



Shakopee City Council Regular Meeting

Tuesday, September 15, 2026

7:00 PM

City Hall, 485 Gorman Street

Vision: Shakopee is a distinctive river town with a variety of business, cultural, and recreational opportunities in a safe, welcoming, and attractive environment. Our vision is for Shakopee to continue being the place people want to live, work, and play!

Mission: Our mission is to deliver high quality services essential to maintaining a safe and sustainable community. We commit to doing this cost-effectively, with integrity and transparency.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Special Presentations
 - 4.a [Presentation by Superintendent Mike Redmond on the proposed Minnesota Constitutional Amendment re: Permanent School Fund](#)
5. Approval of Agenda
6. Consent Agenda

These items are considered routine and will be enacted by one motion. There will be no separate discussion of these unless a council member or staff requests, in which event the item will be removed from the consent agenda for separate discussion & action.

 - 6.a [Approve Speed Limit Modifications along Marystown Road](#)
 - 6.b [Surplus Property](#)
 - 6.c [Agreement for use of the Shakopee Ice Arena by Independent School District No. 720](#)
 - 6.d [Declare amounts, order the preparation of proposed assessments, set a public hearing date for delinquent refuse bills.](#)

- 6.e [Approve On-Sale and Sunday Liquor Licenses for Hy-Vee Inc. dba Hy-Vee Market Grille.](#)
- 6.f [Approve a Temporary Liquor License for the Fall Food Truck Festival.](#)
- 6.g [Approve On-Sale and Sunday Liquor Licenses for Shakopee Pub LLC. dba Babe's Place.](#)
- 6.h [Approve Resolution R2026-130 Accepting the Donation of \\$10,000 from the Rahr Corporation](#)
- 6.i [Approval of Additional Funding for the Fire Station 2 Station Alerting System](#)
- 6.j [Approval of the September 1, 2026, City Council Minutes](#)
- 7. Public Comment
Individuals may address the City Council about any item not on the regular agenda. Speakers are requested to come to the center table, state their name and address for the clerk's record, and limit their remarks to three minutes. The City Council will not take official action on items discussed at this time, but may refer the matter to staff for a follow up report or direct that matter be scheduled on an upcoming agenda.
- 8. Business removed from consent agenda
- 9. General Business
 - 9.a [2027 Proposed Property Tax Levies and Debt Levy Cancellations](#)
 - 9.b [Planned Unit Development \(PUD\) Amendment to Southbridge Crossings East](#)
 - 9.c [Final Plat of GREENVIEW](#)
- 10. Reports
Liaison and Administration
 - 10.a [City Bill List](#)
 - 10.b [News and Announcements](#)
- 11. Other Business
- 12. Adjourn to October 6, 2026, at 7:00 pm



Shakopee City Council September 15, 2026

4.a

Agenda Item: Presentation by Superintendent Mike Redmond on the proposed Minnesota Constitutional Amendment re: Permanent School Fund
Prepared by: William Reynolds, City Administrator
Reviewed by:

Action to be considered:

None.

Motion Type:

Informational only

Background:

The Minnesota Permanent School Fund is a trust fund held by the Minnesota government that is used to aid the funding of public education in the state. It was officially created in 1858, but its origins predate Minnesota's statehood.

In 1785, the United States Congress passed a law requiring that one square mile in each township in the west be dedicated specifically to the support of public education. By 1858, more than 8.1 million acres in Minnesota were dedicated to the support of public education. When the Minnesota Constitution was ratified in 1858, the ownership of those lands was placed into the Minnesota Permanent School Fund.

Three state agencies manage and administer the fund: the Minnesota Department of Natural Resources, the Minnesota State Board of Investment, and the Minnesota Department of Education. The three agencies work together to manage the revenue received from the land and to distribute the interest and dividends from the fund to school districts throughout the state each year.

The amendment would change the administrative policies for investing and distributing the Minnesota Permanent School Fund. It would require the management of the fund to preserve the purchasing power of the fund over time.

Currently, the constitution states that the principal of the fund must remain *perpetual and inviolate*, and that only the net interest and dividends of the fund can be distributed to school districts each year. In effect, by removing that language from the constitution, the amendment would result in a greater distribution amount to school districts each year.

If the constitutional amendment is approved by voters, changes to the statutory policies that govern the Permanent School Fund would go into effect. Specifically, they would be amended to permit 4.5% of the three-year average value of the permanent school fund to be distributed to school districts each year. This change would increase the payout for school districts from the current \$68 per pupil to an estimated \$95 per pupil each year, starting in the 2027-28 school year. In Shakopee this would be an increase of approximately \$210,000 in funding per year.

There would be no effect to local property taxes.

Recommendation:

None.

Budget Impact:

None.

Attachments:

[Proposed Minnesota Constitutional Amendment.pdf](#)
[PowerPoint](#)



Proposed Minnesota Constitutional Amendment

Ballot Item on November 3, 2026 Statewide Election

What is the **Minnesota Permanent School Fund**?

The Minnesota Permanent School Fund is a trust fund held by the Minnesota government that is used to aid the funding of public education in the state.^[2] It was officially created in 1858, but its origins predate Minnesota's statehood.

In 1785, the United States Congress passed a law requiring that one square mile in each township in the west be dedicated specifically to the support of public education. By 1858, more than 8.1 million acres in Minnesota were dedicated to the support of public education.^[3] When the Minnesota Constitution was ratified in 1858, the ownership of those lands was placed into the Minnesota Permanent School Fund.^[2]

Three state agencies manage and administer the fund: the Minnesota Department of Natural Resources, the Minnesota State Board of Investment, and the Minnesota Department of Education. The three agencies work together to manage the revenue received from the land and to distribute the interest and dividends from the fund to school districts throughout the state each year.^[2]

What would the constitutional amendment do?

The amendment would change the administrative policies for investing and distributing the Minnesota Permanent School Fund. It would require the management of the fund to preserve the purchasing power of the fund over time."^[1]

Currently, the constitution states that the principal of the fund must remain *perpetual and inviolate*, and that only the net interest and dividends of the fund can be distributed to school districts each year. In effect, by removing that language from the constitution, the amendment would result in a greater distribution amount to school districts each year.^[1]

If the constitutional amendment is approved by voters, changes to the statutory policies that govern the Permanent School Fund would go into effect. Specifically, they would be amended to permit 4.5% of the three-year average value of the permanent school fund to be distributed to school districts each year. This change would increase the payout for school districts from the current \$68 per pupil to an estimated \$95 per pupil each year, starting in the 2027-28 school year. In Shakopee this would be an increase of approximately \$210,000 in funding per year.

Does this increase my taxes?

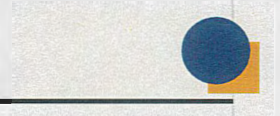
No. The funding source for the Permanent School Fund does not change.



Supporting Minnesota's Public Schools

The Proposed 2026 Constitutional Amendment for the
Permanent School Fund

Three State Agencies Collaborate to Manage and Distribute the Fund



The Permanent School Fund is currently managed through the collaboration of three state agencies.

DNR

Department of Natural Resources

Manages the land revenue generated by the fund's assets.

SBI

State Board of Investment

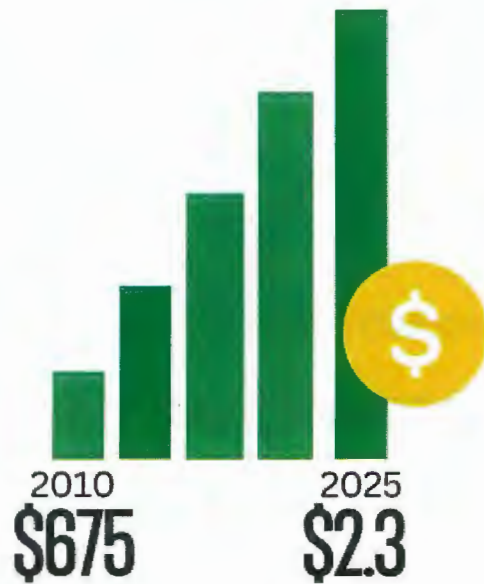
Is responsible for investing those revenues.

MDE

Department of Education

Distributes the resulting interest and dividends to public schools on an annual basis.

Why this is being proposed?



The fund balance has increased significantly.

The distribution methods have not changed since the fund was constitutionally created.





The 2026 Amendment Modernizes Fund Distribution to Increase Payouts

On the November 3, 2026 ballot, voters will consider an amendment to change the fund's administrative policies.

Current State

Restricted Distribution

Only net interest and dividends are distributed to schools.

The principal remains perpetual and inviolate, capping overall distribution capacity regardless of school needs or financial growth.



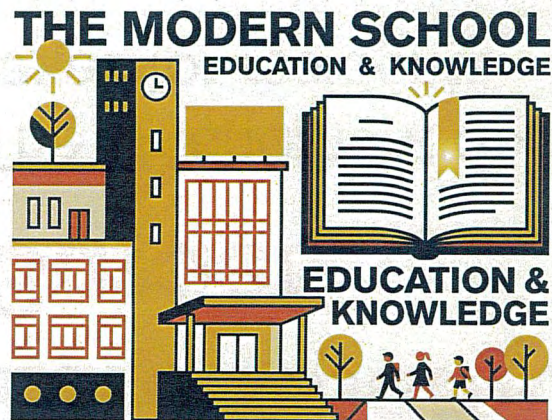
Proposed Policy

Modernized Payouts

Removes the strict interest-only restriction to allow for significantly greater distributions directly to schools.

Crucially, the new policy strictly requires the preservation of the fund's purchasing power over time to ensure long-term sustainability.

The Amendment Increases Annual Per-Pupil Funding Starting in 2027-28



If the amendment is approved, statutory policies would permit 4.5% of the fund's three-year average value to be distributed annually. This change significantly boosts the financial impact on school districts starting in the 2027-28 school year.

Annual Payout Boost

\$95

Estimated Per Pupil

- The payout would increase from the current **\$68 per pupil** to an estimated **\$95 per pupil**.

Local District Growth

+\$210K

Annual Increase

- For example, the **Shakopee school district** would see an increase of approximately **\$210,000 per year**.



The Proposed Amendment Does Not Increase Local Taxes

Core Takeaway

Zero Additional Tax Burden

The amendment does not increase taxes for residents.

Amendment Impact

A critical component of the proposed 2026 Constitutional Amendment is its impact on local taxpayers. The amendment does not increase taxes for residents.

The funding source for the Permanent School Fund remains completely unchanged.

The increased payouts to school districts are achieved entirely by restructuring how the existing trust fund is managed and distributed, requiring zero additional tax burden on the community.



The Proposed Amendment Does Not Increase Local Taxes

BALLOT LANGUAGE

“Shall the Minnesota Constitution be amended to increase the funding going to all school districts from the permanent school fund, which is a fund that supports school districts without raising individual income or property taxes, effective July 1, 2027?”



In Minnesota, constitutional amendments require a **majority of all voters casting ballots in that election** to pass.

If a voter skips this question on their ballot but votes for other races, it is counted as a "No" vote.



Shakopee City Council September 15, 2026

6.a

Agenda Item: Approve Speed Limit Modifications along Marystown Road
Prepared by: Alex Jordan, City Engineer
Reviewed by:

Action to be considered:

Authorize the modification of the speed limit along Marystown Road between 17th Avenue (CH 16) and Vierling Drive.

Motion Type:

Approve

Background:

At its June 16, 2026 meeting, the City Council approved a Speed Limit Setting Policy to establish a consistent and uniform process for evaluating and implementing speed limit changes on City-owned roadways in response to conditions such as:

- Roadway reconstruction or restriping projects
- Safety improvement projects
- Changes in roadway function or land use
- Identified operational or safety concerns

Marystown Road between 17th Avenue and Vierling Drive has a posted speed limit that ranges between 45 and 55 mph and was recently converted from a four-lane undivided roadway to a two-lane divided roadway with roundabouts at intersections and pedestrians trails along both sides of the roadway. These geometric improvements align with the provisions of the Speed Limit Setting Policy, allowing the City to evaluate appropriate speed limits based on the changing conditions. The City completed a engineering speed study under the framework of the approved policy. The recommendations of the study include establishing a posted speed limit of 40 mph between 17th Avenue (CH 16) and CH Vierling Drive.

Recommendation:

Authorize the speed limit modifications.

Budget Impact:

If speed limit changes are approved, the signs will be installed and paid for out of the

project budget.

Attachments:

[20362_Marystown Road - Speed Limit Engineering Analysis_260909.pdf](#)



MEMORANDUM

SRF Project No. 20756

To: Alex Jordan, City Engineer
City of Shakopee

From: Brent Clark, PE, Project Manager
Eric Wurst, PE, Engineer III

Date: September 9, 2026

Subject: Marystown Road – Speed Limit Engineering Analysis

Introduction

The City of Shakopee recently adopted a Speed Limit Setting Policy for evaluating and modifying speed limits on city-owned roadways. The policy supports the City's adoption of a Safe Systems Approach to setting speed limits. The policy is not intended to apply to citywide speed limit changes, but rather to guide the evaluation and implementation of speed limit changes on roadways undergoing reconstruction, restriping, safety improvements, or changes in function or land use.

The City of Shakopee recently completed a two-year reconstruction of Marystown Road, between Vierling Drive and CSAH 16 (17th Avenue), which fully opened on August 21, 2026. The project, shown in Figure 1, converted the corridor from a four-lane divided to a two-lane divided roadway with off-street pedestrian and bicycle facilities on both sides and replaced three closely spaced stop-controlled intersections, including an all-way stop at Vierling Drive, with single-lane roundabouts. Prior to reconstruction, the posted speed limit ranged from 45 to 55 mph; however, the reconstructed corridor has substantially different roadway characteristics, with the three single-lane roundabouts inherently reducing vehicle speeds.

Following city policy, the planned roadway configuration changes warrant a review of the posted speed limit to ensure it aligns with the intended function of the roadway, its surrounding environment, and the safety of all users. Therefore, this speed limit evaluation was completed consistent with the City of Shakopee Speed Limit Setting Policy, with findings and recommendations outlined in the sections below.



Project Location

Marystown Road - Speed Limit Engineering Analysis
City of Shakopee

02620756
September 2026

Figure 1

Corridor Assessment

Marystown Road is a City-owned roadway located in the southwest quadrant of the City of Shakopee. The roadway is functionally classified as an A-Minor Expander south of US 169 and a collector north of US 169. Based on recent traffic counts, existing average daily traffic (ADT) along the corridor ranges from approximately 7,500 to 11,500 vehicles per day (vpd).

The corridor's ultimate configuration was developed through the *Marystown Road Corridor Study* and *Marystown Road Corridor Study Update*, completed by SRF Consulting in 2020 and 2024, respectively, in partnership with the City and MnDOT. This configuration was constructed by the City in 2025/2026 and fundamentally changed the corridor's characteristics by addressing a pedestrian and bicycle facility gap, reducing high-risk intersection and pedestrian conflict points, and providing capacity for long-term growth.

The roadway was converted from a four-lane divided roadway with turn lanes and stop-controlled intersections, including an all-way stop at Vierling Drive, to a two-lane divided roadway with three single-lane roundabouts. Off-street pedestrian and bicycle facilities were provided on both sides of the corridor, including across the US 169 bridge, along with two-stage pedestrian crossings at each roundabout.

The corridor serves a diverse mix of adjacent land uses, including parks, schools, suburban residential, and commercial/retail development. This segment also provides access to US 169 and serves as a transition between a developing area to the south and a fully developed area to the north. The new facilities and surrounding mix of origins and destinations are expected to increase pedestrian and bicycle activity; however, usage data specific to the reconstructed corridor is not yet available.

Prior to reconstruction, the corridors four-lane configuration was associated with documented safety concerns, including intersections operating above the critical crash rate, fatal and serious right-angle injury crashes, pedestrians walking on the shoulders across the bridge, and high operating speeds, with some vehicles observed traveling 17 to 42 mph over the posted speed limit. These conditions were a primary driver of the reconstruction project. Because the roadway geometry and intersection control have since changed substantially, crash history reflects conditions that no longer exist along the corridor, therefore, crash history was not reviewed as part of this evaluation.

With three roundabouts located within a 0.5-mile segment of the corridor, operating speeds along the corridor are inherently constrained by the roundabout geometry and spacing. As a result, adjacent speed limits and post-construction speed data collected along the corridor, discussed in the following sections, were the primary basis for the recommended speed limit.

Adjacent and Comparable Speed Limits

The focus of this speed limit engineering analysis is the recently reconstructed portion of Marystown Road, which generally extends from Vierling Drive to CSAH 16. While the analysis and speed data collection are focused on this segment, the posted speed limits and roadway characteristics immediately north and south of the study corridor are important factors to consider. These include:

- **Adams Street (35 mph):** Marystown Road transitions to Adams Street north of Vierling Drive. The roadway was recently restriped to a three-lane section and serves a mix of residential neighborhoods, Lions Park, and Sweeney Elementary School.
- **Marystown Road/CSAH 15 (55 mph):** South of the reconstructed corridor, Marystown Road/CSAH 15 is currently a two-lane undivided rural roadway with a posted speed limit of 55 mph.

In addition, other roadways and posted speed limits within the City were reviewed for comparison, however, no facilities were identified to be directly comparable. While Fuller Street and Townline Avenue (both posted at 45 mph) are both overpasses directly east of the study corridor, both carry significantly lower traffic volumes, are undivided, and do not include interchange access or roundabouts. Shenandoah Drive near Canterbury Park (posted at 30 mph) provides a comparison for a roadway with closely spaced roundabouts; however, it's a local roadway that primarily serves adjacent residents and business rather than functioning as a collector or expander carrying through traffic.

