments	$2,182.00	$2,542.00
	13. Special assessments	$0.00	$20.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	$2,182.00	$2,562.00

PAYABLE 2023 2nd HALF PAYMENT STUB

Please fold on perforation BEFORE tearing

TO AVOID PENALTY PAY ON OR BEFORE 10/16/2023

Escrow Company: CORELOGIC

Property ID: 049080070

049080070

Taxpayer: GOMEZ MARCOS D
7500 180TH ST E
PRIOR LAKE MN 55372-9103

SECOND 1/2 TAX AMOUNT DUE: $1,281.00

0049080070 2022 2 00000000128100 3

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2023 1st HALF PAYMENT STUB

Please fold on perforation BEFORE tearing

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2023

Escrow Company: CORELOGIC

Property ID: 049080070

049080070

Taxpayer: GOMEZ MARCOS D
7500 180TH ST E
PRIOR LAKE MN 55372-9103

FULL TAX AMOUNT: $2,562.00
FIRST 1/2 TAX AMOUNT DUE: $1,281.00

0049080070 2022 1 00000000128100 2

MAKE CHECKS PAYABLE TO: **SCOTT COUNTY**
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

98

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, you **may** qualify for one or both of the following homestead credit refunds:

1. **The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than $128,280.
2. **The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:
   - The net property tax on your homestead increased by more than 12 percent from 2022 to 2023, and
   - The increase was at least $100, not due to improvements on the property.

If you need Form M1PR and instructions:


www.revenue.state.mn.us


(651) 296-3781


Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2023, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

	2023										2024
Property Type:	**May 16**	**June 1**	**July 1**	**Aug 1**	**Sep 1**	**Oct 1**	**Oct 17**	**Nov 1**	**Nov 16**	**Dec 1**	**Jan 2**
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

1-16-23_v1

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____

STREET ADDRESS _____

_____

CITY _____

STATE _____ ZIP CODE _____

PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

36005 3/5

AGENDA ITEM NO. 6.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Shane Nelson,Engineer

ITEM TYPE: Agenda Report

AGENDA SECTION: General Business

SUBJECT: Approve Resolution 2023-35 Accepting Feasibility Study and Calling for a Hearing on the Improvements for the 2024 Overlay Project

BACKGROUND: The roads studied in the Feasibility Report have been identified in the City's Capital Improvement Plan for improvements in 2024. The City has a history of pro-actively constructing bituminous overlay's in efforts to add structural strength and extend the service life of the pavement such that the lowest life cycle costs may be achieved.

The following items are proposed to be discussed with the City Council at the meeting:

- The HOA owned property in the Territory Development. The HOA owned property in the Territory development is not identified as "benefitting" property in the attached report. This is consistent with the past practice (i.e. Stonebridge, Monterey Heights, and South Passage) as most of the HOA owned property is not buildable and contains CSTS components. We recommend that the City Council specifically discuss the lodge and whether or not it should be identified as a benefitting property. It is currently not identified as a benefitting property, as it is not a residence or a commercial property that is open to the public and has been considered as an "amenity structure" by Staff in the preparation of this report.
- The City received a preliminary plat for the Yellowstone of Credit River on November 14, 2023. This property is identified as property number 195 in Figure 5 of the report and the property in aggregate is proposed to receive an assessment for the indirect benefits of this project. The proposed assessment amount is $27,945 and is based on 46 indirect access units which are proposed to be assessed 1/4 unit each.
- If the Yellowstone of Credit River subdivision is approved by the City and construction begins in 2024, we would recommend that the improvements to Dakota Avenue north of CSAH 8 are

delayed until such time that the major road construction for the project has been substantially completed.
- The segment of Dakota Avenue south of CSAH 8 is not proposed to be improved as it was overlaid in 2017.

FINANCIAL IMPACT: The total project cost is estimated at $1,027,500.

The proposed assessment per property is $2,430 per unit.

The proposed assessment to the proposed "Yellowstone of Credit River" property is $27,945

SUGGESTED ACTION: Approve the resolution

ALTERNATIVES: Staff has identified the following alternatives:

1. Approve the Feasibility Report and Resolution as prepared
2. Approve the Feasibility Report and Resolution with revisions as directed by the City Council
3. Table the Feasibility Report and Resolution and/or direct Staff to revise

ATTACHMENTS:

Resolution 2023-35 Accepting_Feasibility_Study__2024_Overlay_Project_.pdf
CT905 2024 Overlay Feasibility Study.pdf

CITY OF CREDIT RIVER
SCOTT COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2023-35

RESOLUTION ACCEPTING FEASIBILITY STUDY AND CALLING FOR A HEARING ON THE IMPROVEMENTS FOR THE 2024 OVERLAY ROAD PROJECT

WHEREAS, the City of Credit River has received a feasibility study prepared by the Shane Nelson of Hakanson Anderson Associates, Inc., the City's Engineer, related to the cost to repair and improve West Side Drive, Pebble Brook Court, Palomino Drive, Dakota Avenue, Bitterbush Pass, Painted Sky Court, Bent Tree Circle, Covered Bridge Road, Whisperer Way, Prairie Grass Pass, Sundance Trail, Crosswind Court, Territory Pass, Pine Tree Circle, Pine Tree Road, and Sagewood Circle.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREDIT RIVER, SCOTT COUNTY, MINNESOTA:

1. The Engineer's feasibility study is hereby received and accepted by the City Council of the City of Credit River. The feasibility study is incorporated herein by reference.

2. A public hearing shall be held on said improvements on the 8th day of January 2024, at 6:00 p.m., at the Credit River City Hall.

3. The City Administrator shall have posted, mailed and published notice of such hearing and improvements as required by law.

Passed this 20th day of November 2023.

_____
Chris Kostik, Mayor

_____
Cathy Reynolds
City Administrator / Deputy Clerk

FEASIBILITY REPORT
FOR
PROPOSED ROAD IMPROVEMENT PROJECT
OF
WEST SIDE DRIVE, PEBBLE BROOK COURT, PALOMINO DRIVE, DAKOTA AVENUE, BITTERBUSH PASS, PAINTED SKY COURT, BENT TREE CIRCLE, COVERED BRIDGE ROAD, WHISPERER WAY, PRAIRIE GRASS PASS, SUNDANCE TRAIL, CROSSWIND COURT, TERRITORY PASS, PINE TREE CIRCLE, PINE TREE ROAD, AND SAGEWOOD CIRCLE

CITY OF CREDIT RIVER, MINNESOTA
NOVEMBER 16, 2023

Prepared by:

Hakanson Anderson

3601 THURSTON AVENUE
ANOKA, MINNESOTA 55303
TELEPHONE: (763) 427- 5860

I hereby certify that this Plan, Specification, or Report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under State of Minnesota Statutes 326.02 to 326.16.