Existing Operating Speeds

Speed data was collected at three locations along the corridor in 2024, prior to reconstruction, and is summarized in Table 1. While not shown in the Table, maximum observed speeds at that time ranged from 17 to 42 mph (i.e. 72 to 97 mph) over the posted speed limit, occurring during daytime hours when the roadway was in active use by other users, indicating that the corridor's prior characteristics enabled higher-risk speeds despite general driver compliance with the posted speed limit. Following completion of the roadway reconstruction, speed data was collected at the same three locations from August 31 through September 8, 2026, and is also summarized in Table 1.

As expected, operating speeds vary along the reconstructed corridor, with higher speeds observed along the southern portion as the corridor transitions to/from the adjacent 55-mph roadway. In general, north of US 169 and across the US 169 bridge, 50th percentile speeds are approximately 35 mph, with 85th percentile speeds approximately 40 mph or less. South of US 169, the 50th percentile speed is approximately 40 mph, with an 85th percentile speed of approximately 45 mph. Overall, average and 85th percentile speeds decreased by approximately 5 to 13 mph compared to pre-construction conditions, while maximum observed speeds were generally below 55 mph. These results indicate a substantial reduction in operating speeds following reconstruction, particularly the upper limit of the observed speed distribution.

Table 1: Existing Operating Speeds

Date	Location	Posted Speed Limit	50th Percentile Speed	85th Percentile Speed	Pace ¹
Prior to Reconstruction (September 2023)	North of US 169 (near Hy-Vee RIRO)	45/55	40	46	34 to 44
	US 169 Bridge	55	44	51	39 to 49
	South of US 169 (near Lusitano St)	55	45	51	40 to 50
After Reconstruction (August/September 2026)	North of US 169 (near Hy-Vee RIRO)	N/A ²	35	40	30 to 40
	US 169 Bridge		33	38	29 to 39
	South of US 169 (near Lusitano St)		40	45	35 to 45

Recommendation

Based on the post-construction operating speed data and the posted speed limits on the adjacent roadway segments, a posted speed limit of **40 mph** is recommended for the full extent of the reconstructed corridor, from Vierling Drive to CSAH 16. Key considerations supporting this recommendation include:

- Observed 85th percentile speeds range from 38 to 45 mph along the corridor. A 40-mph speed limit provides a reasonable balance between the northern section, where 50th percentile speeds of 33 to 35 mph are generally consistent with the 35-mph speed limit on Adams Street, and the southern section, where operating speeds are higher due to the transition to the adjacent 55-mph segment.
- The recommended speed limit represents a 5-mph increase from Adams Street to the north and a 15-mph decrease from Marystown Road/CSAH 15 to the south, with both transitions coinciding with changes in roadway context.
- While the observed speed data could support a two-zone speed limit, a single 40-mph speed limit is recommended. Under a two-zone approach, the existing 35-mph speed limit on Adams Street would carry south to the US 169 South Ramp, followed by approximately 40 mph before transitioning to 55 mph at CSAH 16. This would introduce a relatively short intermediate speed zone that may have limited influence on actual operating speeds.

Proposed sign locations are provided in the Appendix.

¹ The pace of a corridor indicates the 10-mph speed range that contains the largest number of vehicles.

² No posted speed limit was present along the corridor at the time of data collection.

APPENDIX

GENERAL NOTES:

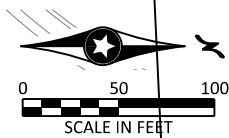
1. CENTERLINE ALIGNMENTS ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
2. ALL BROKEN LINES SHALL UTILIZE A 10' LINE, 40' GAP APATTERN. UNLESS OTHERWISE NOTED.

SIGNING NOTES:

- ① F & I
- ② INPLACE

PAVEMENT MARKING NOTES:

- ②1 PAVEMENT MESSAGE - RIGHT TURN ARROW [WHITE]
MULTI-COMPONENT GR IN WR



SB MARYSTOWN RD

NB MARYSTOWN RD

BEGIN CONSTRUCTION
SP 7005-145, SP 166-100-004
STA 600+00.00 (MARYSTOWNSB)

MATCH LINE STA 606+00.00 (MARYSTOWNSB)
SEE SHEET 163

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4/7/2025
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NO	DATE	BY	CKD	APPR	REVISION

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

Print Name: CLAYTON BAYER

Clayton Bayer

Date 04/04/2025 License # 57865

STATE PROJECT NO.
166-100-004

STATE PROJECT NO.
7005-145 (TH 169)

CITY PROJECT NO.
CIF-23-004

DRAWN BY
J HIEDEMAN

DESIGNED BY
J HIEDEMAN

CHECKED BY
C BAYER

COMM. NO. 0016984



CITY OF SHAKOPEE

SIGNING AND PAVEMENT MARKING PROPOSED PLANS

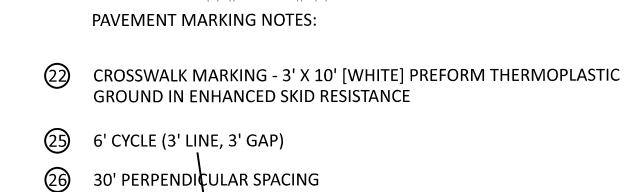
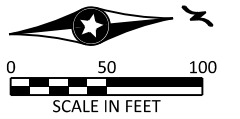
MARYSTOWN ROAD RECONSTRUCTION

SCOTT COUNTY

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OF
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1. CENTERLINE ALIGNMENTS ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
2. ALL BROKEN LINES SHALL UTILIZE A 10' LINE, 40' GAP APTTERN. UNLESS OTHERWISE NOTED.



NO	DATE	BY	CKD	APPR	REVISION	
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: CLAYTON BAYER

Clayton Bayer

Date 04/30/2025 License # 5

STATE PROJECT NO. 166-100-004
STATE PROJECT NO. 7005-145 (TH 169)
CITY PROJECT NO. CIF-23-004

DRAWN BY J HIEDEMAN
DESIGNED BY J HIEDEMAN
CHECKED BY C BAYER
COMM. NO. 0016984



CITY OF SHAKOPEE

SIGING AND PAVEMENT MARKING PROPOSED PLANS

MARYSTOWN ROAD RECONSTRUCTION

SCOTT COUNTY

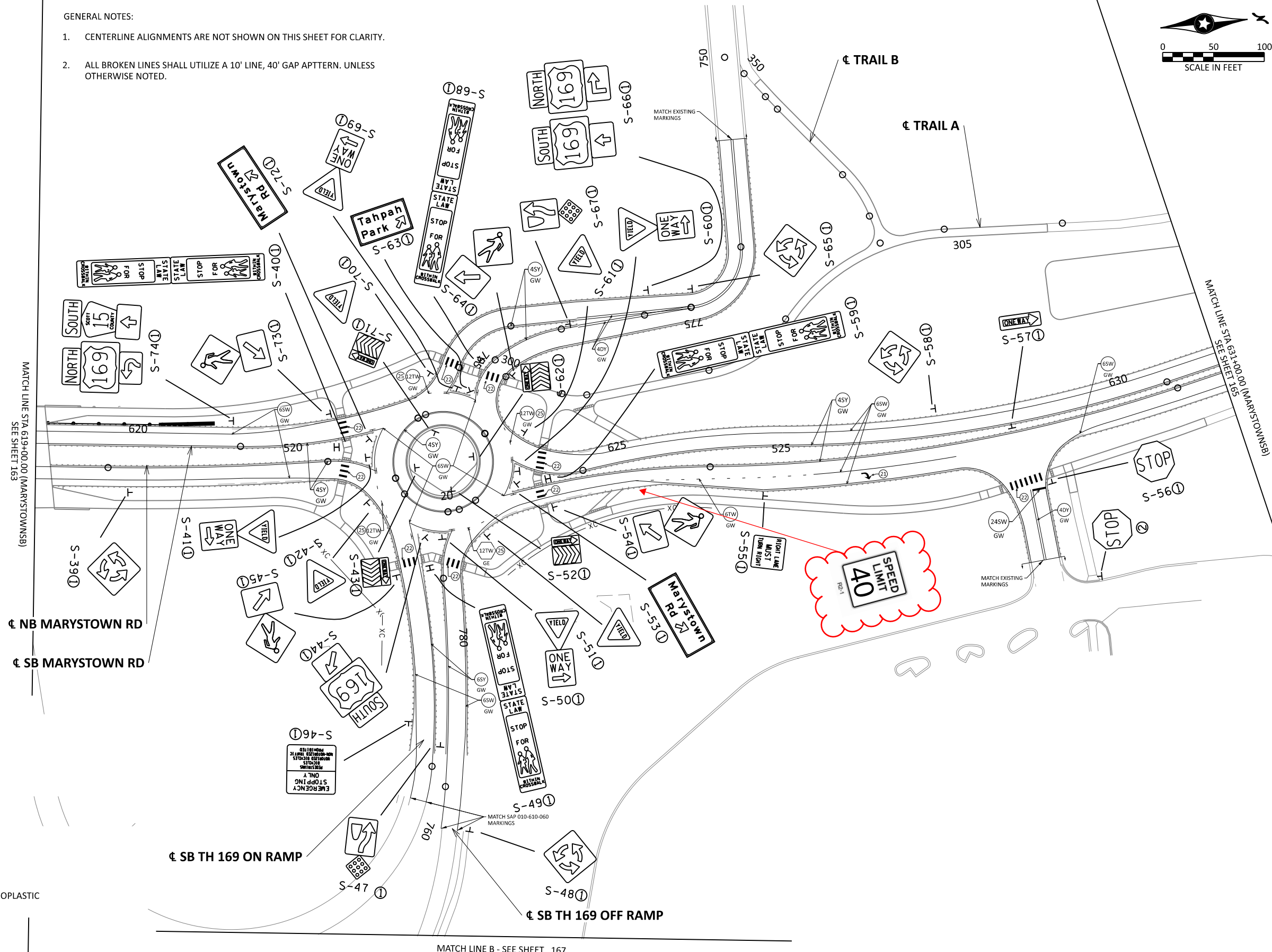
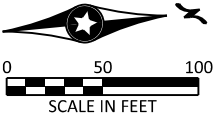
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OF
185 **23**

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- GENERAL NOTES:
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SIGNING NOTE:

- ① F & I
- ② INPLACE

PAVEMENT MARKING NOTES:

- ②① PAVEMENT MESSAGE - RIGHT TURN ARROW [WHITE] MULTI-COMPONENT GR IN WR
- ②② CROSSWALK MARKING - 3' X 10' [WHITE] PREFORM THERMOPLASTIC GROUND IN ENHANCED SKID RESISTANCE
- ②③ 6' CYCLE (3' LINE, 3' GAP)

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

Print Name: CLAYTON BAYER

Clayton Bayer

Date: 04/30/2025 License #: 57865

STATE PROJECT NO. 166-100-004

DESIGNED BY J HIEDEMAN

CITY PROJECT NO. 7005-145 (TH 169)

CHECKED BY C BAYER

COMM. NO. 0016984



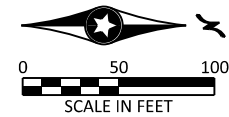
CITY OF SHAKOPEE

SIGNING AND PAVEMENT MARKING PROPOSED PLANS

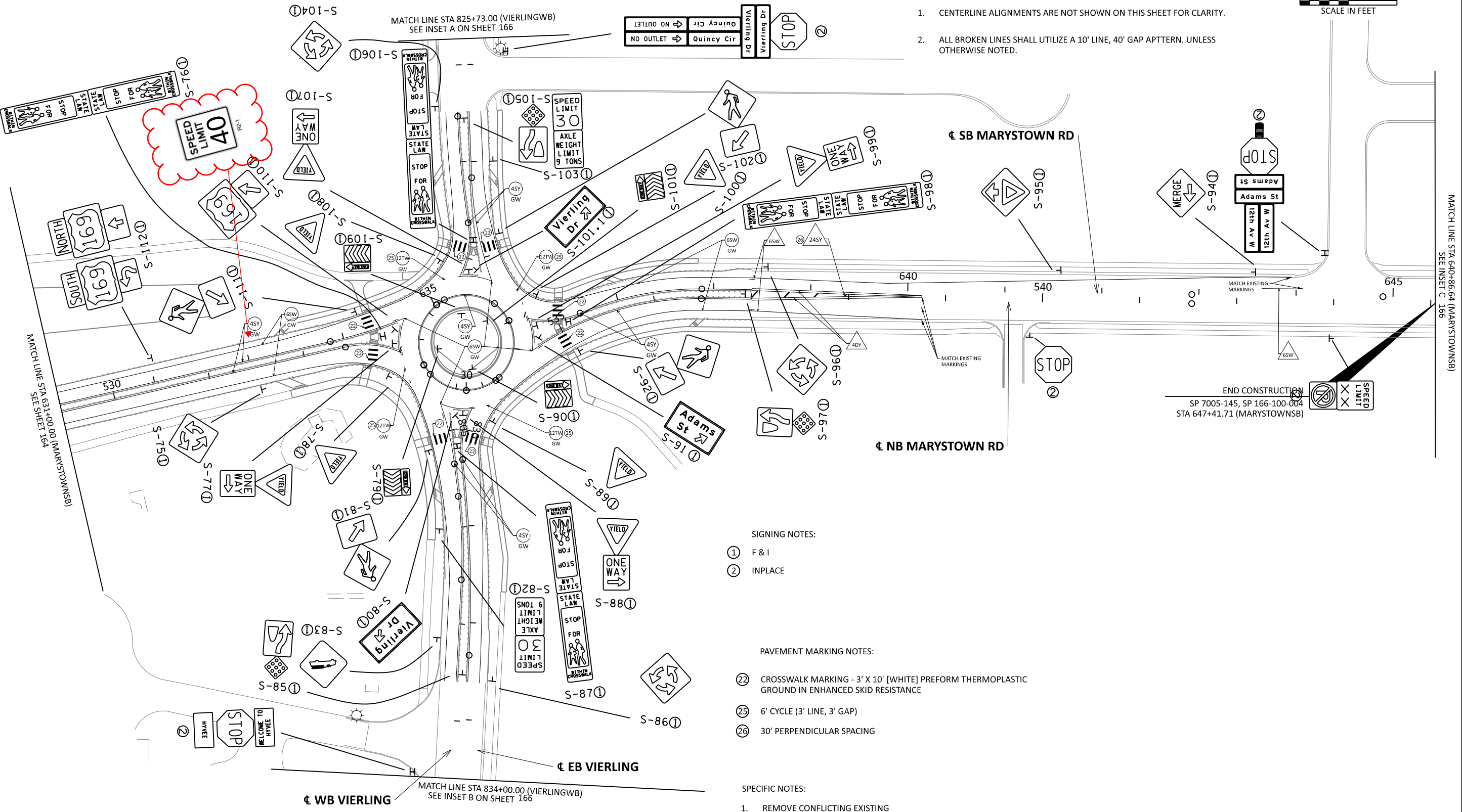
MARYSTOWN ROAD RECONSTRUCTION

SCOTT COUNTY

SHEET 164 OF 185



- GENERAL NOTES:
- CENTERLINE ALIGNMENTS ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
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- SIGNING NOTES:
- ① F & I
 - ② INPLACE

- PAVEMENT MARKING NOTES:
- ②② CROSSWALK MARKING - 3' X 10' [WHITE] PREFORM THERMOPLASTIC GROUND IN ENHANCED SKID RESISTANCE
 - ②⑤ 6' CYCLE (3' LINE, 3' GAP)
 - ②⑥ 30' PERPENDICULAR SPACING

- SPECIFIC NOTES:
- REMOVE CONFLICTING EXISTING PAVEMENT MARKINGS.

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

Print Name: CLAYTON BAYER
Clayton Bayer
Date: 05/29/2025 License #: 57865

STATE PROJECT NO.
166-100-004
STATE PROJECT NO.
7005-145 (TH 169)
CITY PROJECT NO.
CIF-23-004

DRAWN BY
J HIEDEMAN
DESIGNED BY
J HIEDEMAN
CHECKED BY
C BAYER
COMM. NO. 0016984



CITY OF SHAKOPEE
SIGNING AND PAVEMENT MARKING PROPOSED PLANS
MARYSTOWN ROAD RECONSTRUCTION
SCOTT COUNTY

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OF
185

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

Print Name: **CLAYTON BAYER**

Clayton Bayer

Date **05/29/2025** License # **57865**

STATE PROJECT NO.
166-100-004

STATE PROJECT NO.
7005-145 (TH 169)

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CIF-23-004

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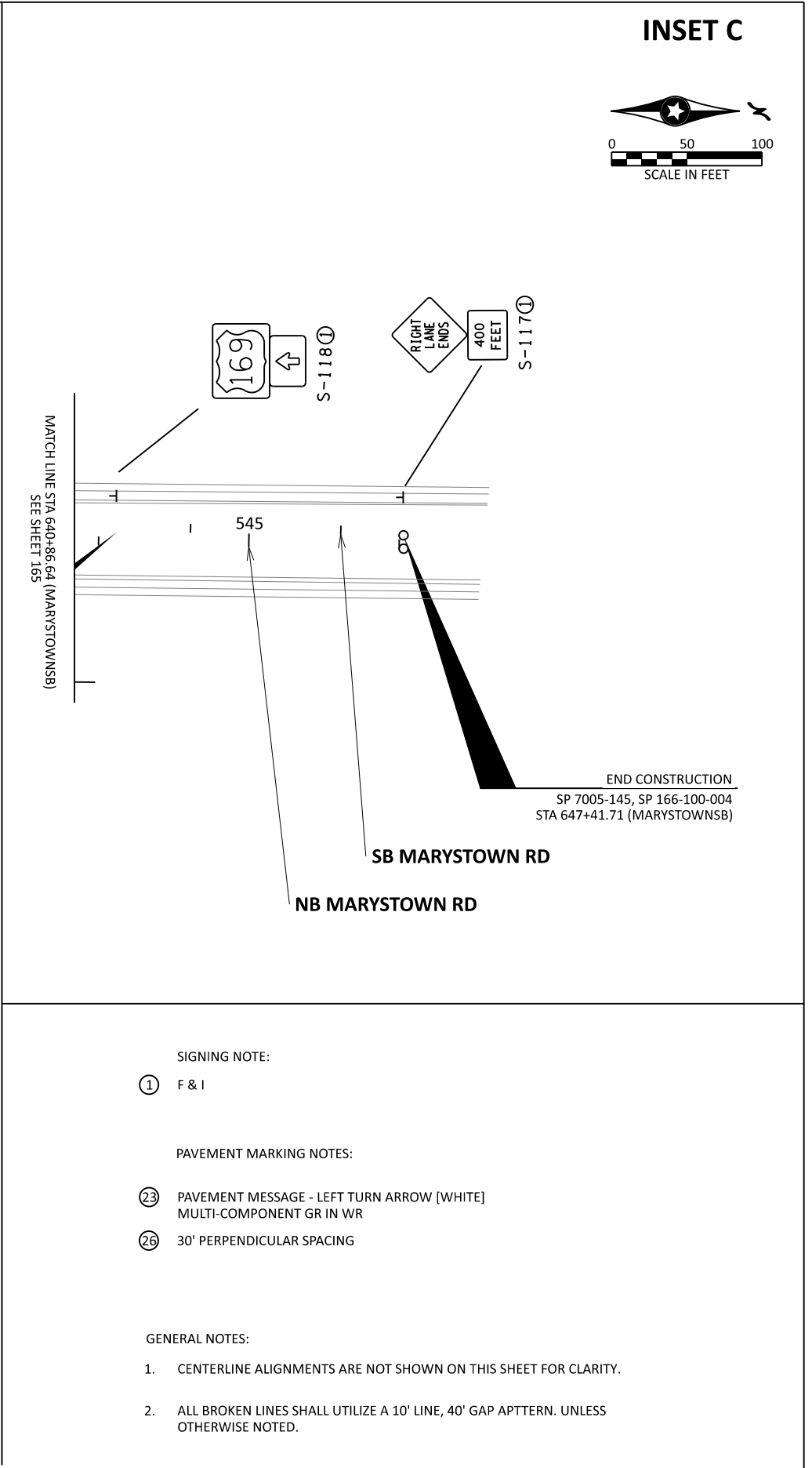
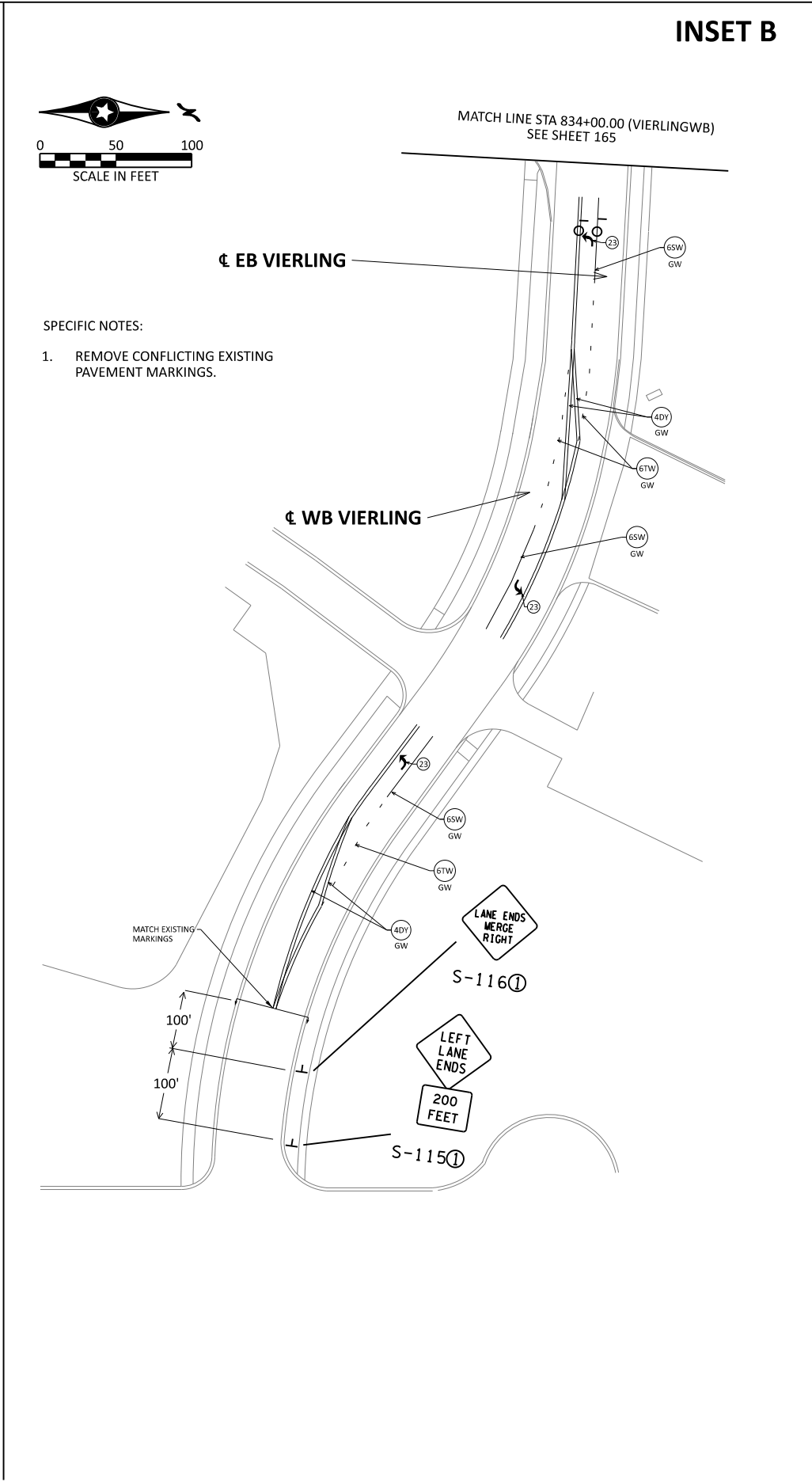
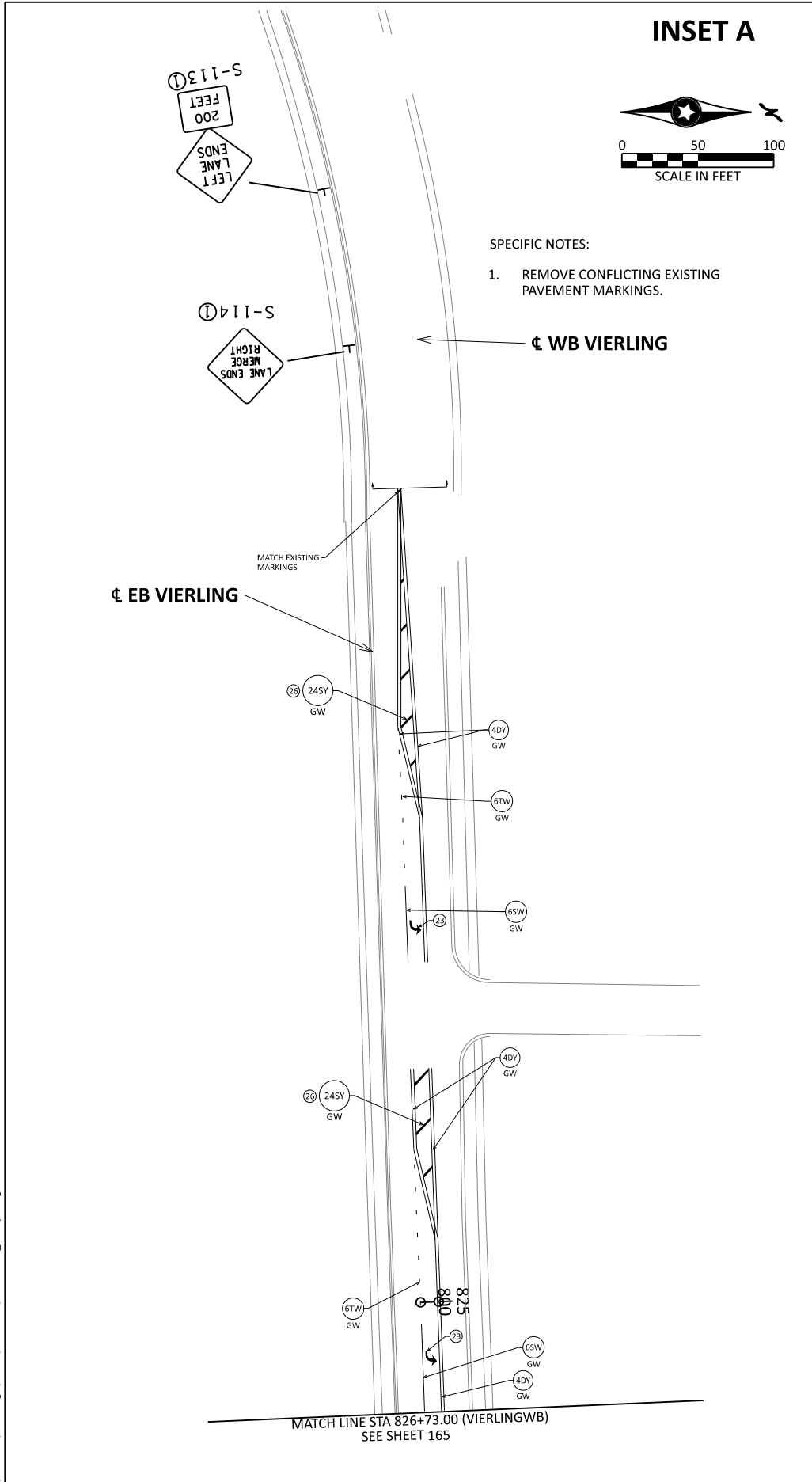
CITY OF SHAKOPEE

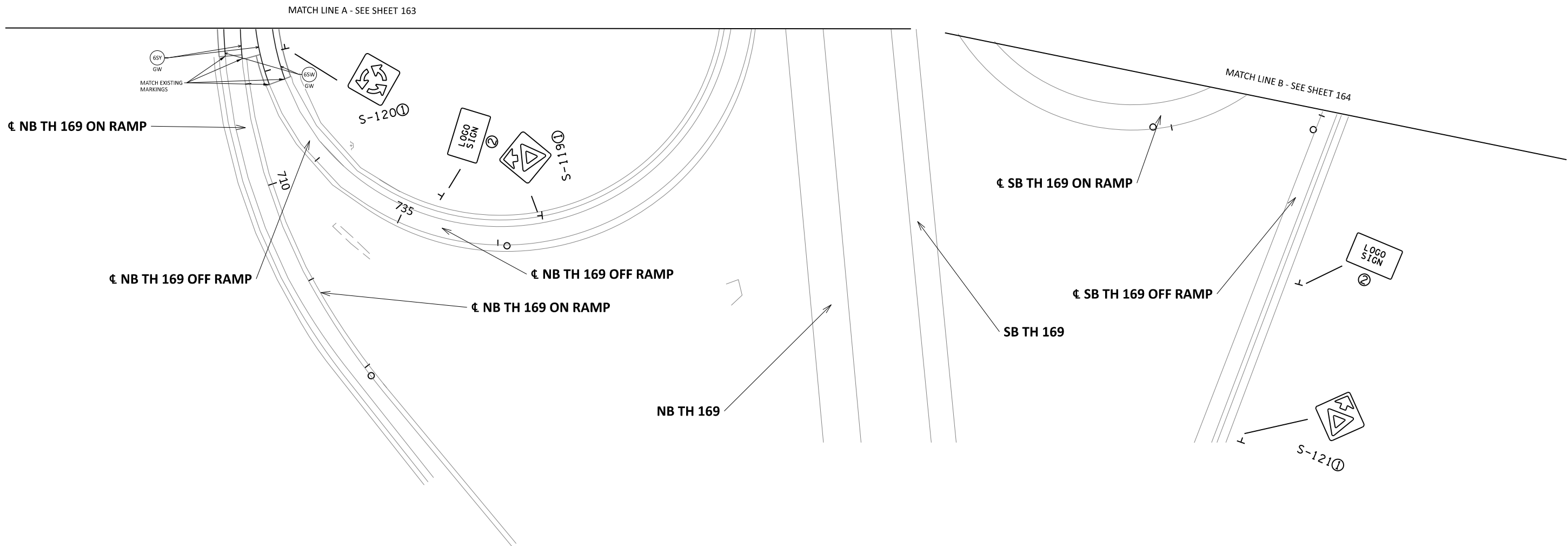
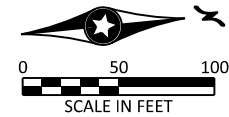
SIGNING AND PAVEMENT MARKING PROPOSED PLANS

MARYSTOWN ROAD RECONSTRUCTION

SCOTT COUNTY

SHEET
166
OF
185





SIGNING NOTE:

- ① F & I
- ② INPLACE

NO	DATE	BY	CKD	APPR	REVISION
t166100004_440stp06.dgn					

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

Print Name: CLAYTON BAYER

Clayton Bayer

Date 04/30/2025 License # 57865

STATE PROJECT NO.
166-100-004

STATE PROJECT NO.
7005-145 (TH 169)

CITY PROJECT NO.
CIF-23-004

DRAWN BY
J HIEDEMAN

DESIGNED BY
J HIEDEMAN

CHECKED BY
C BAYER

COMM. NO. 0016984



CITY OF SHAKOPEE

SIGNING AND PAVEMENT MARKING PROPOSED PLANS

MARYSTOWN ROAD RECONSTRUCTION

SCOTT COUNTY

10:34:13 AM
4/29/2025
F:\Projects\166000\1698A\TechData\CADDesign\Plans\CityFinalPlan\CityFinalPlan\166100004_440stp06.dgn



Shakopee City Council
September 15, 2026

6.b

Agenda Item: Surplus Property
Prepared by: Josh Davis, Sergeant
Reviewed by:

Action to be considered:

Declare one firearm as surplus property and authorize disposal.

Motion Type:

Simple Majority

Background:

The following firearm was obtained through forfeiture proceedings and is described as follows:

1. Smith and Wesson Handgun, 9mm, Serial #HZP6648

The firearm will be destroyed.

Recommendation:

Approve policy/action as requested.

Budget Impact:

None

Attachments:



Shakopee City Council September 15, 2026

6.c

Agenda Item: Agreement for use of the Shakopee Ice Arena by Independent School District No. 720
Prepared by: Kelsi McNutt, Parks and Recreation Director
Reviewed by:

Action to be considered:

Approve the renewal of the agreement with Shakopee Public Schools for use of the Shakopee Ice Arena for its boys' and girls' hockey programs.

Motion Type:

Simple Majority

Background:

The City of Shakopee and Shakopee Public Schools have maintained a strong partnership for the use of the Shakopee Ice Arena for the District's boys' and girls' hockey programs. The current agreement went into effect in 2017 and has a ten-year term.

The proposed agreement would renew this partnership for an additional five-year term beginning July 1, 2027. Staff recommends reducing the term from ten years to five years to provide both parties with greater flexibility to periodically review the agreement and discuss any changes in facility operations, program needs, scheduling, or other circumstances that may arise over time. A five-year term provides stability for both parties while also creating a reasonable opportunity to revisit the agreement as needs evolve.

Recommendation:

Approve the renewal of the agreement with Shakopee Public Schools for use of the Shakopee Ice Arena for its boys' and girls' hockey programs.

Budget Impact:

The previous agreement established a combined rate for ice time and locker room use, which has remained at \$125,000 annually since 2017. Under the proposed agreement, ice

time and locker room use will be charged separately, providing greater transparency regarding the cost of each component. The agreement also includes a 3% annual rate increase to help ensure revenues keep pace with increasing operational costs over the term of the agreement.

For the 2027–2028 season, the District’s total cost for ice time and locker room use will be \$149,435, an increase of approximately \$24,435 compared to the current annual rate. The total rate will increase by 3% annually throughout the five-year term of the agreement.

Attachments:

[Agreement for use of City Ice Arena by School District no.720 V.2026 FINAL.docx](#)

**AGREEMENT FOR USE OF CITY ICE ARENA BY
INDEPENDENT SCHOOL DISTRICT NO.720**

THIS AGREEMENT is made and entered into by and between the CITY OF SHAKOPEE, a municipal corporation and political subdivision of the State of Minnesota, ("City") and INDEPENDENT SCHOOL DISTRICT NO. 720, Shakopee, Minnesota (the "District") an independent school district and political subdivision of the State of Minnesota.

Recitals

- A. The City owns an Ice Arena located at 1225 Fuller Street in the City of Shakopee, Minnesota
- B. The District desires to use the ice rinks, spectator areas, common areas, parking lots and other appurtenant facilities (collectively the "Ice Arena") for its boys' and girls' junior varsity and varsity hockey programs.
- C. The City and the District desire to enter into this Agreement setting forth the terms by which the District will use the Ice Arena.