Shane Nelson, PE	43381	November 16, 2023
	License No.	Date

CONTENTS

1.0 INTRODUCTION. 1

2.0 PROJECT LOCATIONS AND EXISTING CONDITIONS 2

3.0 ROADWAY IMPROVEMENT PROJECT 7
- 3.1 Proposed Improvements 7
- 3.2 Easements 8
- 3.3 Drainage System 8

4.0 ESTIMATED COSTS 9

5.0 FINANCING AND ASSESSMENTS 10

6.0 PROJECT SCHEDULE 11

7.0 CONCLUSIONS AND RECOMMENDATIONS 11

FIGURES

FIGURE 1. West Side Drive 2024 Overlay Project - Benefitting Properties

FIGURE 2. Pebble Brook Court 2024 Overlay Project - Benefitting Properties

FIGURE 3. Palomino Drive 2024 Overlay Project - Benefitting Properties

FIGURES 4 & 5. Territory Development 2024 Overlay Project - Benefitting Properties

FIGURE 6. Residential Overlay with Curb Typical Section

FIGURE 7. Residential Overlay Typical Section

FIGURE 8. 2024 Overlay Project Preliminary Cost Estimate

1.0 INTRODUCTION

The purpose of this feasibility report is to present the City of Credit River with a preliminary examination of road improvements for West Side Drive, Pebble Brook Court, Palomino Drive, Dakota Avenue, Bitterbush Pass, Painted Sky Court, Bent Tree Circle, Covered Bridge Road, Whisperer Way, Prairie Grass Pass, Crosswind Court, Territory Pass, Pine Tree Circle, Pine Tree Road, and Sagewood Circle.

This report discusses the scope of the proposed improvements to West Side Drive from 170th Street East to 170th Street East, Pebble Brook Court from 170th Street East to its terminus, Palomino Drive from Lucerne Boulevard (CSAH 8) to its terminus, Dakota Avenue from 217th Street East (CSAH 8) to the terminus at the cul-de-sac on its north end, Bitterbush Pass from Dakota Avenue to its terminus, Painted Sky Court from Dakota Avenue to its terminus, Bent Tree Circle from Dakota Avenue to its terminus, Covered Bridge Road from Dakota Avenue to Whisperer Way, Whisperer Way from its south terminus to the cul-de-sac at its north terminus, Prairie Grass Pass from Dakota Avenue to Sundance Trail, Sundance Trail from its west terminus to the north terminus, Crosswind Court from Dakota Avenue to its terminus, Territory Pass from Dakota Avenue to its terminus, Pine Tree Circle from Territory Pass to its terminus, Pine Tree Road from Territory Pass to Territory Pass, and Sagewood Circle from Territory Pass to its terminus.

This report was initiated by the City of Credit River City Council at a City Council meeting and has been prepared in compliance with Minnesota State Statutes 429 for projects resulting in special assessments.

2.0 PROJECT LOCATIONS AND EXISTING CONDITIONS

West Side Drive

West Side Drive is located in Section 6, Township 114 North, Range 21 West in the City of Credit River, Scott County, Minnesota. There are currently 36 existing properties located in the area. The residential properties are relatively small rural type lots ranging in size from 0.53 acres to 1.05 acres. The project area and roadway location are depicted in **Figure 1**.

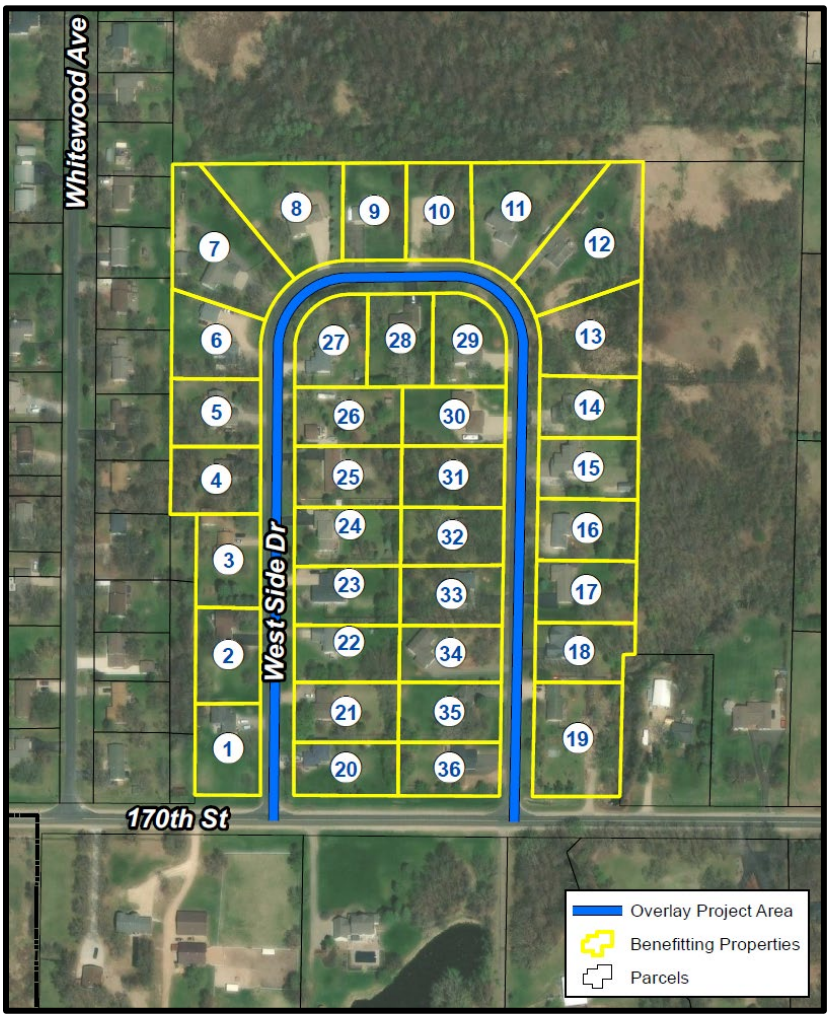


Figure 1 – West Side Drive 2024 Overlay Project
Project Location and Benefitting Properties Exhibit

West Side Drive was initially constructed in 2003. The road has been degrading as anticipated with normal transverse and longitudinal cracking being observed in the pavement surface. The road in general appears to be structurally sound and would benefit from a bituminous overlay to add strength and extend the useful life of the roadway.

The existing roadway is rural in nature. The width of the roadway varies slightly but is generally 23 feet wide consisting of two 11.5-foot-wide drive lanes. The total length of the project is approximately 0.48 miles (2,525 feet).

Pebble Brook Court

Pebble Brooke Court is located in Section 6, Township 114 North, Range 21 West in the City of Credit River, Scott County, Minnesota. There are currently 16 existing properties located in the project area. The residential properties are large rural type lots ranging in size from 2.92 acres to 4.89 acres. The project area and roadway location are depicted in **Figure 2**.

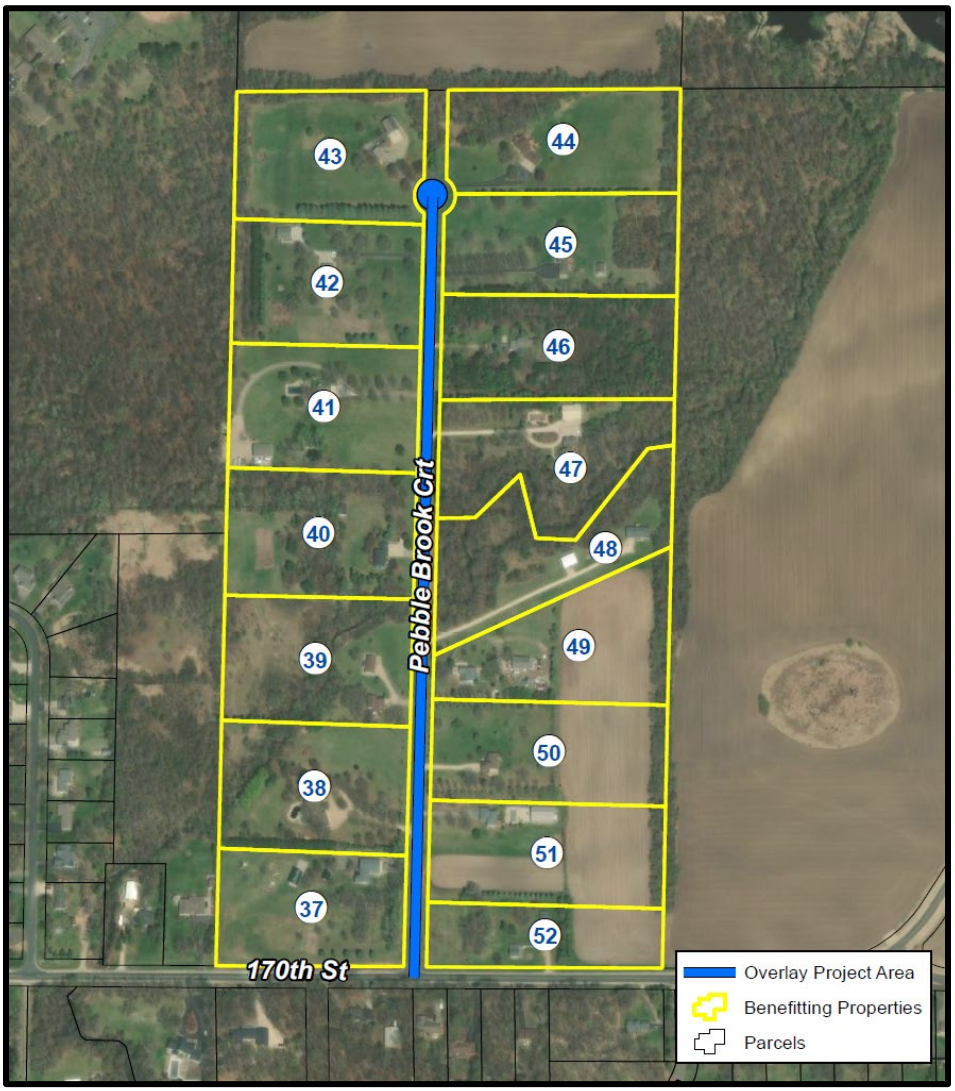


Figure 2 – Pebble Brook Court 2024 Overlay Project
Project Location and Benefitting Properties Exhibit

Pebble Brook Court was initially constructed in 2003. The road has been degrading as anticipated with normal transverse and longitudinal cracking being observed in the pavement surface. The road in general appears to be structurally sound and would benefit from a bituminous overlay to add strength and extend the useful life of the roadway.

The existing roadway is rural in nature. The width of the roadway varies slightly but is generally 23 feet wide consisting of two 11.5-foot-wide drive lanes. The total length of the project is approximately 0.49 miles (2,585 feet).

Palomino Drive

Palomino Drive is located in Section 33, Township 114 North, Range 21 West in the City of Credit River, Scott County, Minnesota. There are currently 10 existing properties located in the area. The residential properties are large rural type lots ranging in size from 2.49 acres to 5.95 acres. The project area and roadway location are depicted in **Figure 3**.

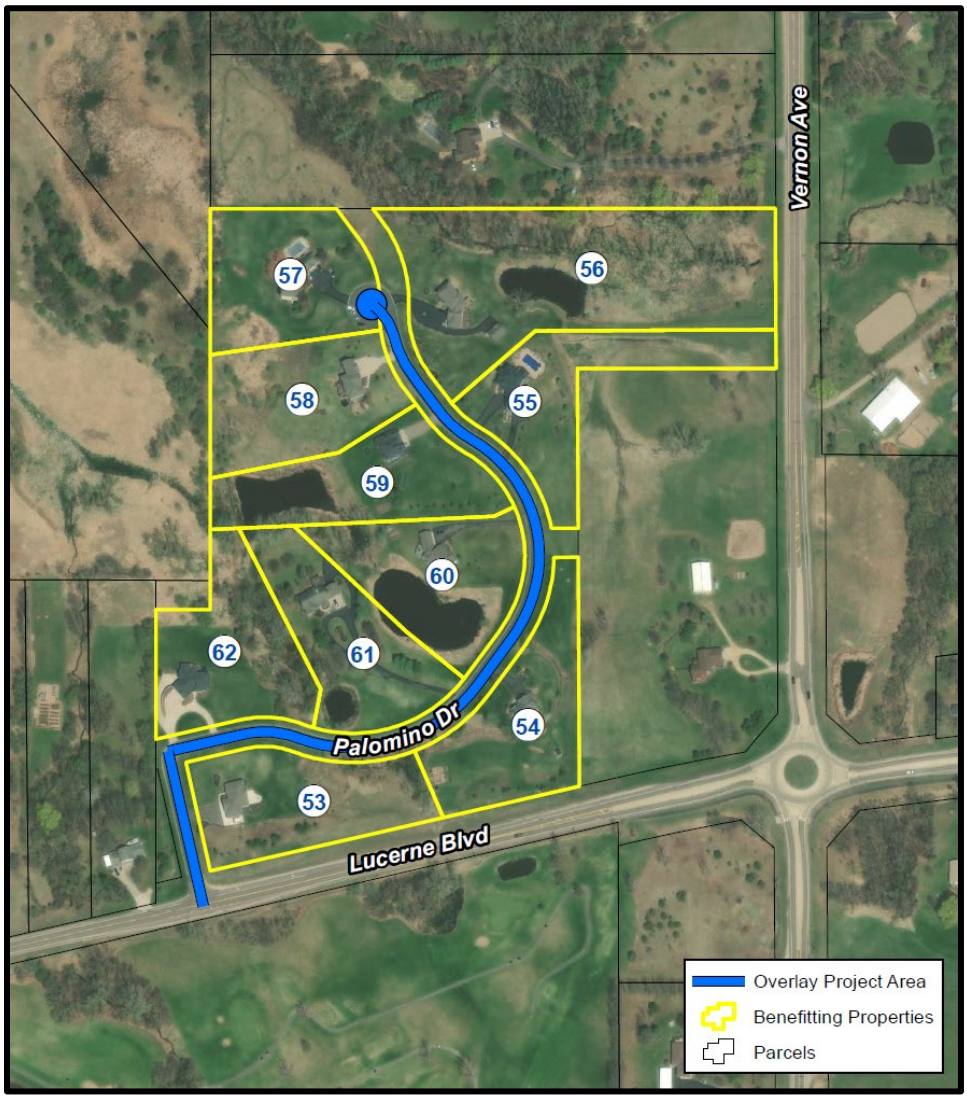


Figure 3 – Palomino Drive 2024 Overlay Project
Project Location and Benefitting Properties Exhibit

Palomino Drive was initially constructed in 2006. The road has been degrading as anticipated with normal transverse and longitudinal cracking being observed in the pavement surface. The road in general appears to be structurally sound and would benefit from a bituminous overlay to add strength and extend the useful life of the roadway.