NOW THEREFORE, in consideration of the promises and agreements and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the District agree as follows:

- 1. Term. This Agreement shall commence on July 1st, 2027(the "Effective Date") and terminate on June 30th, 2032(the "Term"), During the Term, the District shall have the right to use the Ice Arena from October 1st through March 31st ("Hockey Season") of each school year.
- 2. Payment. During the Term, the District shall pay the amount listed in Exhibit A and B annually to the City for the District's use of the Ice Arena during each Hockey Season (the "Use Fee"). Payment shall be made in two equal installments of. The first installment is due no later than December 1st and the second installment is due no later than April 1st of each school year.
- 3. Ice Time. The District is granted ice time during the times and under the terms and conditions set forth in the attached Exhibit A.
- 4. Team Locker Rooms. The District is hereby granted an exclusive right to use two Varsity/Junior Varsity Team locker rooms ("Team Locker Rooms"), and three Coaches Rooms ("Coaches Rooms") depicted and described in the attached Exhibit B during the Term, including before and after the Hockey Season. The District and the City mutually agree that the District's right to exclusive use of the Team Locker Rooms and Coaches Rooms shall be deemed a lease of that space for governmental purposes in accordance with MN. Stat. § 126C.10, subd. 14(3),

5. District Improvements. The District may make additional alterations, additions or improvements to the Team Locker Rooms and Coaches Room as it deems necessary (the "Additional District Improvements") upon responsible notice and approval of the City in adherence to the City's Modification and Enhancement Policy. Any alteration, addition or improvement made to the Team Locker Rooms and Coaches Rooms (other than movable equipment, furniture, and other trade fixtures owned by the District) will at once become the property of the City upon expiration or earlier termination of this Agreement, except that if the City terminates this Agreement, the City shall not acquire ownership of the alterations, additions or improvements to the Team Locker Rooms and Coaches Rooms until the City reimburses the District a pro rata portion of the costs of the District Improvements and the Additional District Improvements. The pro rata payment shall be determined by multiplying the total costs of the District Improvements and Additional District Improvements by the percentage amount of the full calendar months remaining of the Term. The District shall maintain verifiable records of such costs.
6. District's Use of Ice Arena. The District shall use the Ice Arena for the District's hockey program, pursuant to the terms of this Agreement and the attached Exhibit A. The District shall not create a nuisance or use the Ice Arena for any illegal or immoral purposes.
7. Compliance With Laws. The City warrants that the physical condition and indoor air quality of the Ice Arena will comply with all applicable laws, ordinances, rules and governmental regulations ("Applicable Laws"), The City shall comply with all Applicable Laws regarding the physical condition and indoor air quality of Ice Arena. The District shall comply with all Applicable Laws regarding the physical condition of the Ice Arena to the extent the Applicable Laws pertain to the particular manner in which District uses the Ice Arena or to the lawful use of the Ice Arena, such as laws governing maximum occupancy and illegal business operations
8. District Policies Applicable. During the Term, the District's policies and procedures shall apply to use of the Ice Arena, Team Locker Rooms, and Coaches Rooms.
9. Services and Utilities. The City shall, at its expense:
 - a. Provide heating, ventilation and air conditioning (HVAC) for the Ice Arena to maintain comfortable temperatures and air quality during the times that the District uses the Ice Arena;
 - b. Provide electricity to the Ice Arena in reasonable amounts necessary for the District's use of the Ice Arena;
 - c. Provide expendables such as light bulbs, paper towels, toilet paper and the like;
 - d. Cooperate with the District regarding the District's use of the Ice Arena, Team Locker Rooms, and Coaches Rooms;
 - e. Provide trash disposal receptacles; and

- f. Maintain common areas in the Ice Arena as well as the parking lots and walkways appurtenant to the Ice Arena, including snow removal and ice remediation;
10. District's Use and Care of the Ice Arena, Team Locker Rooms and Coaches Rooms. The District shall, at its expense:
- a. Keep the Team Locker Rooms and Coaches Rooms in good order;
 - b. Make repairs and replacements to the Team Locker Rooms and Coaches Rooms needed because of District's misuse or negligence;
 - c. Maintain and clean the Team Locker Rooms and Coaches Rooms on a regular basis using City- provided cleaning supplies and equipment. This includes cleaning, mopping, disinfecting, and depositing trash into proper receptacles;
 - d. Cooperate with the City staff that is assigned to oversee the Ice Arena;
 - e. Pay for and provide any security measures necessary to secure its equipment in the Team Locker Rooms and Coaches Rooms and provide access to the City's Ice Facilities Manager;
 - f. Be responsible for any losses due to theft, District employee errors, vandalism occurring in the Team Locker Rooms and Coaches Rooms unless such loss is the result of negligence or intentional acts by the City, its employees, volunteers, subcontractors or agents;
 - g. Ensure that those District employees follow the City's no smoking, tobacco and alcohol policy and premises policies, which regulate permissible activities and do not allow any smoking or drinking, within the Team Locker Rooms and Coaches Rooms.
 - h. At the end of each Hockey Season, the District will remove from the Team Locker Rooms its personal property and equipment in order to facilitate an end-of the-season deep cleaning and sanitizing of the Team Locker Rooms and Coaches Rooms by City staff at City expense.
11. Interruption of Services. The City explicitly does not warrant that any services the City supplies to the Ice Arena under Section 8 hereof will be uninterrupted. Services may be interrupted because of accidents, repairs, alterations, improvements, or any reason beyond the reasonable control of the City. In the event an interruption of one or more Services prevents the District from making full use of the Ice Arena during any day of the Hockey Season, a pro rata credit shall be applied to the District's next semi-annual Use Fee payment under Section 2 hereof for each day the District cannot make full use of the Ice Arena. The City may enter the Team Locker Rooms and Coaches Rooms at reasonable times upon reasonable prior notice to the School District, and at any time in the case of an emergency, to make necessary and appropriate repairs or alterations, at the City's expense, to preserve

the safety and physical condition of the Ice Arena, Team Hockey Rooms, and Coaches Rooms.

12. Alterations. Except with respect to the District improvements, the District shall not make alterations to the Ice Arena without the City's advance written consent, which consent shall not be unreasonably withheld. "Alterations" means additions, substitutions, installations, improvements, and similar changes to the physical condition of the Ice Arena. Any alterations made must adhere to the terms and conditions outline in the City's Modification and Enhancement of City Property Policy.
13. Entire Agreement. This Agreement, including the attached Exhibit A and Exhibit B, constitutes the complete and exclusive statement of the terms agreed upon and shall supersede all prior negotiations, understandings or agreements. Any alterations, variations, modifications or waivers of the Agreement shall only be valid when they are agreed to in writing and signed by authorized representatives of the District and the City.
14. Applicable Law. Minnesota law shall be used to construe and interpret this Agreement, without giving effect to the principles of conflict of Jaws. All proceedings related to this Agreement shall be venued in the State of Minnesota.
15. Data Practices Act. All of the data created, collected, received, stored, used, maintained, or disseminated by the City or the District in the performance of this Agreement is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
16. Indemnity. To the extent permitted by law, the District shall defend, indemnify and hold harmless the City, its officers, agents and employees, against all suits, demands, causes of action, liabilities, or claims for injury or damages of whatever nature, including death or damage to property, arising out of or related to the District's use of the Ice Arena.; provided, however, that such indemnification shall not extend to injury or damage caused by the negligence or intentional acts of the City, it agents, administrators, employees, volunteers and assigns.
17. Assignment. Neither party shall assign this Agreement or any of the rights, duties or payments arising under this Agreement to any third party without the written consent of the other.
18. Termination Due to Non-Appropriation. During the Term, the District shall have the right to terminate this Agreement at the end of any fiscal year of the District in the event that the District fails to appropriate money sufficient for the continued performance of this Agreement by District after the end of that fiscal year. The District may affect such termination by giving the City a written notice of termination and by paying to the City any fees and other amounts which are due and which have not been paid at or before the end of its then current fiscal year. Upon termination of this Agreement as provided in this section, the District shall not be responsible for the payment of any fees coming due with respect to succeeding fiscal years. Within ten (10) business days following the end of the

fiscal year in which the non-appropriation occurs, the District shall remove all District property and equipment from the Ice Arena, Team Locker Rooms, and Coaches Rooms. All remaining property left in the Ice Arena, Team Locker Rooms, and Coaches Rooms after 10 days of termination will become the property of the City.

19. Either party may terminate this Agreement for any reason with a 60-day written notice to the other. If District fails to make timely payments to the City, the City may terminate this Agreement upon a 30 day written notice to District.
20. Notices. All notices required under this Agreement must be in writing and provided to the designated contact person for the other party. The parties shall keep each other informed in writing of any change in the designated contact person. At the time of the execution of this Agreement, the following persons are the designated contacts:

<u>District Contact</u>	<u>City Contact</u>
Finance Director	Director of Parks and Recreation
Shakopee Public Schools	City of Shakopee
1200 Shakopee Town Square	1255 Fuller St S
Shakopee, MN 55379	Shakopee, MN 55379

21. Miscellaneous.

- a. The City has the exclusive right to operate or manage concession sales at the Ice Arena for the sale of food and beverages, including food and beverages dispensed from vending machines. The District may not bring food or beverages for sale or distribution in the Ice Arena without prior written approval from the City and such approval shall not be unreasonably withheld.
 - b. The District may not post advertisements in any portion of the Ice Arena without prior written approval from the City.
 - c. The District will have shared use of the Ice Arena parking lot on a first-come, first-served basis. The District may not prohibit, regulate, or obstruct use of the Ice Arena parking lot by others.
22. Severability. If any portion of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and conditions shall not be affected and the rights and obligations of the parties under this Agreement shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

IN WITNESS WHEREOF, the undersigned parties acknowledge that they have read and understand this Agreement and have executed it on the dates recorded below.

INDEPENDENT SCHOOL DISTRICT NO.720

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

CITY OF SHAKOPEE

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

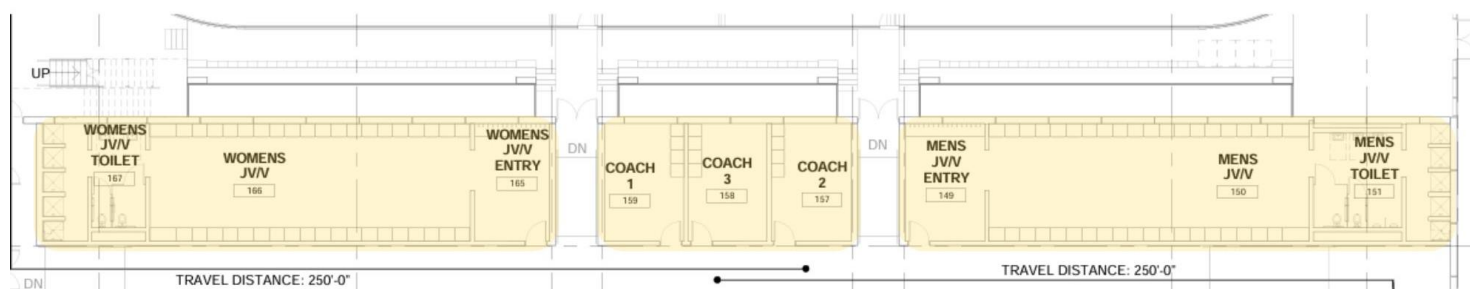
EXHIBIT A

1. Game Blocks (4.5 hours)
 - a. 26 game blocks (117 hours in total)
 - i. 2027-2028 hockey season \$33,475
 - ii. 2028-2029 hockey season \$34,479
 - iii. 2029-2030 hockey season \$35,513
 - iv. 2030-2031 hockey season \$36,578
 - v. 2031-2032 hockey season \$37,675
 - b. 403 available practice hours during the Hockey Season
 - i. 2027-2028 hockey season \$100,510
 - ii. 2028-2029 hockey season \$103,525
 - iii. 2029-2030 hockey season \$106,631
 - iv. 2030-2031 hockey season \$109,830
 - v. 2031-2032 hockey season \$113,125
2. Schedule of reserved dates and times:
 - a. All game times/dates as set and determined by School District Activities Director in consultation with the City's Ice Facilities Manager. Each game block shall have a reserved time of 4.5 hours.
 - b. Practice times for girls' and boys' junior varsity and varsity hockey teams from 5:30-7:30 a.m. on Mondays, Tuesdays, and Thursdays and from 3:15-6:30 p.m. on Mondays through Fridays. At designated dates and times mutually agreed-to by the parties, the District may use the Ice Arena for games and practices on Saturdays.
 - c. All post-season home games
 - d. Ice time selection must be made by August 1st each year of the Term.
 - e. Use of the Ice Arena for practices is expected to average 30 hours per week. Any practice hours that exceed the 403 hours will be billed at the City's normal hourly rate.
3. The City, at its own expense, will provide an on-duty manager and ice maintenance personnel.
4. The District, at its own expense, will provide ticket personnel, operate the ticket table and receive all ticket sales revenue for District games and events.
5. The District, at its own expense, will provide crowd control staff for District games and events.
6. The District, at its own expense, will provide Wi-Fi, an event announcer, referees and any necessary officials for District games and events.

EXHIBIT B

1. Lease of the Team Locker Rooms and Coaches Rooms

- a. Total 2,347 sq. ft.
 - i. Boys JV/Varsity Locker Rooms 855 sq. ft.
 - ii. Girls JV/Varsity Locker Rooms 855 sq. ft.
 - iii. Three Coaches Rooms 637 sq. ft.



- b. Lump sum payment
 - i. 2027-2028 hockey season \$15,450
 - ii. 2028-2029 hockey season \$15,914
 - iii. 2029-2030 hockey season \$16,391
 - iv. 2030-2031 hockey season \$16,883
 - v. 2031-2032 hockey season \$17,389
2. The Team Locker Rooms must be cleaned out no later than two weeks after the Hockey Season concludes in order to facilitate the deep cleaning and sanitizing referenced in Section 10h, above. Personal property of the high school hockey players should only be stored in the Team Locker Rooms and Coaches Rooms during the Hockey Season.
3. The District is responsible for cleaning up the Team Locker Rooms that are used by the District to their pre-event condition after each use. The District is responsible for tearing down and storing any items that the District sets up for District games and events, including moving and storing tables, chairs, booths, stages or any other equipment used during the game or event.
4. The Coaches Rooms are provided for the use of authorized District coaching staff in connection with the District's hockey program. Authorized coaching staff may access and use the Coaches Rooms outside of the Hockey Season, provided that such use is limited exclusively to District-related business. The Coaches Rooms shall not be used for personal purposes, outside employment, commercial activities, or any other activity unrelated to School District business.



Shakopee City Council September 15, 2026

6.d

Agenda Item:

Declare amounts, order the preparation of proposed assessments, set a public hearing date for delinquent refuse bills.

Prepared by: Kim Weckman, Accounting Clerk

Reviewed by:

Action to be considered:

Approve

Motion Type:

Simple Majority

Background:

Dick's Sanitation (DSI) prepares and distributes collection letters to property owners with overdue payments and manages collections until the City is required to submit the final assessment list to the County. If any delinquencies remain unpaid as of the public hearing date, October 06, 2026, DSI will issue a second notice. This notice will inform property owners that a \$25.00 administrative fee will be applied, and that any outstanding balance will be levied to their 2027 property tax bill if not paid by November 20, 2026.

Recommendation:

Staff recommends that City Council Assess all delinquent 2026 refuse customers set the public hearing date of October 06, 2026. Beginning November 20, 2026, a city administrative charge of \$25.00 will be added to unpaid balances.

Budget Impact:

The \$25.00 delinquent charge would be revenue to cover the administrative costs; therefore, there is no impact on the budget.

Attachments:

[Resolution R2026-129.pdf](#)

[Delinquency List 9-10-27.pdf](#)

RESOLUTION NO. R2026-129
A Resolution Ordering Certification of Unpaid Refuse Bills for Collection
with Payable 2027 Property Taxes

WHEREAS, pursuant to proper notice duly given as required by law, the City Council of the City of Shakopee met and heard and passed upon all objections to the proposed assessments of: Delinquent Refuse Bills

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA:

1. That such proposed assessment together with any amendments thereof, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named herein and each tract therein included is hereby found to be delinquent.
2. That there will be added to the delinquent amount a \$25.00 fee if the delinquent amount is not paid to City of Shakopee on or before November 20, 2026.
3. Such assessments shall be payable in one installment, payable on or before the first Monday in January 2027, and shall bear interest at the rate of 6.0 percent per annum from the date of the adoption of this assessment resolution. To the one installment shall be added the interest on the entire assessment from the date of this resolution until December 31, 2026.
4. The owner may thereafter January 2027 pay to the County Treasurer the installment and interest in process of collection on the current tax list.
5. The Finance Department shall file the assessment rolls pertaining to this assessment and shall certify to the County Auditor the total amount of the installment on each parcel of land for collection with next year's taxes.

Adopted in _____ session of the City Council of the City of Shakopee,
Minnesota, held this _____ day of _____, 2026.

Mayor of the City of Shakopee

ATTEST:

City Clerk

PID	Amount Due
270011940	83.70
270012090	78.23
270012150	94.86
270012200	234.69
270012963	251.10
270013620	401.65
270013670	336.79
270014200	130.21
270014550	78.23
270014610	170.90
270014620	177.40
270014750	83.70
270014910	83.70
270015070	374.69
270015180	89.60
270015310	151.10
270015480	234.69
270015490	98.23
270015550	78.23
270015920	177.40
270016010	353.20
270016090	279.50
270016110	169.02
270016230	78.23
270016280	177.40
270016310	299.55
270016360	251.10
270016690	425.33
270016780	87.11
270016890	83.70
270017001	251.10
270017160	103.70
270017230	321.00
270017290	252.46
270017390	251.10
270018110	91.30
270018260	166.46
270018430	234.69
270018460	170.56
270020100	134.56
270020320	83.70
270020490	83.70
270020530	83.70
270020530	78.23
270030090	78.23
270030180	166.46
270030180	83.23
270040230	83.70

PID	Amount Due
270040510	251.10
270040661	321.00
270040690	83.70
270040741	166.46
270040741	78.23
270040872	240.16
270041030	78.23
270041151	159.69
270041151	113.70
270041152	144.89
270041230	267.71
270041360	234.69
270041480	83.70
270041492	83.70
270041660	78.23
270041680	83.70
270060040	88.23
270080130	336.79
270080140	177.40
270080310	83.70
270080400	321.00
270080450	78.23
270080500	83.70
270080540	234.64
270080730	156.07
270090010	96.79
270100060	38.70
270100180	78.23
270100270	83.70
270110050	128.23
270120180	162.81
270120340	40.93
270120710	251.10
270120990	49.69
270130190	72.77
270130210	78.23
270150040	177.40
270160030	83.70
270160050	177.40
270170060	83.70
270170120	299.55
270170180	78.23
270170610	279.50
270170650	83.70
270190050	177.40
270190110	78.23
270210080	89.75
270210130	248.02

PID	Amount Due
270210220	251.10
270210310	177.40
270210310	177.40
270210340	321.00
270210340	83.70
270210420	199.55
270210460	234.69
270210540	71.00
270210550	255.54
270210550	163.16
270240090	83.70
270240640	83.70
270241170	83.70
270241320	88.23
270250040	83.70
270260020	141.83
270270100	115.94
270270220	78.23
270290170	69.74
270290250	251.10
270290270	234.69
270290300	251.10
270290360	88.23
270310110	108.23
270310260	83.70
270330140	73.20
270340020	117.23
270370010	100.00
270370040	240.21
270380010	83.70
270390030	61.10
270390040	268.56
270400030	78.23
270410220	83.70
270410380	303.20
270410440	78.23
270470120	177.40
270520220	83.70
270520250	93.70
270520400	134.56
270520420	78.23
270520440	83.70
270560010	187.46
270580120	353.20
270620310	251.10
270630280	234.69
270660080	83.70
270740180	83.70

PID	Amount Due
270830061	187.65
270840120	105.92
270840170	150.14
270840200	95.73
270840260	521.78
270840300	60.17
270840320	299.55
270910040	113.70
270920061	339.77
270920100	279.50
270920220	273.00
270920300	106.54
270920381	131.09
270970060	78.23
270970231	119.09
271010020	238.97
271010040	60.07
271020060	299.55
271020090	234.69
271020120	78.23
271020180	78.23
271040022	234.69
271130130	78.23
271130170	78.23
271140030	134.56
271150030	127.15
271150040	78.23
271190080	166.46
271210170	78.23
271250040	336.79
271250070	110.00
271310780	78.23
271330130	127.21
271330270	78.23
271330300	299.55
271330340	123.21
271330360	336.79
271330590	166.46
271360070	83.70
271360160	147.73
271380230	353.20
271380300	170.90
271450090	251.10
271450120	83.70
271450130	83.70
271450250	93.70
271500220	251.10
271500350	177.40

PID	Amount Due
271600040	81.78
271600130	93.70
271600250	166.46
271620040	129.09
271630040	251.10
271630161	64.89
271630221	264.69
271650040	53.67
271680010	78.23
271680030	83.70
271680260	63.69
271690230	83.70
271690260	134.56
271700260	123.62
271720060	78.23
271770260	251.10
271770310	268.86
271800180	321.00
271800400	83.70
271800410	83.70
271840110	78.23
271880090	83.70
271890040	123.10
271920280	251.10
271920410	166.46
271920450	78.23
271920590	78.23
271920620	103.70
271950100	251.10
271960140	202.63
271970020	83.70
271980080	69.50
271980090	134.56
272030280	83.70
272040050	83.70
272040080	73.70
272040110	166.46
272040270	45.23
272070030	78.23
272070340	234.69
272070520	83.70
272080160	83.70
272080170	48.87
272080250	83.70
272080360	78.23
272080480	55.97
272090350	78.23
272090360	134.56

PID	Amount Due
272090380	329.86
272090420	108.00
272090450	78.23
272100050	119.50
272100071	83.70
272100081	83.70
272100191	166.46
272200010	166.46
272200070	88.14
272200130	49.69
272200160	83.20
272200260	251.10
272300130	78.23
272300380	423.10
272310290	78.23
272310500	78.23
272430520	166.46
272440100	45.23
272500190	134.56
272500550	303.99
272600270	251.10
272630260	83.70
272630360	83.70
272660020	163.16
272660100	143.96
272660130	83.70
272660220	49.31
272660350	78.23
272670050	166.46
272690150	336.79
272740050	229.74
272770390	79.10
272800250	52.47
272810270	251.10
272840230	80.47
272840570	129.09
272930030	251.10
272930150	83.70
272940140	78.23
272960190	128.97
272970030	83.70
272970090	251.10
272970340	83.70
272970480	401.65
273050130	83.70
273050140	248.01
273050160	256.89
273050360	251.10

PID	Amount Due
273080500	53.67
273080690	53.51
273090160	93.40
273100260	221.15
273100320	251.10
273120150	78.23
273130060	83.70
273150350	83.70
273160080	336.79
273160100	234.55
273190360	229.74
273210090	147.85
273220200	96.01
273310150	78.23
273350030	83.70
273350040	78.23
273401260	84.69
273430030	76.58
273430540	79.21
273430780	344.54
273430820	49.69
273430890	177.40
273430920	83.70
273430970	78.23
273431480	714.49
273431690	78.23
273431740	93.70
273431800	83.70
273432180	83.70
273432440	381.22
273432870	83.70
273432880	88.23
273460220	83.70
273470030	82.67
273470090	82.67
273470280	83.70
273470350	83.70
273480180	88.23
273580300	78.23
273590030	78.23
273590230	76.46
273591120	163.16
273620200	83.70
273620280	83.70
273620700	78.23
273620980	130.14
273621040	157.40
273640020	81.10

PID	Amount Due
273640021	78.23
273650010	78.23
273660360	78.23
273660400	45.23
273660440	137.86
273660640	268.56
273680090	166.46
273712230	39.30
273760130	83.70
273760150	78.23
273760170	78.23
273760230	83.70
273760410	83.70
273760670	83.70
273760850	78.23
273790070	234.69
273790130	76.58
273820360	177.40
273860210	251.10
273860340	78.23
273860500	59.28
273860530	78.23
273860640	83.70
273870230	78.23
273900070	137.54
273900120	251.10
273900650	78.23
273900820	83.70
273901280	251.10
273901380	251.10
273901540	83.70
273902320	101.47
273902540	278.30
273902710	78.23
273903000	166.46
273903200	78.23
273904020	177.40
273904060	78.23
273904240	78.23
273920100	336.79
273940300	108.23
273950320	199.91
274010360	78.23
274210060	353.20
274270350	251.10
274350100	83.70
274410210	30.09
274550040	279.50

PID	Amount Due
274630210	83.70
274630550	234.69
274680190	83.70
274720100	164.56
274730030	264.78
274730030	251.10
274730030	227.55
274730030	227.10
274730030	123.73
274730030	83.70
274730030	80.46
274730030	59.40
274730030	38.49
274750280	78.23
274900030	177.40
274900090	132.23
274900480	89.79
274901120	166.46
275020150	177.40
275020170	64.89
275020260	166.46
275020340	83.70
275020350	172.24
275020460	234.69
275040360	108.00
275040430	83.70
275040830	83.70
275041290	83.70
275041300	108.23
275080230	76.57
275080340	251.10
275080850	109.39
275080880	64.97
275080900	83.70
275081030	203.20
275081080	85.20
275081120	113.70
275100260	83.70
275100430	177.40
275110080	83.70
275110500	83.70
275110540	78.23
275110650	102.10
275120200	60.11
275120440	78.23
275161600	76.58
275180300	113.70
275220140	83.70

PID	Amount Due
275220230	83.70
275220380	78.23
275280030	83.70
275280660	83.70
275331090	231.07
275331380	157.60
275331420	83.70
275331660	55.73
275331690	74.43
275331710	83.70
275350060	78.23
275370460	97.03
275370540	78.23
275410260	186.29
275470360	30.78
278010190	88.14
279010260	83.70
279061000	141.21
279061070	83.70
279070270	78.23
279120400	83.70
279130340	251.10
279130560	239.20
279180050	166.46
Total	65,263.56



Shakopee City Council
September 15, 2026

6.e

Agenda Item: Approve On-Sale and Sunday Liquor Licenses for Hy-Vee Inc. dba Hy-Vee Market Grille.
Prepared by: Heidi Emerson, Deputy City Clerk
Reviewed by:

Action to be considered:

Approve On-Sale and Sunday Liquor Licenses for Hy-Vee Inc. dba Hy-Vee Market Grille.

Motion Type:

Simple Majority

Background:

Staff has received applications for on-sale and Sunday liquor licenses for Hy-Vee Inc. dba Hy-Vee Market Grille, located at 1451 Adams Street South. The application is in order, and the fees have been paid.

The Police Department conducted a background investigation and found nothing that would prohibit issuance of the licenses.

Recommendation:

Approve the above requested motion.

Budget Impact:

N/A

Attachments:



Shakopee City Council
September 15, 2026

6.f

Agenda Item: Approve a Temporary Liquor License for the Fall Food Truck Festival.
Prepared by: Heidi Emerson, Deputy City Clerk
Reviewed by:

Action to be considered:

Approve a Temporary Liquor License for the Shakopee Chamber of Commerce Fall Food Truck Festival being held on October 3, 2026 at The Landing, located at 2187 County Road 101.

Motion Type:

Simple Majority

Background:

The Shakopee Chamber of Commerce has submitted an application for a temporary liquor license for the Fall Food Truck Festival being held on October 3, 2026, at the Landing, located at 2187 County Road 101. The event will be held from 11:00 a.m. to 8:00 p.m.

The application is in order, and the fee has been paid.

Recommendation:

Approve the above requested motion.

Budget Impact:

N/A

Attachments:



Shakopee City Council
September 15, 2026

6.g

Agenda Item: Approve On-Sale and Sunday Liquor Licenses for Shakopee Pub LLC.
dba Babe's Place.
Prepared by: Heidi Emerson, Deputy City Clerk
Reviewed by:

Action to be considered:

Approve On-Sale and Sunday Liquor Licenses for Shakopee Pub LLC. dba Babe's Place,
located at 124 Holmes Street South.

Motion Type:

Simple Majority

Background:

Staff has received applications for on-sale and Sunday liquor licenses for Shakopee Pub
LLC. dba Babe's Place, located at 124 Holmes Street South. The applications are in order,
and the fees have been paid.

Recommendation:

Approve the above requested motion.

Budget Impact:

N/A

Attachments:



Shakopee City Council September 15, 2026

6.h

Agenda Item: Approve Resolution R2026-130 Accepting the Donation of \$10,000 from the Rahr Corporation
Prepared by: Joe Simon, Fire Chief
Reviewed by:

Action to be considered:

Approve Resolution R2026-130 accepting the donation of \$10,000 from the Rahr Corporation.

Motion Type:

Simple Majority

Background:

Pursuant to Minnesota Statutes § 465.03 and § 412.221, Subdivision 32, the City Council is required to formally accept gifts and donations of real or personal property for municipal purposes by resolution.

Rahr Corporation and the City of Shakopee share a deeply valued, long-standing partnership rooted in generations of community support and collaboration. As a cornerstone of Shakopee's economic strength and local identity since 1847, Rahr Corporation consistently demonstrates a strong commitment to community safety, resilience, and supporting local emergency services.

In recognition of this ongoing partnership and the department's work in the community, Rahr Corporation, under the direction of Chief Executive Officer Willie Rahr, has provided a \$10,000 donation to support the fire department.

Accepting this \$10,000 contribution allows the City to formally acknowledge Rahr Corporation's generous investment in local public safety and fire department operations. This donation further reinforces the strong partnership between Rahr Corporation and the City of Shakopee and highlights the company's continued commitment to enhancing the well-being of residents and supporting the essential services that safeguard the community.

The fire department intends to use the funds to satisfy the matching requirement for the Department of Labor and Industry's Workplace Safety Grant. This grant will enable the

department to relocate contaminated turnout gear away from the clean living areas of Fire Station 1 to a dedicated space on the opposite end of the facility, and to install proper ventilation, lighting, and employee access.

Recommendation:

Staff recommends approving the resolution accepting the donation.

Budget Impact:

There is no budgetary impact.

Attachments:

[Rahr Donation 8.31.2026.pdf](#)

[Resolution R2026-130.pdf](#)

Family Owned and Operated Since 1847

August 31, 2026

Shakopee Fire Department Relief Association
2700 Vierling Dr E
Shakopee, MN 55379-3714

To Whom it May Concern,

Rahr Corporation is pleased to provide this donation of \$10,000.00 in support of your work. As one of the world's largest suppliers and distributors of malted barley and craft brewing supplies, we take pride not only in serving the brewing industry, but also in strengthening the communities that have supported us for generations.

Founded in 1847, Rahr Corporation will celebrate its 179th anniversary in 2026, continuing a legacy now led by a fifth-generation member of the Rahr family. Our long history has taught us the importance of supporting organizations and communities that foster resilience, education, sustainability, and well-being.

Your organization was brought to our attention by Willie Rahr, who deeply believes in the difference you're making. We are proud to contribute to your mission and hope this donation helps advance the important work you do.

If you require additional documentation or information for your records, please contact donationrequest@rahr.com.

Thank you for your dedication to the community. We look forward to opportunities to support your organization in the future.



Judy Grangroth, Philanthropy Program Manager
Sara Lasch, Philanthropy Program Manager
John van Rensburg, President
William Rahr, Chief Executive Officer
Email: donationrequest@rahr.com

RESOLUTION R2026-130
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA
ACCEPTING THE DONATION OF \$10,000 FROM THE RAHR CORPORATION

WHEREAS, Minnesota Statute § 465.03 requires the City Council to adopt a resolution by a 2/3 vote to accept personal or real property; and

WHEREAS, Minnesota Statute § 465.04 authorizes cities to accept cash donations over \$1,000 upon terms and conditions to be approved by the governing body; and

WHEREAS, Rahr Corporation has generously offered a donation of \$10,000 to support the Shakopee Fire Department; and

WHEREAS, the City Council finds that accepting this donation is in the best interests of the City; and

WHEREAS, acceptance of this donation formally recognizes Rahr Corporation's generous support of local public safety and fire department operations; and

WHEREAS, the donation further reinforces the strong partnership between Rahr Corporation and the City of Shakopee and highlights the company's continued commitment to enhancing the well-being of residents and supporting the essential services that safeguard the community; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, that the donation of \$10,000 from the Rahr Corporation is gratefully accepted; and

BE IT FURTHER RESOLVED that City staff is directed to send a letter to Rahr Corporation, acknowledging receipt of the donation and expressing the City Council's appreciation.

Adopted in the regular session of the City Council of the City of Shakopee, Minnesota, held this 15th day of September 2026.

Matt Lehman,
Mayor of the City of Shakopee

ATTEST:

Richard Parsons
City Clerk

Prepared by:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379



Shakopee City Council September 15, 2026

6.i

Agenda Item: Approval of Additional Funding for the Fire Station 2 Station Alerting System
Prepared by: Joe Simon, Fire Chief
Reviewed by:

Action to be considered:

Approve the additional funding of \$23,235.66 for the fire station alerting system for fire station 2.

Motion Type:

Simple Majority

Background:

The City Council previously approved the purchase and installation of a fire station alerting system for Fire Station 2 at a cost of \$97,079.00 with Ancom Communications. The alerting system will replace the department's legacy alarm systems and provide automated, targeted dispatch notifications, ramped and selective alerting to reduce responder stress, and integrated station automation to improve operational readiness and response times.

During project planning and onsite evaluation, Ancom identified changes needed in the system design, including updated part specifications, ceiling-mounted equipment requirements, and additional labor associated with expanded wiring runs. These changes increased Ancom's proposal to \$130,931.36.

In response to the cost escalation, staff pursued alternative pricing. A competitive quote was obtained from US Digital Designs/Honeywell for \$119,663.92, representing a lower cost than Ancom's updated bid.

After reviewing both proposals, staff determined that remaining with Ancom is the most operationally reliable and sustainable option. Ancom currently installs and supports all of the department's communication infrastructure, providing seamless compatibility with existing systems. Their technicians are local, familiar with department needs, and capable of providing timely service and emergency support. In comparison, the USDD/Honeywell proposal relies on an installer based in Phoenix AZ, creating potential challenges for long-term maintenance, troubleshooting, and rapid response if issues arise.

Given these operational considerations and the critical nature of dependable alerting systems in emergency service delivery, staff recommends proceeding with the revised

Ancom cost.

Ancom subsequently provided a final reduced quote of \$120,314.66 after staff engaged in a final pricing negotiation. This is the amount now requested for approval.

Recommendation:

Staff recommends that the Council approve the additional project cost for the Fire Station Alerting System and authorize staff to proceed with Ancom Communications at the revised amount of \$120,314.66.

Budget Impact:

The original approved amount for the project was \$97,079.00. Following scope changes and updated requirements, Ancom provided a revised final quote of \$120,314.66, representing an increase of \$23,235.66 that now requires Council approval. Funding for this additional cost is available within the capital project allocation for the Fire Station 2 renovation.

Attachments:

[Ancom Shakopee Fire Station 2 USDD Proposal 8-31-26.pdf](#)

[Honeywell USDD MN_SPKE004-Qv1-1StationSystem_FS02\(2026AUG14\).pdf](#)

Shakopee Fire Station #2 - USDD Station Alerting Proposal



1800 Cliff Road East
Burnsville, MN 55337
(952) 808-7699
8/31/2026



Contained herein is the proposal for installing and commissioning the US Digital Designs Station Alerting System at Shakopee Fire Station 2.