The existing roadway is urban in nature. The width of the roadway is 26 feet wide and consists of two 13-foot-wide drive lanes with surmountable curb and gutter. The total length of the project is approximately 0.45 miles (2,390 feet).

Territory Development

Dakota Avenue, Bitterbush Pass, Painted Sky Court, Bent Tree Circle, Covered Bridge Road, Whisperer Way, Prairie Grass Pass, Sundance Trail, Crosswind Court, Territory Pass, Pine Tree Circle, Pine Tree Road, and Sagewood Circle are located in Sections 32 and 33, Township 114 North, Range 21 West in the City of Credit River, Scott County, Minnesota. There are currently 133 existing properties located in the area. The residential properties are rural type lots and are on average 0.5 acres in size. There is also additional property to the north of the Territory Development that is an indirect beneficiary of this roadway improvement project. The project area and roadway locations are depicted in **Figures 4 & 5**.

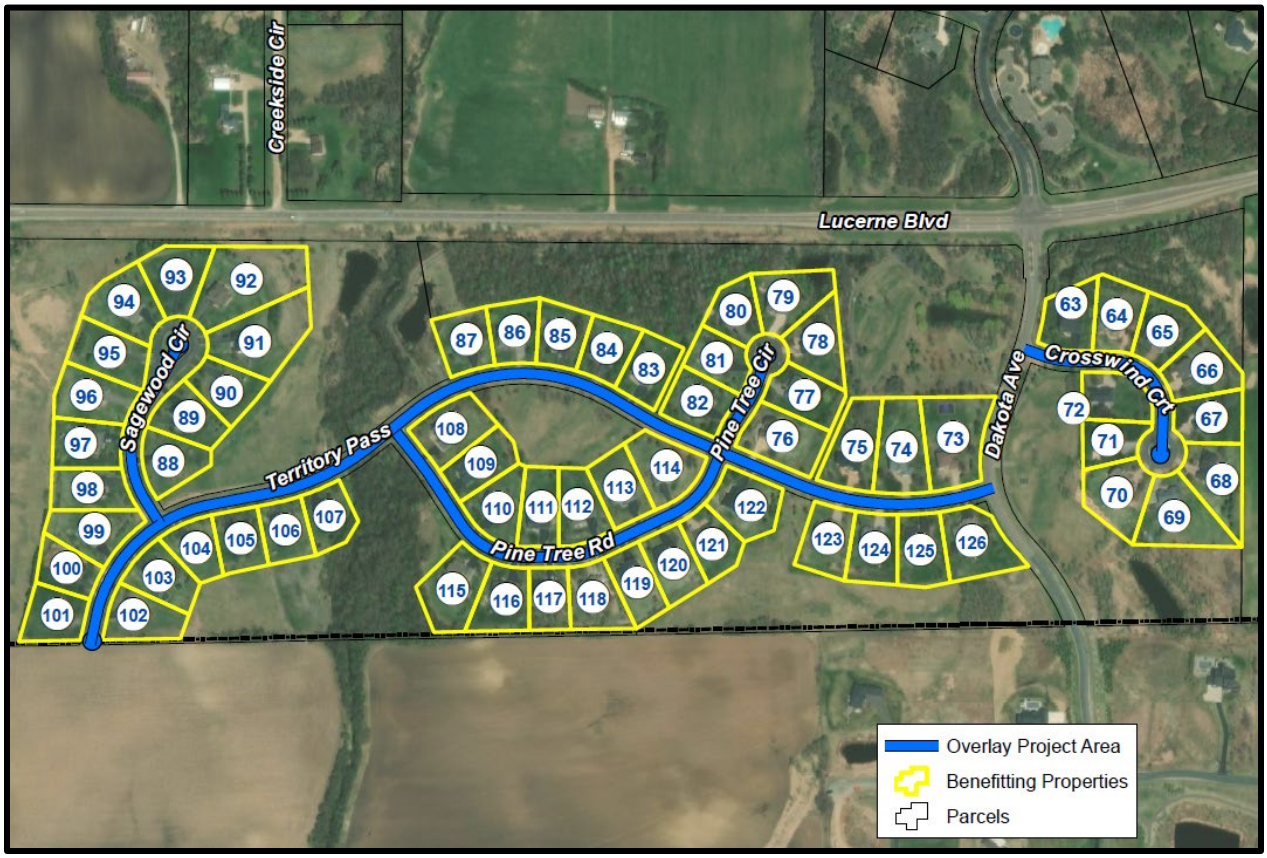


Figure 4 – Territory Development 2024 Overlay Project (South)
Project Location and Benefitting Properties Exhibit

Dakota Avenue, Bitterbush Pass, Painted Sky Court, Bent Tree Circle, Covered Bridge Road, Whisperer Way, Prairie Grass Pass, Sundance Trail, Crosswind Court, Territory Pass, Sundance Trail, Pine Tree Circle, Pine Tree Road, and Sagewood Circle were initially constructed in 2004 - 2005. The roads have been degrading as anticipated and are starting to exhibit normal transverse and longitudinal cracking and isolated areas of pattern cracking. The roads in general appear to be structurally sound and would benefit from a bituminous overlay to add strength and extend the useful life of the roadways.

The segment of Dakota Avenue from 217th Street East (CSAH 8) to the south municipal border was improved in 2017 when the Reverence subdivision was constructed in New Market Township. Therefore, this segment of Dakota Avenue is not proposed to be improved at this time.