Introduction

ANCOM Communications is a Burnsville, MN based, Motorola-authorized two-way radio dealer providing sales, service and rental of Motorola two-way radios and pagers. Since 1991, ANCOM has worked with businesses to identify their communication needs and provide cost-effective, innovative solutions. Our customer base spans the utility, manufacturing, construction, chemical, government, and public safety industries.

ANCOM Communications is a fully authorized Motorola Service Center. Since 1999, ANCOM has been serving the communications service needs of commercial and public safety customers throughout Minnesota and western Wisconsin. ANCOM is recognized as a “Motorola Service Elite Specialist.” (Motorola’s highest service facility designation) We are also classified as a Certified Service Center by the Electronics Technicians Association International, an independent national organization.

Our technicians are career professionals in the communications industry. We invest heavily on training and certification to ensure that our technical staff is at the fore-front of the quickly evolving field.

Statement of Work

ANCOM will design, furnish, install, and commission the USDD station alerting system at Shakopee Fire Station 2.

This includes the following tasks:

- Design the system
 - ANCOM will work with the fire personnel, and the building design engineers to provide a completely functional system.
 - Slight changes (speaker location, sign location, etc.) to the design can be made up to the time of actual installation.
 - Major design changes may require additional materials not included in this proposal.
- Furnish the system
 - ANCOM will order all materials required to complete the installation.
 - Materials will be stored at the ANCOM warehouse until the time of installation.
 - The schedule of delivery of materials will be coordinated with the AHJ.
- Installation of the system
 - The entire design will be verified by the fire department staff and the building design team prior to installation.
 - Final installation schedule will be coordinated through the AHJ.
 - Installation includes function testing of all components.
 - Upon completion of the installation, the USDD Station Checklist and Station Acceptance forms must be signed by the AHJ prior to commissioning.
- Commissioning the system
 - USDD will schedule and deploy a station startup technician to complete final commissioning of the system.
 - Full functionality of the USDD system is dependent on LOGIS having backhaul connection to the server available.

Once the project is complete, closeout documentation including test results, as-built diagrams, and equipment cut sheets will be provided to the customer

Quote Breakdown

The price for this system, as designed, is as follows:

USDD Station Alerting Material Subtotal:	\$ 92,556.35
USDD Station Alerting Labor Subtotal:	\$ 38,375.00
USDD Station Alerting Grand Total:	\$ 130,931.36

USDD Station Alerting Material Subtotal:	\$ 92,556.35
USDD Station Alerting Labor Subtotal:	\$ 52,800.00
USDD Station Alerting Grand Total:	\$ 145,356.35

This quote is valid for 90 days from the date above.

Brandon Kollbaum
Systems Design/Senior RF Tech
Ancom Communications

Date: 8/31/2026

Authority Having Jurisdiction

Date:

Assumptions:

- This quote is based upon standard labor rates. If wage requirements (Prevailing wage, Davis -Bacon or others) are later determined to apply, a change order will be required.
- 50% down payment is due after a quote is accepted and purchase order is granted to ANCOM.
- Materials will be ordered ONLY after the 50% down payment and the remainder of the balance is due NET30 after the installation is complete.
- All work can occur during normal business hours, M-F (8:00 AM - 4:30 PM)
- Escorts will not be required
- Acceptable equipment locations are available for the required equipment.
- Access to all areas will be made available throughout the entire process from project start to completion.
- All ANCOM labor is non-union.
- All AC power is to be existing or furnished by others.
- Assumes existing accessible cable pathways in all risers.
- Ceiling grid and tiles must be fully installed before ANCOM will begin their work.
- Systems to be installed per the design and any changes may result in additional material and labor costs to be paid for by the customer.
- Delays beyond the control of ANCOM and their installers will result in additional costs to be paid for by the customer.
- Project construction will be scheduled only after all materials have been received by ANCOM.
- This proposal does not include any conduit systems. Any required conduit shall be provided by others.
- All vertical cable pathways and exterior penetrations will be verified prior to installation and are not included as part of this proposal.
- This Proposal does not include any applicable taxes. Applicable taxes will be added at the time of invoice.
- The Scope of Work (SOW) does not include permit acquisition. Any permits required for the completion of the work will be the responsibility of the client and/or subject to an additional fee.

US DIGITAL DESIGNS

by Honeywell

1150 W Grove Pkwy St #110

Tempe, AZ 85283



US DIGITAL DESIGNS

by Honeywell

Author: JA

Date: 8/14/2026

Expires: 9/25/2026

Proposal: MN_SPKE004 v1

Quotation to:

Scott County, MN Shakopee Fire Department

Project:

G2 Fire Station Alerting System One (1) Station System - FS02

Pricing protected pursuant to the agreement entered into between Savvik Buying Group and USDD, Savvik Buyers Group, Station Alerting and Automation -Contract #21548. More information is available at:<https://www.savvik.com/usdd/>

Sheryl Wagner

Sr. Territory Manager

(253)-303-3021

(602)-687-1730

Sheryl.Wagner@honeywell.com

stationalerting.com

Installation Included

This proposal is subject to correction for errors or omissions

Responsibility for identifying any errors or omissions in this quote rests with the Customer prior to order placement.

2026 Pricing

Quote Submitted To:
Scott County, MN
Shakopee Fire Department

STATION 02

USDD Design Referenced:
USDD.MN_SKPE.FS02.FSA.2026.07.02

STATION SYSTEM LICENSES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
G2-VA	G2 VoiceAlert - Single Station License	1	\$ 1,504.91	\$ 1,354.42	\$ 1,354.42
G2-APP-DLA	G2 Mobile FSAS App	24	\$ 15.00	\$ 13.50	No Charge

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	\$ 24,203.40	\$ 21,783.06	\$ 21,783.06
UPS-STD	ATX UPS, Standard	1	\$ 1,048.17	\$ 943.35	\$ 943.35
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	\$ 79.57	\$ 71.61	\$ 71.61

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
PB-B	Push Button, Standard (Black)	1	\$ 132.83	\$ 119.54	\$ 119.54
PB-R	Push Button, Emergency (Red)	3	\$ 132.83	\$ 119.54	\$ 358.62
MR-2	G2 Message Remote 2	2	\$ 1,841.44	\$ 1,657.29	\$ 3,314.58
USDD-LCD-SIGN	G2 LCD Message Sign	3	\$ 3,150.00	\$ 2,835.00	\$ 8,505.00
MS-MNT	MS Mount - Articulating	1	\$ 409.50	\$ 368.55	\$ 368.55
RR-2	G2 Room Remote 2	5	\$ 2,445.45	\$ 2,200.91	\$ 11,004.55
SPK-LED-FM	G2 Speaker - LED Illuminated, Flush Mount	6	\$ 392.70	\$ 353.43	\$ 2,120.58
SPK-LED-SM	G2 Speaker - LED Illuminated, Surface Mount (Metal Box)	7	\$ 467.50	\$ 420.75	\$ 2,945.25
SPK-OAS	G2 Speaker - OmniAlertStrobe	2	\$ 1,653.75	\$ 1,488.38	\$ 2,976.76
SPK-STD-FM	Speaker - Standard, Flush Mount	3	\$ 138.92	\$ 125.02	\$ 375.06
SPK-STD-SM	Speaker - Standard, Surface Mount (Metal Box)	2	\$ 165.38	\$ 148.84	\$ 297.68
SPK-W-SM	Speaker - Weatherized, Surface Mount	1	\$ 392.44	\$ 353.19	\$ 353.19
STR-2	G2 Strobe Light / Red LED	1	\$ 694.58	\$ 625.12	\$ 625.12

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-INST	Station Installation	1	\$ 51,445.73	\$ 51,445.73	\$ 51,445.73
ST-SU	Station Configuration & Commissioning	1	\$ 3,025.00	\$ 2,722.50	\$ 2,722.50
ST-PM	Station Project Management	1	\$ 1,650.00	\$ 1,485.00	\$ 1,485.00
ST-ES	Station Engineering & Design Services	1	\$ 825.00	\$ 742.50	\$ 742.50
FREIGHT-CHARGES	Shipping	1	\$ 1,018.00	\$ 1,018.00	\$ 1,018.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	\$ 6,390.77	\$ 5,751.69	No Charge

STATION 02

Equipment Only: \$ 57,516.92

System:	\$ 113,912.65
Shipping:	\$ 1,018.00
Service & Support:	-
Estimated Tax:	-
Station Subtotal:	\$ 114,930.65

This quote does not include or assume any amounts for **sales or use tax**. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Warranty & Support Notes:

Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement. USDD cannot warrant nor support any system configuration that deviates from this specific proposal's documented station system design file number. USDD cannot warrant nor support any system not using USDD-approved UPS Battery Backup. USDD cannot warrant nor support any system not installed by G2 Trained & Certified Installation technician (installer). If customer intends to tie this system into any 3rd-party system or devices, USDD will be unable to warrant or support the system until we've had a chance to review documented engineering assumptions and approve system integrity, performance and reliability expectations.

Station System Installation Notes:

- 01 - Unless specifically detailed in this proposal, no installation by USDD or it's subcontractors is assumed or provided.
- 02 - Because these are mission-critical systems, USDD can only warrant and support systems installed by G2 Trained and Certified Contractors.
- 03 - USDD can source, qualify, train and certify Local Licensed Regional Subcontractors where needed.
- 04 - Installation warranted by installation contractor - G2 FSAS warranted, serviced and supported by USDD.
- 05 - Unless specifically detailed in this proposal, installation to be performed during normal working hours.
- 06 - Unless specifically detailed in this proposal, no permit fees or material charges have been included.
- 07 - Unless specifically detailed in this proposal, no removal or remediation has been assumed or included.
- 08 - Unless specifically detailed in this proposal, no bonds of any type (performance, bid) have been assumed, included or budgeted for in this proposal.
- 09 - USDD FSAS Equipment to be made available by owner to Installation Contractor prior to on-site arrival.
- 10 - Structural backing for system devices and other millwork (not specifically detailed) by others.
- 11 - If applicable, Gas Control Shutoff Valve Addendum (to USDD and installation contractor) must be signed prior to installation.
- 12 - All electrical power, including (but not limited to) raceway, conduit, backboxes, service panels, high-voltage wiring and fixtures by others.
- 13 - All communications pathway infrastructure (network, radio, etc.) by others unless specifically detailed in this proposal.
- 14 - USDD cannot warrant nor support any owner-furnished (3rd-Party) system or component we are required to integrate with. USDD cannot warrant nor support any system or component it has not proofed engineering for and has not specifically authorized for use within public safety environments.
- 15 - Any misuse, unauthorized modification, improper installation, excessive shock, attempted repair, accident, or improper or negligent use, storage, transportation, or handling by any party other than USDD shall render this limited warranty null, void and of no further effect

US DIGITAL DESIGNS
by Honeywell

Quote Submitted To:
Scott County, MN
Shakopee Fire Department

G2 FSA SYSTEM TRAINING

G2 FSA SYSTEM TRAINING

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
TRA-STA-O	Training - Station-Level Configuration and Equipment Usage - On-Site (4 Hours)	1	\$ 5,259.19	\$ 4,733.27	\$ 4,733.27

Estimated Tax:	\$	-
G2 FSAS System Training:	\$	4,733.27
G2 FSAS System Training Subtotal:	\$	4,733.27

US DIGITAL DESIGNS
by Honeywell

Quote Submitted To:
Scott County, MN
Shakopee Fire Department

SECTION TOTALS

[UNLESS OTHERWISE NOTED, ALL PRICES ARE \$USD]

STATION 02 SYSTEM:	\$	114,930.65
STATION 02 SERVICE & SUPPORT:	\$	-
STATION 02 ESTIMATED TAX:	\$	-
G2 FSA SYSTEM TRAINING:	\$	4,733.27
G2 FSA SYSTEM TRAINING ESTIMATED TAX:	\$	-
Notes: One (1) Station System included in this proposal with installation included.		
US Digital Designs System Total:	\$	119,663.92

(TBD By Customer) Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement.

This quote does not include or assume any amounts for sales or use tax. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

US DIGITAL DESIGNS
by Honeywell

TERMS AND CONDITIONS OF HONEYWELL PRODUCT SALES

These terms and conditions of sale ("Terms and Conditions") are adopted effective January 1, 2023 (the "Terms and Conditions Effective Date"), and supersede all prior versions covering the sale of products and related services (collectively, "Products", as defined more specifically below) by Honeywell International Inc., through its US Digital Designs group ("Honeywell"). References to "Customer", "you", or "your" all pertain to the purchaser of Products. These Terms and Conditions, together with any separate agreement you may have with Honeywell that specifically references these Terms and Conditions (collectively, the "Agreement") set forth the entire agreement between the parties relating to your purchase of Honeywell Products. The Agreement may only be modified by an authorized representative of each party in a signed writing.

1. **ORDERS.** Orders (including any revised and follow-on orders) (each, an "Order") for Honeywell Products are non-cancelable, except as expressly set forth herein, and will be governed by the terms of the Agreement. All Orders are subject to acceptance by Honeywell and shall include the following information: purchase order number; customer's legal name and billing address; Customer's shipping address; and a list of the Products and quantities for each different type of Product Customer wishes to order. Honeywell's acknowledgment of its receipt of an Order shall not constitute acceptance of such Order.
 - 1.1 **No Returns.** Because of the nature of System and its Products, Honeywell cannot accept returns of Product for refund, credit, exchange or any other purpose. Notwithstanding, defective Products may be returned as provided for under Section 9.4 – Return Material Authorization Process. Customer must thoroughly assess its requirements and specifications prior to ordering.
2. **REMITTANCES.** All invoices shall be due and payable upon receipt in United States currency, free of exchange or any other charges, or as otherwise agreed in writing by Honeywell.
3. **QUOTE PRICING.** This proposal expires 90 days after its date. Prices are subject to correction for error. Prices, terms, conditions, and Product or Service specifications are subject to change without notice. Pricing is subject to immediate change upon announcement of Product discontinuance.
4. **PAYMENT.**
 - 4.1. **Invoicing & Payment.** Honeywell reserves the right to invoice Customer monthly for all materials delivered. Invoices are due thirty (30) days from the date of the invoice, unless prepayment is required in the quote. If the Customer becomes overdue in any progress payment, Honeywell shall be entitled to suspend further shipments, shall be entitled to interest at the annual rate of 18%, or the maximum amount allowed by law, and shall also be entitled to avail itself of any other legal or equitable remedies. Customer agrees that it will pay and/or reimburse Honeywell for any and all reasonable attorneys' fees and costs which are incurred by Honeywell in the collection of amounts due and payable hereunder.
 - 4.2. **Payment Disputes.** Any disputes must be provided to Honeywell as soon as possible and must be accompanied by detailed supporting information. Disputes as to invoices are deemed waived fifteen (15) days following the invoice date. In the event that any portion of an invoice is undisputed, such undisputed amount must be paid by no later than the invoice due date.
 - 4.3. **No Set Off.** Neither Customer nor any related entities (or representatives or agents thereof) shall attempt to set off or recoup any invoiced amounts or any portion thereof against other amounts that are due or may become due from Honeywell, its parent, affiliates, subsidiaries or other legal entities, business divisions, or units.
 - 4.4. **Credit Card Payments.** All Honeywell quotes are developed for the Customer with the understanding that any purchase of the Products listed thereon will facilitated using to Honeywell's standard Purchase Order and Invoice process. If Customer would rather seek to use a Credit Card for purchase, then said order would be subject to a 4% credit card surcharge.
5. **SURCHARGES.**
 - 5.1. For avoidance of doubt, Orders placed prior to the Terms and Conditions Effective Date which have not been delivered, including those on backlog or which requested delivery more than twelve (12) months from the date of Order, are subject to Surcharges.
 - 5.2. Honeywell will invoice Customer, and Buyer agrees to pay for any Surcharges pursuant to the standard payment terms in these Terms and Conditions. If a dispute arises with respect to Surcharges and that dispute remains open for more than fifteen (15) days, Honeywell may, in its sole discretion, withhold performance or future shipments, or combine any other rights and remedies under this Agreement or permitted by law, until the dispute is resolved. The terms of this Section shall prevail in the event of inconsistency with any other terms in these Terms and Conditions. Any Surcharges, as well as the timing, effectiveness, and method of determination thereof, will be separate from and in addition to any changes to pricing that are affected by any other provisions in these Terms and Conditions.
6. **CANCELLATION AND SUSPENSION.** Any Order resulting from this proposal is subject to cancellation or instructions to suspend work by the Customer only upon agreement to pay Honeywell for all work in progress, all inventoried or ordered project parts and materials, and all other costs incurred by Honeywell related to the Order.
7. **TAXES.** Honeywell's pricing excludes all taxes (including but not limited to sales, use, excise, value-added, and other similar taxes), tariffs and duties (including, but not limited to, amounts imposed upon the Product(s) or bill of material thereof under any Trade Act, including, but not limited to, the Trade Expansion Act, section 232 and the Trade Act of 1974, section 301) and charges (collectively "Taxes"). All Taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax Honeywell is required to collect or pay with respect to the production, sale, or delivery of products sold to Customer, shall be the responsibility of and be invoiced to Customer, unless, at the time of Order placement, Customer furnishes Honeywell with a valid exemption certificate or other documentation sufficient to verify exemption from Taxes, including, but not limited to, a direct pay permit. Customer agrees to pay all such Taxes and further agrees to reimburse Honeywell for any such payments made by Honeywell.
8. **SHIPPING/DELIVERY/RISK OF LOSS.**

8.1. Delivery Liability. Delivery and shipment dates for Products are estimates only. Deliveries may be made in partial shipments. Honeywell and its affiliated entities are not liable, either directly or indirectly, for delays of carriers or delays in connection with any Force Majeure Event (as defined in Section 17 below), and the estimated delivery date shall be extended accordingly.

8.1.1. Inspection upon Receipt. The Customer must inspect all shipments upon receipt. Any claims for damage, loss, or shortages must be submitted within 10 calendar days of receipt. Honeywell will not be responsible for claims made after this 10-day period.

8.2. Future Delivery and Repricing. Honeywell will schedule delivery in accordance with its standard lead times unless the Order states a later delivery date or the parties otherwise agree in writing. Honeywell will accept Orders with a future ship date of up to eighteen (18) months from the date of the entry of the Order. Customer agrees that in the event an Order is scheduled to be delivered more than six (6) months from the date of the entry of the Order, Honeywell may, in its sole determination and at each six (6) month anniversary of the date of the entry of the Order, adjust the pricing of the Order to conform to the then-current prices of the Honeywell Products included in the Order. Honeywell will include any repricing in its final invoice related to the Order.

8.3. Storage Fees. If delivery takes place more than six (6) months from the date of the entry of the Order, Customer agrees to pay Honeywell a storage fee (the "Storage Fee"), as set forth in the quote, for each month after six (6) months from the date of the entry of the Order. Customer has not taken delivery of the Products in the Order. Honeywell will separately invoice any storage fees owed under this Section at the end of each month for which the storage fees are owed.

8.4. Title & Risk of Loss. Unless otherwise specifically detailed in this quote, delivery terms for Products (excluding software and services) are (i) EX Works (EXW Incoterms 2020) Honeywell's point of shipment ("Honeywell Dock") for all shipments (except that Honeywell is responsible for obtaining any export license), and (ii) F.O.B. Honeywell Dock for all domestic shipments. For shipments from a Honeywell Dock to a Buyer location within the same country, the import/export provisions of the INCOTERMS do not apply. Honeywell shall be responsible for obtaining insurance on each shipment to Customer for the full value of the shipment. Shipment shall be to a single point of delivery.

9. LIMITED WARRANTY. CUSTOMER'S EXCLUSIVE REMEDIES AND HONEYWELL'S SOLE LIABILITY AS TO ANY WARRANTY CLAIM ON ANY PRODUCT SOLD IN CONNECTION WITH THIS QUOTE IS AS SET FORTH IN THIS SECTION. SUCH REMEDIES ARE IN LIEU OF ANY OTHER LIABILITY OR OBLIGATION OF HONEYWELL, INCLUDING WITHOUT LIMITATION ANY LIABILITY OR OBLIGATION FOR DAMAGE, LOSS, OR INJURY (WHETHER DIRECT, INDIRECT, EXEMPLARY, SPECIAL, CONSEQUENTIAL, PUNITIVE OR INCIDENTAL) ARISING OUT OF OR IN CONNECTION WITH THE DELIVERY, USE, OR PERFORMANCE OF THE PRODUCTS. CREDIT, REPAIR OR REPLACEMENT (AT HONEYWELL'S OPTION) IS THE SOLE REMEDY PROVIDED HEREUNDER. NO EXTENSION OF THIS WARRANTY WILL BE BINDING UPON HONEYWELL UNLESS SET FORTH IN WRITING AND SIGNED BY A HONEYWELL AUTHORIZED REPRESENTATIVE.

9.1 Product Warranty Terms

9.1.1. If Customer is purchasing a new System, i.e., the initial System for Customer, or for a new Dispatch System or Station System, subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products will be free from defects in workmanship and materials (collectively, "Defects") for 12 months from Customer's "Commissioning Date" ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance. For purposes of subparagraph, "Commissioning Date" shall mean means the date on which an authorized Honeywell technician has inspected and approved installations, confirmed that all connections and start-up configurations are properly working, and confirming the System can send and receive alerts through the configured communication pathways.

9.1.2. If Customer is purchasing Products or services to add to or as replacement Products for an existing System, subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products for 12 months from the day of shipment to Customer ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance.

9.2. Product Defects. If a Defect with a Product arises and a valid claim is made within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell at its option, will either (1) repair the Product defect at no charge, using new parts or parts equivalent to new in performance and reliability or (2) exchange the Product with a Product that is new or equivalent to new in performance and reliability and is at least functionally equivalent to the original Product. Any replacement Product or part, including a user-installable part that has been installed in accordance with instructions provided by Honeywell, shall remain under warranty during the Warranty Period or for ninety (90) days from the date of repair, whichever is longer. When a Product or part is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Parts provided by Honeywell in fulfillment of its warranty obligation must be used in the same Honeywell Fire Station Alerting System for which the warranty claim is made.

9.3. Procedure for Warranty Claims.

9.3.1. Prior to making a Warranty claim, Customer is encouraged to review Honeywell's online help resources. Thereafter, to make a valid claim hereunder, Customer must contact Honeywell technical support and describe the problem or defect with specificity. The first such contact must occur during the Warranty Period. Honeywell's technical support contact information can be found on Honeywell's web site at <https://buildings.honeywell.com/us/en/brands/our-brands/usdd>. Customer must use its best efforts to assist in diagnosing defects, follow Honeywell's technical instructions, and fully cooperate in the diagnostic process. Failure to do so shall relieve Honeywell of any further obligation hereunder.

9.3.2. If a defect with the Hardware arises and Customer makes a valid Support Service Request within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell will cause shipment of a replacement Hardware component to Customer prior to the defective Hardware component being returned to Honeywell for repair. The replacement Hardware will be new or equivalent to new in performance and reliability and at least functionally equivalent to the original Hardware. When Hardware is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Replaced Hardware provided by Honeywell in fulfillment of the Support Services must be used in the System to which this Agreement applies.

9.4. Return Material Authorization Process. If a Customer makes a claim for an advanced replacement of a Hardware component during the Warranty Period, Customer must initiate an RMA request. As part of this RMA process, the Customer shall provide Honeywell with the Hardware, model, serial number, and a description of the Hardware's failure to initiate the RMA process. Upon Honeywell's issuance of the RMA, Honeywell will send the replacement Hardware, shipped postage paid, ground shipping, to the address provided by Customer. RMA requests approved between 12:00 a.m. and 2:00 p.m. Mountain Standard Time are shipped on the same business day. After 2:00 p.m. Mountain Standard Time, the replacement Hardware will be shipped on the next business day. All RMA requests are processed on the business day on which the request was received, excluding holidays. Included with the shipped package will be return shipment instructions and a pre-paid return shipping label for the Hardware that the Customer is returning. The original Hardware must be returned in the shipping box provided by Honeywell. No goods will be accepted for exchange or return without a pre-approved RMA number, nor will goods which have not been properly packaged in Honeywell's shipping box, as proper packaging ensures that goods are not damaged during the shipping process. The original Hardware must be shipped back within 10 days of receiving the replacement Hardware. Failure to return the original Hardware or failure to return the original Hardware in an appropriate manner will cause Customer to incur a replacement charge equal to full market value of the replacement Hardware.

9.5. No Fault Found. Customer understands that this fee is intended to discourage return of Products prior to proper troubleshooting or return because the product is "old." Product returns will not be allowed if, upon examination of the returned Product, it is determined that the Product was subjected to accident, misuse, neglect, alteration, improper installation, unauthorized repair, improper testing, or poor packaging upon return. In such event, Honeywell shall invoice Customer for the full market value of the replacement Product.

9.6. WARRANTY EXCLUSIONS & DISCLAIMERS.

9.6.1. Honeywell does not warrant that the operation of its Products or any related peripherals will be uninterrupted or error-free. Honeywell further does not warrant nor support any system configuration that deviates from this specific quote's documented station system design file number.

9.6.2. Honeywell does not warrant or support any system not installed by G2 Trained & Certified Installation technician (installer). If Customer intends to tie this system into any 3rd-party system or devices, Honeywell will be unable to warrant or support the Products unless Honeywell has had a chance to review documented engineering assumptions and approve system integrity, performance, and reliability expectations

9.6.3. Honeywell is not responsible for damage arising from Customer's failure to follow instructions relating to the use of the Products. This Warranty does not apply to any Products, including the hardware or software, not used for its intended purpose.

9.6.4. Honeywell cannot warrant nor support any system not using Honeywell-approved Uninterruptable Power Supply Battery Backup. This Warranty does not apply to monitors or televisions manufactured by third parties. Repair or replacement of such components shall be subject exclusively to the manufacturer's warranty, if any. Recovery and reinstallation of hardware and user data (including passwords) are not covered under this Warranty.

9.6.5. This Warranty does not apply: (a) to consumable parts, such as batteries, unless damage has occurred due to a defect in materials or workmanship; (b) to cosmetic damage, including but not limited to scratches, dents and broken plastic on ports; (c) to damage caused by use with non-Honeywell products; (d) to damage caused by accident, abuse, misuse, flood, lightning, fire, earthquake or other external causes; (e) to damage caused by operating the Product outside the permitted or intended uses described by Honeywell; (f) to damage or failure caused by installation or service (including upgrades and expansions) performed by anyone who is not a representative of Honeywell or a Honeywell authorized installer or service provider; (g) to a Product or part that has been modified to alter functionality or capability without the written permission of Honeywell; (h) to Software (as defined below); (i) to any other damage caused by an event or action outside of Honeywell's control, including, without limitation, Customer's failure to apply required or recommended updates or patches to any Software or Product; or (h) if any serial number has been removed or defaced.

9.6.6. The System is designed to generate and transmit signal-based outputs solely to supported third-party integrations (e.g., gas shut-off systems, apparatus bay doors, and similar connected equipment).

9.6.7. Customer acknowledges and agrees that the System's functionality is strictly limited to the initiation and transmission of such signals. The System does not control, monitor, verify, or guarantee the execution, performance, or outcome of any action by third-party systems, devices, or integrations.

9.6.8. USDD by Honeywell warrants and supports only the transmission of signals from the System itself. Any actions taken (or not taken) by third-party systems in response to such signals are outside of USDD by Honeywell's control and responsibility.

9.6.9. USDD by Honeywell shall have no responsibility or liability for:

- The failure, delay, malfunction, or improper operation of any third-party system or device;
- Any damages or losses arising from the actions or inactions of third-party integrations;
- Any uses of the System beyond its intended signal-transmission function.

9.6.10. All other functions, uses, or integrations not expressly supported by the System are outside the scope of this Agreement and are not warranted or supported in any manner.

10. **LIMITATIONS OF LIABILITY.** TO THE EXTENT PERMITTED BY LAW, THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS AND ANY OTHER REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, REMEDIES AND CONDITIONS, WHETHER ORAL OR WRITTEN, STATUTORY, EXPRESS OR IMPLIED. AS PERMITTED BY APPLICABLE LAW, HONEYWELL SPECIFICALLY DISCLAIMS ANY AND ALL STATUTORY OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND WARRANTIES AGAINST HIDDEN OR LATENT DEFECTS. If Honeywell cannot lawfully disclaim statutory or implied warranties, then to the extent permitted by law, all such warranties shall be limited in duration to the duration of this express Warranty and to repair or replacement service as determined by Honeywell in its sole discretion. No reseller, agent, or employee is authorized to make any modification, extension, or addition to this Warranty. If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

EXCEPT AS PROVIDED IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS, AND TO THE EXTENT PERMITTED BY LAW, HONEYWELL IS NOT RESPONSIBLE FOR INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY OR CONDITION, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING BUT NOT LIMITED TO LOSS OF USE; LOSS OF REVENUE; LOSS OF THE USE OF MONEY; LOSS OF ANTICIPATED SAVINGS; LOSS OF GOODWILL; LOSS OF REPUTATION; AND LOSS OF, DAMAGE TO OR CORRUPTION OF DATA. HONEYWELL IS NOT RESPONSIBLE FOR ANY INDIRECT LOSS OR DAMAGE HOWSOEVER CAUSED, INCLUDING THE REPLACEMENT OF EQUIPMENT AND PROPERTY, ANY COSTS OF RECOVERING PROGRAMMING OR REPRODUCING ANY PROGRAM OR DATA STORED OR USED WITH HONEYWELL PRODUCTS, AND ANY FAILURE TO MAINTAIN THE CONFIDENTIALITY OF DATA STORED ON THE PRODUCT.

ALL PRODUCT CLAIMS ARE LIMITED TO THOSE EXCLUSIVE REMEDIES SET FORTH IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH THEREWITH SHALL NOT EXCEED THE PURCHASE PRICE OF THE PRODUCTS PAID BY CUSTOMER TO HONEYWELL FOR THE PRODUCTS GIVING RISE TO THE CLAIM. Honeywell disclaims any representation that it will be able to repair any Hardware under this Warranty or make a product exchange without risk to or loss of the programs or data stored thereon.

11. **SERVICE AGREEMENT.** The Product being purchased hereunder is not subject to any post-Warranty service agreement or maintenance program unless specifically contracted for between Honeywell and Customer. Honeywell offers a comprehensive post-Warranty Service Agreement at additional cost. Customer should contact Honeywell regarding its Service Agreement and costs associated therewith.
12. **SOFTWARE PRODUCTS.** All software Products delivered by Honeywell to Customer or for which Honeywell provides access, including, without limitation, Honeywell's mobile application software and Products with embedded software or firmware (collectively, "Software") are not sold and are licensed. At all times that Customer is in compliance with the terms of these Terms and Conditions and any other agreement between the parties, Customer shall have a non-exclusive, non-transferable, fully paid license to use the Software, but only in conjunction with the Products provided by Honeywell and Customer's fire station alerting system (the "License"). The terms of such Software License may be set forth in a separate software license agreement or end user license agreement provided by Honeywell with such Software. In no event shall Customer have any right to (or authorize or allow any third party to) distribute, sell, lend, rent, transfer, or convey the Software; grant any sublicense, lease, or other rights in the Software; decompile, disassemble, reverse engineer, or otherwise attempt to reconstruct, identify, or discover any source code, underlying user interface architecture or techniques, or algorithms of the Software by any means; or take any action that would cause the Software or any portion of it to be placed in the public domain. In the event of a conflict between the terms of any Software license terms provided upon download or purchase a purchase and these Terms and Conditions, the relevant Software license terms shall control solely with respect to such Software.
13. **INTELLECTUAL PROPERTY:** Customer hereby agrees and acknowledges that Honeywell owns all rights, title, and interest in and to the Intellectual Property (as defined below). Customer agrees to not remove, obscure, or alter Honeywell's or any third party's copyright notice, trademarks, or other proprietary rights notices affixed to or contained within or accessed in conjunction with or through Honeywell's Product (as defined below). Nothing herein shall be deemed to give, transfer, or convey to Customer any rights in the Intellectual Property other than the License, as set forth above. For purposes of this Section, "Intellectual Property" means any and all rights of Honeywell related to Honeywell's Products existing from time to time under patent law, copyright law, trade secret law, trademark law, unfair competition law, and any and all other proprietary rights, and any and all derivative works, work product, applications, renewals, extensions and restorations thereof, now or hereafter in force and effective worldwide.
14. **FIRST ARRIVING MOBILE APP.** If Customer wishes to use its First Arriving Mobile App ("First Arriving") with the System being acquired from Honeywell, Customer agrees to the following:
- 14.1 Customer acknowledges that it bears full responsibility for complying with applicable law and regulations, including all privacy requirements, and for providing any required notices and obtaining all required consents in order for Honeywell to transmit alert to First Arriving. Customer also acknowledges that Honeywell bears no responsibility for any service failure by First Arriving, nor is Honeywell responsible for supporting First Arriving's services or platform. Honeywell is offering to transmit alerts that are transmitted through its Honeywell service to First Arriving merely as a courtesy to Customer.
- 14.2 IN NO EVENT SHALL HONEYWELL BE LIABLE TO CUSTOMER FOR ANY CLAIMS, WHETHER ARISING FROM ANY INDEMNIFICATION OBLIGATION HONEYWELL MAY HAVE OR THAT ARISE FROM A BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), OPERATION OF LAW, OR OTHERWISE, AND EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF THE LIABILITY OR THE LIABILITY IS OTHERWISE FORESEEABLE, FOR ANY LOST PROFITS OR REVENUE, SPECIAL, INCIDENTAL, INDEIRECT, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING ALL DAMAGES DUE TO BUSINESS INTERRUPTION, LOSS OR CORRUPTION OF DATA, OR LOST USE OF ANY PROPERTY OR CAPITAL) THAT RELATE TO OR ARISE OUT OF HONEYWELL'S TRANSMISSION OF ALERTS TO FIRST ARRIVING. FURTHER HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH ITS TRANSMISSION OF ALERTS TO FIRST ARRIVING WILL BE LIMITED TO THE GREATER OF THE AMOUNT PAID BY CUSTOMER TO HONEYWELL IN ORDER FOR HONEYWELL TO TRANSMIT ALERTS TO FIRST ARRIVING OR \$100.
15. **REMOTE ACCESS TO THE SYSTEM.**

15.1 Remote Access. Honeywell requires remote network access to the Customer's Products through Secure Shell (SSH) to perform implementation and support tasks under this Agreement. To enable remote network access, the Customer will provide Honeywell support personnel VPN or similar remote network access to the Products for Honeywell support personnel ("Customer Support") to effectively troubleshoot critical or complex problems and to expedite resolution of such issues. Remote network access is also used to install core software upgrades and customized software. Honeywell will only access Customer's Products with the knowledge and consent of Customer. Honeywell will not access any other systems or data.