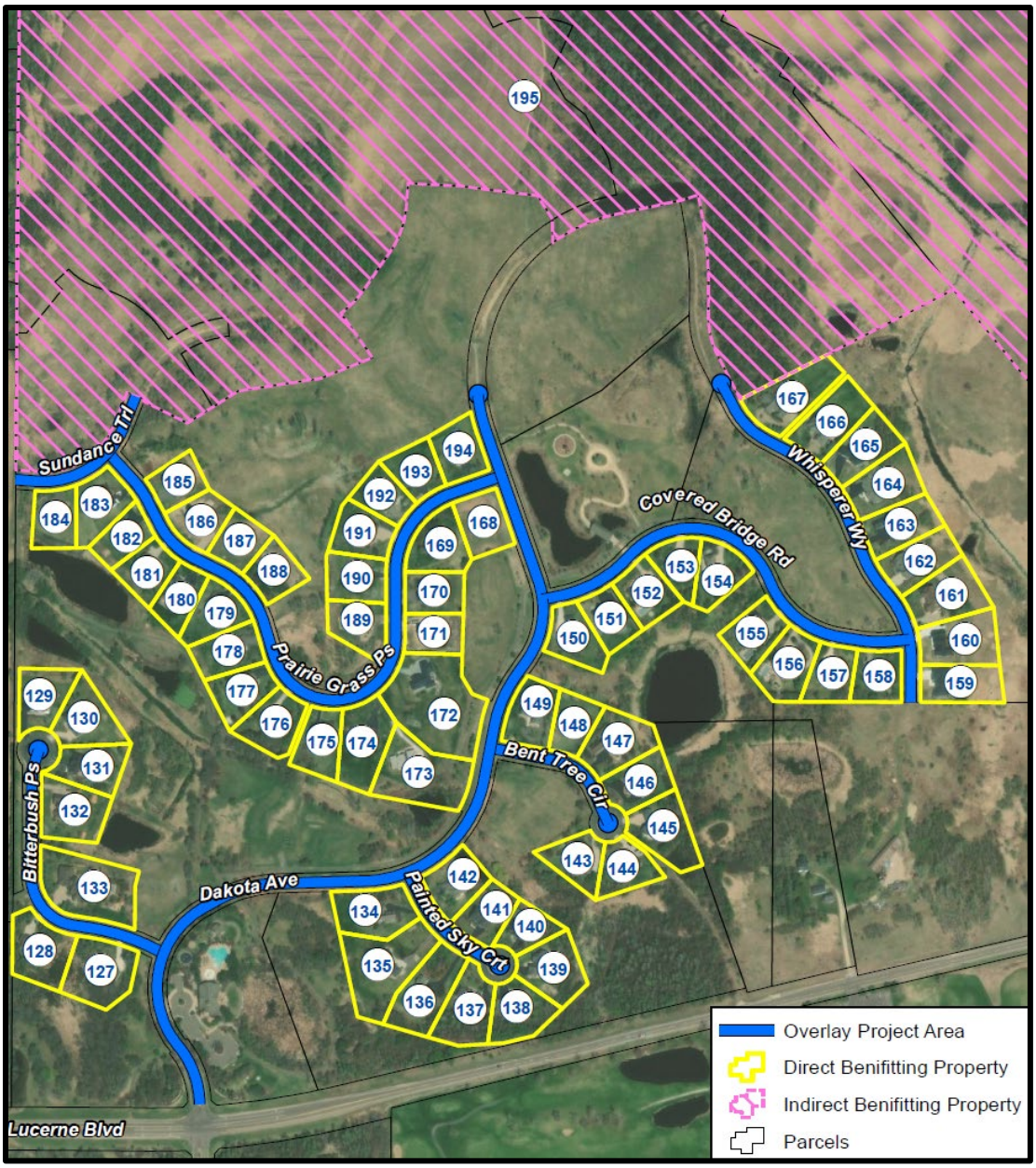


Figure 5 – Territory Development 2024 Overlay Project (North)
Project Location and Benefitting Properties Exhibit

The existing roadways are predominantly rural in nature, except for a segment of Dakota Avenue near 217th Street East (CSAH 8), which utilizes an urban section with concrete curb and gutter. The width of the roadways varies between 22 and 26 feet consisting of two 11 to 13-foot-wide drive lanes. The total length of the project is approximately 3.41 miles (18,000 feet).

3.0 ROADWAY IMPROVEMENT PROJECT

3.1 Proposed Improvements

This project consists of improving the roads by constructing a bituminous overlay to a constructed thickness of 1.5" on the local residential roadways and a constructed thickness of 2.0" on the local collector roadways. We propose that the existing bituminous surfaces be thoroughly cleaned, an 8-foot-wide taper mill performed along the curb and gutter (where curb and gutter or concrete driveways are present), and tack coat applied prior to the construction of the bituminous overlays.

The finished grade of the new streets will be approximately the same elevation, or slightly higher (1.5" – 2.0"), as the current roads. The proposed primary typical sections are shown below in **Figures 6 & 7**. Bituminous and aggregate driveways will be matched into the new bituminous surface. Taper milling is proposed at the concrete driveways such the new road surface can be matched into the existing concrete surfaces.

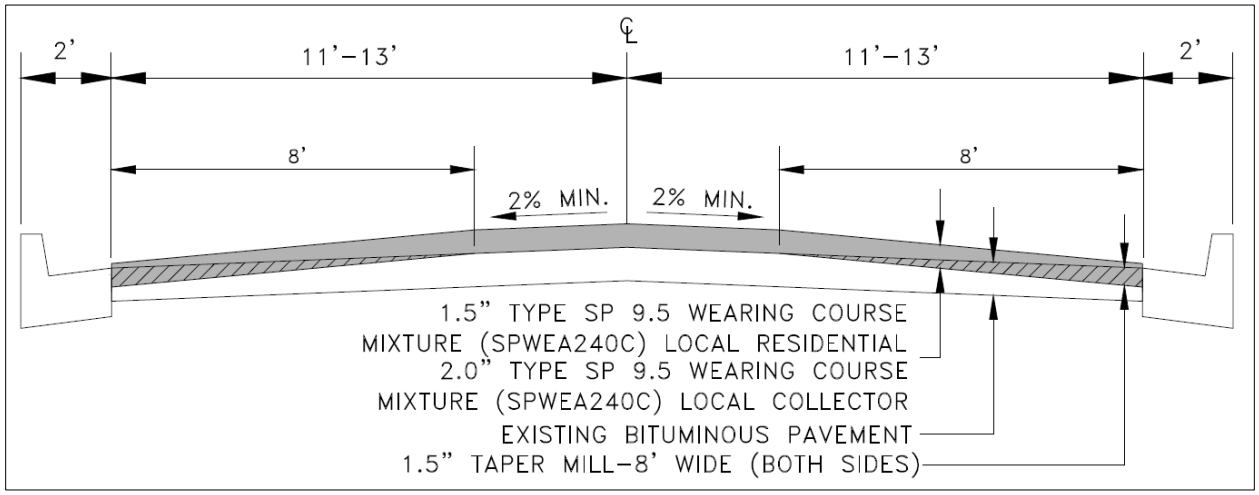


Figure 6 – Residential Overlay with Curb – Bituminous Overlay Typical Section

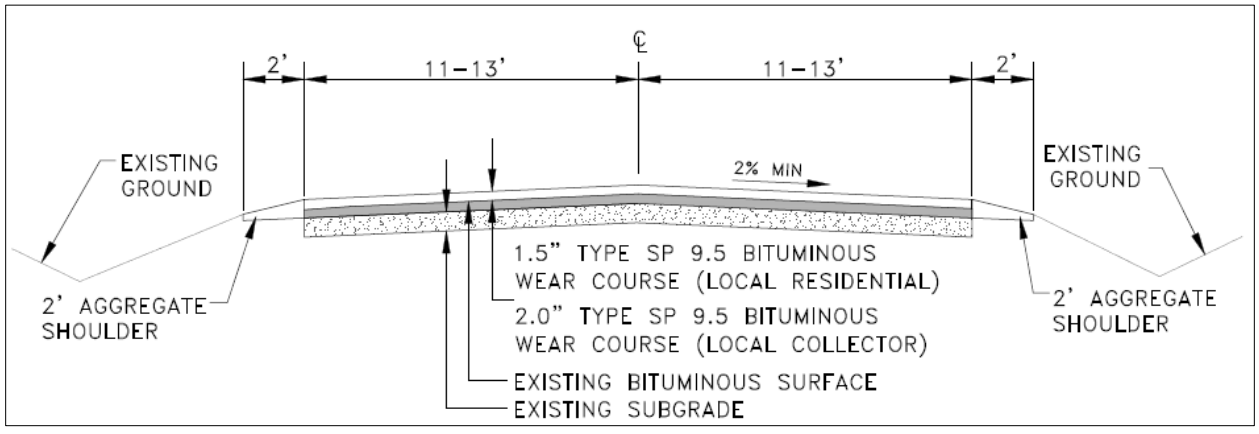


Figure 7 – Residential Overlay – Bituminous Overlay Typical Section

3.2 Easements

This project proposes to confine the improvements to the existing roadway widths. No easements or right of way are proposed to be acquired.

3.3 Drainage System

The concrete curb and gutter will be inspected prior to the project and damaged sections are proposed to be replaced. A more in-depth field review of the catch basins and drainage structures and conveyance systems will be performed, and repairs will be included as determined necessary. All catch basins are proposed to be sealed with a flexible coating to prevent water intrusion.

4.0 ESTIMATED COSTS

The construction costs have been estimated for the proposed 2024 Overlay project. The estimated costs are estimates only and are not guaranteed prices. The costs shown are estimates based on actual bid prices from projects of similar scope and adjusted for inflation. Final contracts will be awarded on a unit price basis and the contractor will only be paid for work completed.

The total estimated cost for this project is $1,027,500. The total estimated cost for the additional 0.5" of bituminous pavement for the overlay on Dakota Avenue is $28,770. It is proposed that the City will pay for the cost differential for the additional thickness on Dakota Avenue and will assess the remaining fifty percent of the total project costs to the benefitting properties.

An estimate of the cost of the improvements is shown below in **Figure 8**.

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
1	MOBILIZATION	1	LS	$ 30,000.00	$ 30,000.00
2	REMOVE CONCRETE CURB AND GUTTER	650	LF	$ 15.00	$ 9,750.00
3	REMOVE BITUMINOUS PAVEMENT	160	SY	$ 15.00	$ 2,400.00
4	SAWCUT BITUMINOUS PAVEMENT	900	LF	$ 3.00	$ 2,700.00
5	SAWCUT CONCRETE CURB & GUTTER	160	LF	$ 3.00	$ 480.00
6	SHOULDER BASE AGGREGATE CLASS 2 (LIMESTONE	780	TON	$ 30.00	$ 23,400.00
7	AGGREGATE BASE CLASS 5 (LIMESTONE)	110	TON	$ 25.00	$ 2,750.00
8	MILL BITUMINOUS SURFACE (1.5")	1,000	SY	$ 8.00	$ 8,000.00
9	TAPER MILL BITUMINOUS SURFACE (1.5")	14,000	SY	$ 2.00	$ 28,000.00
10	BITUMINOUS MATERIAL FOR TACK COAT	3,690	GAL	$ 2.50	$ 9,225.00
11	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	7,310	TON	$ 85.00	$ 621,350.00
12	TYPE SP 12.5 NON WEARING PATCHING MIX	20	TON	$ 125.00	$ 2,500.00
13	ADJUST FRAME AND RING CASTING	2	EACH	$ 550.00	$ 1,100.00
14	ADJUST VALVE BOX	6	EACH	$ 250.00	$ 1,500.00
15	GROUT OR SEAL CATCHBASIN	13	EACH	$ 700.00	$ 9,100.00
16	CONCRETE CURB AND GUTTER - SURMOUNTABLE	650	LF	$ 45.00	$ 29,250.00
17	RELOCATE MAILBOX SUPPORT	100	EACH	$ 125.00	$ 12,500.00
18	TRAFFIC CONTROL	1	LS	$ 9,495.00	$ 9,495.00
19	SELECT TOPSOIL BORROW	300	CY	$ 40.00	$ 12,000.00
20	TURF ESTABLISHMENT	1	LS	$ 15,300.00	$ 15,300.00
21	WEED SPRAYING	20	RD STA	$ 85.00	$ 1,700.00
				ESTIMATED CONSTRUCTION COST SCHEDULE "A"	$ 832,500.00
				CONSTRUCTION CONTINGENCY	$ 40,000.00
				ENGINEERING, LEGAL, AND ADMINISTRATIVE	$ 125,000.00
				FINANCING COSTS	$ 30,000.00
				TOTAL ESTIMATED PROJECT COST	$1,027,500.00

Figure 8 –2024 Overlay Project - Preliminary Cost Estimate

5.0 FINANCING AND ASSESSMENTS

The cost for the 2024 Overlay Project is proposed to be partially assessed to the benefitting properties. For this project, the recommended assessment method is to assess the benefitting properties on a per unit basis. We have identified 194 existing residential units that receive direct access and will benefit from the proposed improvements. Additionally, we have identified property that is located to the north of the Territory Development that will receive indirect benefit from the improvements.

It is proposed that the City will pay the costs for any patching that is necessary prior to the construction of the bituminous overlay. It is also proposed that the City will pay the cost for the extra 0.5" of bituminous pavement on Dakota Avenue because of its collector road designation, which is estimated to be $28,770.

The remaining cost, estimated to be $998,730, is proposed to be divided equally between the City and the benefitting properties with each assuming 50% of the remaining project cost. The total estimated cost to be assessed for the benefiting properties is $499,365.

A fifty percent assessment of the estimated project cost to the benefitting properties of this project on a per unit basis would yield an assessment of approximately $2,430 per residential unit.

It is proposed that the undeveloped property to the north of the Territory Development (labeled as *Indirect Benefitting Property 195* in **Figure 5**) will be assessed $27,945, which is based on 46 units (estimated) that are proposed to be assessed at ¼ unit each for indirect access.

The assessments may be paid in full up front or amortized over a period of time, typically 10 years, with an interest rate as determined by the City Council. We understand that the City proposes to partially finance this project by obtaining a bond. The City will work with its financial advisor to determine the bond amount and terms.

6.0 PROJECT SCHEDULE

The schedule of the project will be determined by the City Council with consideration of resident input. A tentative schedule is as follows:

October 2023	City Council orders preparation of Feasibility Report
November 2023	City Council Approval of Feasibility Report and Calls for a Public Improvement Hearing Mail and Publish Notice of Public Improvement Hearing
January 2024	City Council conducts Public Improvement Hearing City Council Orders Plans and Specifications
March 2024	City Council Approves Plans and Specifications and Authorizes Advertisement for Bids City Council Calls for the Assessment Hearing Mail and Publish Notice of Assessment Hearing
March 2024	Bid Opening
April 2024	City Council Conducts Assessment Hearing City Council Approves Bids and Awards Contract
June 2024	Construction Begins
September 2024	Substantial Completion

7.0 CONCLUSIONS AND RECOMMENDATIONS

We find that this project is necessary, cost effective and feasible from a technical and engineering standpoint, and benefits the properties proposed to be assessed. This project should be done as proposed and is not necessary to combine it with any other improvement.

The City recently received a preliminary plat application for The Yellowstone of Credit River, which correlates to *Indirect Benefitting Property 195* in **Figure 5**. If the subdivision is approved by the City and is under construction in 2024, the City may want to consider designating a required haul route (i.e., Dakota Avenue) and delaying the improvements to said haul route(s) until the new subdivision is substantially completed.

We would recommend that the City Council accept this report.

AGENDA ITEM NO. 6.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cathy Reynolds,Administrator

ITEM TYPE: Agenda Report

AGENDA SECTION: General Business

SUBJECT: Discussion on Establishing Proposal Review Committees

BACKGROUND: The City Council established a goal of reviewing contracts for our professional consultants and completing requests for proposals to compare services to ensure that we have the best services for our community and are being good stewards of the taxpayer's money. With that in mind the council authorized release of a request for proposals for civil city attorney services at the November 6 meeting and at the November 20 meeting will be considering the release of a request for qualifications for engineering services. When the proposals are received a review of the proposals needs to be completed, and interviews may be held to determine the best candidate for the provision of the professional services to the city.

Staff can conduct the reviews and interviews, but given our small size, and to provide council members with the opportunity to be more involved in the process, staff would recommend council appointing two members to be part of the review and interview process much like we have done with the Government Center. To spread out the work, staff would recommend a city attorney review committee and an engineer review committee. The committees would participate in the review and scoring of proposals, selection of firms to interview based on proposal scoring, and interviews. An alternative approach would be to have the committee assist with the review and scoring of proposals and the selection of firms to interview based on proposal scoring and then hold a council work session where the council as a whole would interview the potential firms.

Staff would recommend council have a discussion on how they would like to proceed. Topics would include:

1. Does Council want to appoint council members to review committees or would they like staff to complete the reviews?
2. How would council like to conduct interviews? (by review

committee or by council as a whole in a work session).

SUGGESTED ACTION:

ATTACHMENTS:

AGENDA ITEM NO. 7.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 20, 2023

SUBMITTED BY: Cathy Reynolds,Administrator

ITEM TYPE: Agenda Report

AGENDA SECTION: Staff and Council Member Reports

SUBJECT: SCALE Legislative Priorities

BACKGROUND: SCALE has been working on their 2024 Legislative Priorities. The attached flyer provides an overview of the priorities that SCALE presented to our legislators at the November 17, 2023 meeting. The SCALE lobbyist will be working these issues during the legislative session.

SUGGESTED ACTION:

ATTACHMENTS:
2024 SCALE Priorities.pdf

SCALE
Scott County Association
for Leadership & Efficiency

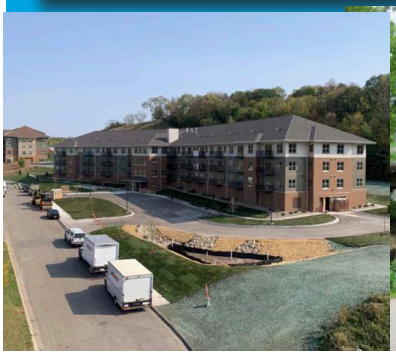
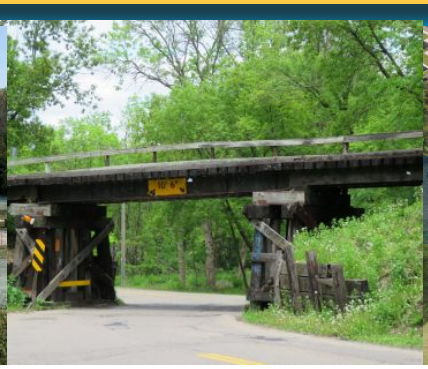


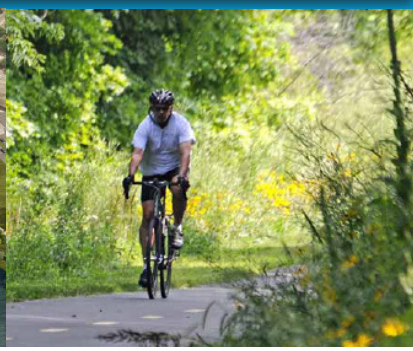



2024 Legislative Priorities

Scott County Association for Leadership and Efficiency

GOVERNMENT WITHOUT BORDERS
Working. Smarter. Together.



The Scott County Association for Leadership and Efficiency (SCALE) was formed in the spring of 2003 to encourage greater efficiencies and leadership in public service through enhanced communication, service collaboration, and resource sharing.

- Members include officials from the cities, school districts, and townships within Scott County, the Shakopee Mdewakanton Sioux Community, and Scott County. (See membership list on back page.)
- SCALE members meet monthly to discuss ways in which local governments can continue to maximize the value of taxpayers' money through cooperating in mutual service areas, such as public safety, parks and recreation, transportation, community development, and general government.
- SCALE recognizes that the 2024 Legislative Session is focused primarily on legislative policy items, but may include a supplemental budget and another bonding bill.
- SCALE established these priorities based on this understanding, and appreciate our legislative delegation's consideration in advancing these priorities.

CORE VALUES
» Relationships
» Innovation
» Influence
» Partnerships
» Education
» Leadership
» Facilitation

TOP PRIORITIES IN POLICY

The incremental costs of growth to be paid for by development:

Scott County is the second-fastest growing county in the state of Minnesota. Growth is accompanied by incremental costs to infrastructure (water, sewer, parks, storm water, and roads). To facilitate continued orderly residential growth, it is essential that development fees are collected to ensure infrastructure meets the demand for housing starts without shifting costs to existing residents.

- SCALE supports infrastructure accountability: SCALE is seeking legislation to provide cities and townships statutory authority to collect street infrastructure fees to offset the cost for safety and capacity improvements to collector road networks necessitated by new development.



Housing project in Scott County

Housing:

- In conjunction with growth and development, SCALE supports the swift implementation of the 2023 legislative housing investments and a sustained increase to state funding for dwelling options across the housing lifecycle. The sustained investments should prioritize the increased production of residential units, the preservation of existing homes, and housing stability programs for individuals and families experiencing the need for transitional and emergency accommodations.
- Additionally, SCALE specifically supports the statewide as well as the local affordable housing aid and local homeless prevention aid that allows for the greatest flexibility to allocate housing resources based on local community needs and priorities.

Reform the Metropolitan Council governance structure:

SCALE supports Metropolitan Council reform. Currently, members of the Metropolitan Council are non-elected officials appointed by the Governor to four-year terms that are coterminous with the Governor's term. SCALE supports changes to legislation which follow the below principles for Metropolitan Council reform:

- A majority of Metropolitan Council members shall be elected officials with staggered terms
- Metropolitan cities and counties shall appoint their own representatives
- The Council shall represent the entire region, therefore voting shall be based on population and incorporate a system of checks and balances

Road Bridges:

SCALE supports the Minnesota Department of Transportation (MnDOT's) ownership and major maintenance of bridges within it's highway right of way. Scott County, townships, and cities are not the appropriate entities to own and maintain those bridges. MnDOT is much better equipped with staff and resources to own and maintain the bridges located within their right of way. Townships and cities do not have the financial resources nor staff to take on ownership and maintenance of these important infrastructure assets. Proper maintenance of bridges is a safety concern and MnDOT is the appropriate entity to own and maintain those bridges.

SCALE SUPPORTS THE FOLLOWING POLICY POSITIONS

School Resource Officers:

SCALE supports the removal of any and all references of "school resource officer" and "police officer" as being agents of the school district and thereby subject to the restrictions described within the recent law. Use of force by school resource officers and police officers is already addressed under the existing State Statute § 609.06.

Schools per pupil formula:

SCALE supports the increase in the general education formula for the 2024-2025 school year by an additional 2 percent. The current budgeted amount is only 2 percent and falls well short of the rate of inflation. This additional funding would help address staffing shortages, students, staff mental health supports, and interrupted learning recovery efforts.

Education:

SCALE supports legislation that addresses chronic school absenteeism. Chronic absenteeism and truancy are becoming increasing concern's for childcare workers, teachers, parents, social workers, and other professionals. SCALE recognizes that school attendance is a critical factor in supporting school success and high school graduation rates. SCALE supports exploring legislation and/or a "pilot" program to have the state, schools and the counties work together to change these trends,



TOP PRIORITIES FOR CAPITAL BONDING REQUESTS

SCALE supports the following five projects are *regional* projects impacting the southwest metro region. These projects are ready to build and move forward if the state allocates bonds. We ask for bonding funds only when the money is ready to be used.

Improvements to Quentin Avenue and bridges in Savage:

The state recently awarded the Highway 13 project through Savage and Burnsville a Corridors of Commerce grant, which will help fund some improvements to the Highway 13/Quentin Avenue intersection in Savage. However, current and projected traffic models show that the current design of Quentin Avenue, particularly with its unique bridge issues, will not support the increase in traffic.

Quentin Avenue connects Trunk Highway 13 and County Road 16, crossed by a city-owned railroad bridge that restricts Quentin Avenue to a single lane stop sign pass-through with a height clearance of 10 feet. This restrictive bridge height clearance presents a clear public safety hazard as it prohibits fire trucks from using Quentin Avenue. Further complicating the problem is the presence of a second bridge on the same rail line that will require improvements if the bridge over Quentin Avenue is replaced.

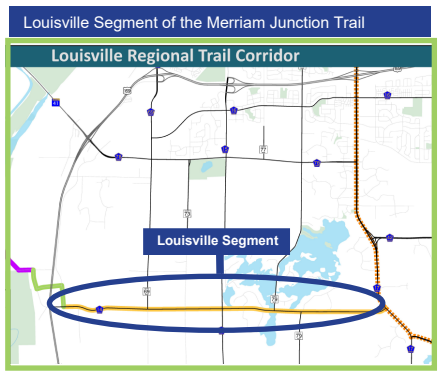
To facilitate the needed future improvements to Quentin Avenue, the city bought these bridges in 2008; at this point, these future improvements to Highway 13 – replacing the bridges and improving Quentin Avenue -- have become necessary. As such, the City of Savage is requesting $7.4M for these critically needed improvements.

Quentin Avenue improvements



Louisville Segment of the Merriam Junction Trail:

Scott County requests $7.3M in state funds to design and construct 4.3 miles of multi-use trail, including elevated boardwalks over wetland and lake areas, to close the existing gap in the regional trail system in northern Scott County. This project will link the Merriam Junction Regional Trail (connecting Scott and Carver Counties) to the Big Woods Regional Trail in Scott County and connect the communities of Shakopee, Prior Lake, the Shakopee Mdewakanton Sioux Community, and Louisville Township.



Louisville Segment

Innovation Center:

The Shakopee Innovation Center project creates a post-secondary institution that is next-generation, highly creative, uniquely flexible, and sustainable with a focus on driving education, entrepreneurship, and collaboration across the Twin Cities metro area. Driven by partnership among the City of Shakopee, Scott County, and Minnesota State University-Mankato, the facility is expected to serve a diverse group of local participants with a variety of needs, skills, ideas, and backgrounds. Shakopee is requesting $4M for this project.



Innovation Center

Prior Lake Outlet Pipe lining:

The Prior Lake Outlet Pipe (PLOP) was constructed in 1983 as part of the greater Prior Lake Outlet Channel (PLOC) to address high lake level issues, which did not have a natural outlet. The PLOP is at risk of failure, and this funding request would provide the funds necessary to repair the pipe through a Cured-In-Place-Pipe liner, extending its lifespan by another 50 years. The PLOC Project Cooperators (Cities of Prior Lake and Shakopee, the Shakopee Mdewakanton Sioux Community, and the Prior Lake-Spring Lake Watershed District) are requesting $2M to cover the pipe lining costs.



Prior Lake Outlet Pipe lining

Interstate 35W and County Road 2 Interchange Development:

Built in 1963, this is one of the last interstate interchanges in the metro system in need of replacement. The 344 acres immediately adjacent to the interchange have been planned for commercial and industrial development and will accommodate approximately 2.6 million square feet of building space. The development area will provide an estimated 1,723 new jobs. Elko New Market is requesting $4.5 million to be allocated to MnDOT to complete design engineering and environmental documentation for the interchange replacement project.

For more information:

SCALE
www.scaleinfo.org

Tony Albright
Poul Haas Government Relations
(612) 801-9401
tony.albright@poulhaas.com

Perry Mulcrone
(952) 457-6692
pmulcrone@co.scott.mn.us

CITIES

Belle Plaine	(952) 873-5553
Credit River	(952) 440-5515
Elko New Market	(952) 461-2777
Jordan	(952) 492-2535
New Prague	(952) 758-4401
Prior Lake	(952) 447-9800
Savage	(952) 882-2660
Shakopee	(952) 233-9300

TOWNSHIPS

Belle Plaine	(651) 307-0101
Blakeley	(612) 860-0836
Cedar Lake	(612) 308-0871
Helena	(952) 758-4505
Jackson	(952) 445-6495
Louisville	(952) 445-8715
New Market	(952) 461-1920
St. Lawrence	(952) 492-3284
Sand Creek	(952) 423-8177
Spring Lake	(952) 492-7030

SCHOOL DISTRICTS

Belle Plaine Public ISD #716	(952) 873-2400
Burnsville-Eagan-Savage ISD #191	(952) 707-2000
Jordan Public School District #717	(952) 492-6200
New Prague Area ISD #721	(952) 758-1700
Prior Lake-Savage ISD #719	(952) 226-0000
Shakopee Public ISD #720	(952) 496-5000
Shakopee Area Catholic Schools	(952) 445-3387
Southwest Metro Intermediate District	(952) 567-8100

TRIBAL COMMUNITY

Shakopee Mdewakanton Sioux Tribal Nation	(952) 496-6109

COUNTY ENTITIES

Scott County	(952) 496-8100
Scott County Community Development Agency	(952) 402-9022
Scott County Township Association	(612) 490-6363

REGIONAL ENTITIES

Metro Cities (AMM)	(651) 215-4000
Minnesota Valley Transit Authority (MVTA)	(952) 882-7500
Prior Lake - Spring Lake Watershed District	(952) 440-0067
Scott Soil and Water Conservation District	(952) 492-5425
Three Rivers Park District	(763) 559-9000