15.2. Alternative to Network Access. If the Customer elects not to provide remote network access to the Products, then Honeywell may not be able to perform some support functions. Customers that elect not to routinely provide network access may temporarily reinstate this access to allow Honeywell to perform the above services. The following services will not be performed without this access: Product software upgrades; Product software customization; Network troubleshooting assistance including packet capture and network monitoring on Honeywell devices; Detailed log analysis; Bulk updates to certain Product database tables; Troubleshooting that requires low-level system access or large file transfer.

15.3. Timely Access. Customers must ensure that remote access is available prior to notifying Honeywell of a support request. In the event that the Customer is unable to provide remote access, Honeywell will not be required to provide support outside those tasks that do not require remote access, and any corresponding resolution response times will not apply.

15.4. Physical Security Tokens. Honeywell has multiple software engineers that provide after-hours support and these engineers do not typically take security tokens from the Honeywell office. If the customer requires the use of physical security tokens, this may delay after hours service.

16. GOVERNING LAW. This proposal and any contract or agreement resulting therefrom will be governed by and construed according to the laws of the State of Arizona without regard to its conflicts of law principles.

17. DISPUTE RESOLUTION/ARBITRATION. Before either Honeywell or Customer initiate any dispute resolution process related to the Agreement, they must schedule an executive resolution conference to be held within thirty (30) days of receipt of the other party's written request. The conference must be attended by at least one executive from each party. At the conference, each party will present its view of the dispute in detail and the executives will enter into good faith negotiations in an attempt to resolve the dispute. If the dispute is not resolved within fifteen (15) days of the end of the conference or if one party refuses to attend the executive resolution conference, then Honeywell and Customer further agree that any remaining dispute between them arising out of or relating to this Agreement will be settled by litigation with jurisdiction being Maricopa County, Arizona.

18. FORCE MAJEURE. Except for Customer's duty to pay sums due hereunder, neither party will be liable to the other for any failure to meet its obligations due to any Force Majeure Event. As used herein, a "Force Majeure Event" is one that is beyond the reasonable control of the non-performing party and may include, but is not limited to: (a) delays or refusals to grant an export license or the suspension or revocation thereof, (b) embargoes, blockages, seizure or freeze of assets, or any other acts of any government that would limit a party's ability to perform the Contract, (c) fires, earthquakes, floods, tropical storms, hurricanes, tornadoes, severe weather conditions, or any other acts of God, (d) quarantines, pandemics, or regional medical crises, (e) labor strikes, lockouts, or pandemic worker shortages, (f) riots, strife, insurrection, civil disobedience, landowner disturbances, armed conflict, terrorism or war, declared or not (or impending threat of any of the foregoing, if such threat might reasonably be expected to cause injury to people or property), and (g) shortages or inability to obtain materials or components. The party unable to fulfill its obligations due to Force Majeure will promptly (i) Notify the other in writing of the reasons for its failure to fulfill its obligations and the effect of such failure; and (ii) Use all reasonable efforts to avoid or remove the cause and perform its obligations.

If a Force Majeure Event results in a delay, then the date of performance will be extended by the period of time that the non-performing party is actually delayed or for any other period as the parties may agree in writing. In the event that a Force Majeure Event is ongoing for a period of time which is sixty (60) days or longer, Honeywell may provide notice to Customer that it is cancelling its Order.

19. ACCEPTANCE OF TERMS. This proposal shall become a binding contract between the Customer and Honeywell when accepted in writing by the Customer. Without limiting the foregoing, issuance by Customer of a purchase order to Honeywell for any of the goods or services herein described shall constitute acceptance.

19.1 CUSTOMER CAUSED DELAYS. If the Products and/or Services purchased by Customer hereunder are part of a new system or station implementation project (the "Project"), Honeywell and Customer shall mutually develop a project schedule or timetable ("Project Schedule"). Each party shall use commercially reasonable efforts to perform its obligations in accordance with the Project Schedule, subject to adjustments for reasonable changes or unforeseen events.

Honeywell shall not be liable for any delay, increased cost, or failure to perform to the extent caused by: (i) delays in obtaining parts, materials, equipment, services, or software from any Customer designated supplier; (ii) Customer's failure to timely provide required information, approvals, access, or resources; or (iii) any other act, omission, or circumstance caused by or within the reasonable control of Customer (each, a "Customer Caused Delay").

If a Customer Caused Delay occurs, Honeywell shall be entitled to equitable adjustments to the price, delivery dates, milestones, and any other affected terms to account for increased costs, delays, or other adverse impacts incurred by Honeywell. Such adjustments may include, without limitation: (a) increases in material or component costs required to complete the Project; (b) costs associated with buy out or long lead items, including additional costs due to currency exchange rate fluctuations; (c) increases in labor, mobilization, or installation costs; and (d) costs associated with pre building, warehousing, storage, handling, insurance, or preservation of equipment, at Honeywell's discretion.

If performance of the Project is delayed for a cumulative period exceeding six (6) months beyond the scheduled Project completion date due to Customer Caused Delays, Honeywell may, upon written notice to Customer, (i) suspend performance of the affected Products and/or Services until such delays are remedied, (ii) invoice Customer for reasonable costs incurred as a result of the suspension, and/or (iii) require renegotiation of pricing, schedule, and other affected terms as a condition to resuming performance.

Further, if either (a) the Project is not completed within six (6) months of the scheduled Project completion date due to Customer Caused Delays, or (b) Honeywell and Customer have not mutually agreed upon the required adjustments to price, delivery dates, and other affected terms within sixty (60) days following the expiration or continuation of such delays, Honeywell may, upon written notice, terminate or cancel any affected outstanding Customer Orders, in whole or in part, without liability. Such termination shall be without prejudice to Honeywell's right to recover amounts due for Products delivered, Services performed, and any reasonable costs incurred as a result of the Customer Caused Delay, including demobilization, storage, and restart costs.

20. **SEVERABILITY.** In the event any provision or portion of a provision herein is determined to be illegal, invalid, or unenforceable, the validity and enforceability of the remaining provisions shall not be affected and, in lieu of such provision, a provision as similar in terms as may be legal, valid, and enforceable shall be added hereto
21. **WAIVER.** The failure of either party to insist upon strict performance of any provision of these Terms and Conditions, or to exercise any right provided for herein, shall not be deemed to be a waiver for the future of such provision or right, and no waiver of any provision or right shall affect the right of the waiving party to enforce any provision or right herein.
22. **NO JOINT VENTURE.** The parties acknowledge that they are independent entities and nothing contained in these Terms and Conditions shall be construed to constitute either party hereto as the partner, joint venturer, employee, agent, servant, franchisee, or other representative of the other party hereto, and neither party has the right to bind or obligate the other, except as otherwise provided herein. Furthermore, nothing contained in these Terms and Conditions shall be construed to constitute Customer as an exclusive purchaser of the Products in any respect.

THIS QUOTE SUBJECT TO REVIEW FOR ERRORS AND OMISSIONS.



Shakopee City Council September 15, 2026

6.j

Agenda Item: Approval of the September 1, 2026, City Council Minutes
Prepared by: Rick Parsons
Reviewed by:

Action to be considered:

Approve the September 1, 2026, City Council minutes

Motion Type:

Simple Majority

Background:

N/A

Recommendation:

Approve the City Council minutes.

Budget Impact:

N/A

Attachments:

[09-01-2026 City Council Minutes](#)



City Council

City Hall
485 Gorman Street
Shakopee, MN, 55379

Tuesday, September 1, 2026
7:00 p.m.

Vision: Shakopee is a place where people want to be! A distinctive river town, with a multitude of business, cultural and recreational opportunities in a safe, welcoming, and attractive environment for residents and visitors.

Mission: Our mission is to deliver high quality services essential to maintaining a safe and sustainable community. We commit to doing this cost-effectively, with integrity and transparency.

1) Call to Order

2) Roll Call

PRESENT:

Mayor Lehman, Council Member Contreras, Council Member Whiting, Council Member DuLaney, and Council Member Lara

ABSENT:

None.

ALSO PRESENT:

None.

3) Pledge of Allegiance

4) Approval of Agenda

Council Member Lara made a motion to approve the agenda, second by Council Member DuLaney and the motion passed. 5 - 0

5) Consent Agenda

5.a) Designation of Signing Authority on Grant Agreements for City Council Approved Grant Awards

- 5.b) Department of Justice's Community Oriented Policing Services Safer Outcomes Program Application
- 5.c) Approve an Amendment to the Developer's Agreement for River Valley Business Park
- 5.d) Approve Extended Construction Hours for the Shenandoah Drive and Schenian Street Intersection Improvements Project
- 5.e) Minnesota DNR's Conservation Partners Legacy Grant Program Application
- 5.f) Approve a Special Event Permit and a Temporary Liquor License for the Downtown Dogs Event.
- 5.g) Accept a Proposal from Alliant Engineering for Engineering Services for the 2028 and 2029 Full-Depth Pavement Reconstruction Projects
- 5.h) Approve a Reimbursement Agreement with the Lower Minnesota River Watershed District *(pulled for separate consideration)*
- 5.i) Metropolitan Council's Livable Communities Grant Program Award
- 5.j) Resolution Approving Continued PERA Police & Fire Plan Membership for the Fire Inspector
- 5.k) Donation Acceptance of Used Card Access Equipment.
- 5.l) Approval of the Updated Information Security and Technical Use Policy
- 5.m) Surplus Property
- 5.n) Community Center Fitness Studio Water Damage Repairs
- 5.o) Approval of the August 18, 2026, City Council Minutes

Council Member Whiting made a motion to approve the consent agenda with the modification of pulling item 5.h for separate consideration, second by Council Member Contreras and the motion passed. 5 - 0

6) Public Comment

None.

7) Business removed from consent agenda

- 5.h) Approve a Reimbursement Agreement with the Lower Minnesota River Watershed District

Council Member Whiting made a motion to approve the reimbursement agreement with the Lower Minnesota River Watershed District for water quality and riverbank stabilization improvements, second by Council Member Contreras and the motion passed. 5 - 0

8) Recess for Economic Development Authority Meeting

Council Member Contreras made a motion to recess to the EDA meeting, second by Council Member DuLaney and the motion passed. 5 - 0

9) Reconvene

The city council meeting reconvened at 7:15 pm.

10) Workshop

10.a) Flock Camera (Automated License Plate Readers - ALPRs) Workshop Discussion

Informational only.

11) Reports

11.a) City Bill List

11.b) News and Announcements

12) Other Business

13) Adjourn to September 15, 2026, at 7:00 pm

Council Member Lara made a motion to adjourn to September 15, 2026, at 7:00 pm, second by Council Member DuLaney and the motion passed. 5 - 0



Shakopee City Council September 15, 2026

9.a

Agenda Item: 2027 Proposed Property Tax Levies and Debt Levy Cancellations
Prepared by: Nate Reinhardt, Finance Director
Reviewed by:

Action to be considered:

Adopt Resolution R2026-126, setting proposed maximum 2026 property tax levy collectible in 2027.

Adopt Resolution R2026-127, canceling debt service levies for taxes payable in 2027.

Adopt Resolution R2026-128, approving the special benefit levy pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 by the Economic Development Authority for the City of Shakopee, Minnesota.

Motion Type:

Simple Majority

Background:

The City of Shakopee is required to comply with statutory deadlines for submittal of the property tax levy to Scott County and must certify the preliminary levy by September 30, 2026.

The final levy, which cannot exceed the preliminary levy, will be brought to the council for review at the December 1, 2026 council meeting. This will also be the date that will serve as the public input meeting which provides the public an opportunity to comment on the budget and levy. The final budget and levy is expected to occur at the December 15, 2026 council meeting.

City council reviewed the property tax levy and budget at the at the August 18, 2026 council meeting. The levy was further reduced (from 8.65% to 6.85%) since that last review. An updated budget memo, reflective of changes is included as an attachment.

The proposed preliminary city levy is \$30,148,320 an increase of \$1,933,840 (6.85 percent) from last year. The proposed tax levy will have a minimal impact on the city's tax rate

(slight increase) from 28.94 percent to 29.16 percent. For the median value home, that increased by 3.9 percent from \$361,300 to \$375,300, a property owner would see an increase of \$52 annually in property taxes. Absent any change in a homes value from the previous year, homeowners can expect a tax increase of \$8.

Staff is also recommending the approval of the Economic Development Authority (EDA) levy. The EDA approved a 2027 levy of \$550,000 at their meeting on September 1, 2026. However, state statutes require City Council approval prior to the tax levy becoming effective. Resolution R2026-128 approves the final 2027 EDA levy.

Staff is also requesting the council approve a resolution cancelling a portion of the debt service levies for the 2016A Abatement Bond and the 2022A Improvement Bond. The 2016A debt issuance has sufficient funds available to pay for future debt service payments without levying the entire required debt service levy. Additionally, staff is recommending that City Council transfers \$344,360 from the City's General fund to the 2022A Improvement Bond and cancel the required debt levy for 2027.

Recommendation:

Adopt the resolutions as requested.

Budget Impact:

Sets the maximum 2027 city levy at \$30,148,320.

Attachments:

[Resolution No. R2026-126 2027 Preliminary Tax Levy.docx](#)

[Resolution No. R2026-127 Debt Cancellation_2027 Preliminary Levy.docx](#)

[Resolution No. R2026-128 Shakopee_CC_Resolution_Special_Benefits_Levy_2027.docx](#)

[2027 Levy & Budget Memo 9-15-2026.pdf](#)

[2027 Preliminary Budget Work Session 9-15-2026 \(Presentation\).pdf](#)

[General Fund Summary - 2027 Budget.pdf](#)

[General Fund by Division - 2027 Budget.pdf](#)

[General Fund Detail - 2027 Budget.pdf](#)

Resolution No. R2026-126

A RESOLUTION SETTING MAXIMUM PROPERTY TAX LEVY COLLECTIBLE IN 2027

WHEREAS, the City Council of the City of Shakopee, is the governing body of the City of Shakopee; and

WHEREAS, Minnesota Statutes require that the preliminary property tax levy for property taxes payable in 2027 be provided to the Scott County Auditor no later than September 30, 2026.

NOW , THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, that the following amounts be levied as the proposed maximum tax levy in accordance with existing law for the current year upon the taxable property in the City of Shakopee;

	<u>2027 Requested</u>
General Fund	\$ 26,339,320
Abatements	120,000
Capital Improvement Fund	1,500,000
Debt Service	
2016 Abatement Bond	2,189,000
2022A Improvement	<u>-</u>
Total Property Taxes	<u>\$ 30,148,320</u>

BE IT FURTHER RESOLVED, the public input meeting on the tax levy and budget is set for December 1, 2026 at 7:00 pm, located at City Hall, 485 Gorman Street.

Adopted in regular session of the City Council for the City of Shakopee, Minnesota held this 15th day of September 2026.

Mayor of the City of Shakopee

ATTEST:

City Clerk

RESOLUTION NO. R2026-127

A RESOLUTION CANCELING DEBT SERVICE LEVIES FOR TAXES PAYABLE IN 2027

WHEREAS, the City has determined an appropriate use of \$344,359.28 of General Fund unassigned fund balance be directed towards debt service;

WHEREAS, the City has reviewed balances of debt service funds and has determined sufficient funds, will be available following a transfer of General Fund unassigned fund balance for the repayment of debt; and

WHEREAS, Scott County requires a resolution be passed by the City Council if the levied amount is less than the required amount from the payment schedule of a bond;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, COUNTY OF SCOTT, MINNESOTA, hereby approves a transfer of \$344,359.28 from the City's General Fund to the 2022A G.O. Improvement Bond Fund and that the following debt service levies are cancelled:

2016A	GO Tax Abatement Bonds	\$47,165.31
2022A	GO Improvement Bonds	\$344,359.28

BE IT FURTHER RESOLVED that the difference required for payment of annual debt service needs to be paid from the fund balance in the respective debt service funds.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota held this 15th day of September 2026.

Mayor of the City of Shakopee

ATTEST:

City Clerk

CITY OF SHAKOPEE, MINNESOTA

RESOLUTION NO. R2026-128

APPROVING THE LEVY OF A SPECIAL BENEFIT LEVY PURSUANT TO MINNESOTA STATUTES, SECTION 469.033, SUBDIVISION 6 BY THE ECONOMIC DEVELOPMENT AUTHORITY FOR THE CITY OF SHAKOPEE, MINNESOTA

WHEREAS, pursuant to Resolution No. 4206, adopted by the City Council of the City of Shakopee, Minnesota (the “City”), on April 4, 1995, as amended by Resolution No. 4381, adopted by the City Council of the City on February 6, 1996, and Minnesota Statutes, Sections 469.090 through 469.1082, the City created the Economic Development Authority for the City of Shakopee, Minnesota (the “Authority”); and

WHEREAS, the Authority has the ability to exercise all powers and duties of a housing and redevelopment authority under the provisions of Minnesota Statutes, Sections 469.001 through 469.047 (the “HRA Act”); and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act provides that all of the territory included within the area of operation of a housing and redevelopment agency (the entire City) shall be a taxing district for the purpose of collecting special benefit taxes; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act permits the Authority to levy and collect a special benefit tax of up to 0.0185% of estimated market value of taxable property within the City, levied upon all taxable real property within the City; and

WHEREAS, the special benefit tax levy authorized by Section 469.033, subdivision 6 of the HRA Act is separate and distinct from the City’s levy and is not subject to levy limits; and

WHEREAS, the Authority desires to levy a special benefit tax in the amount of \$550,000, which is less than 0.0185% of the estimated market value of taxable property within the City; and

WHEREAS, on the date hereof, the Board of Commissioners of the Authority adopted a resolution (the “Authority Resolution”) approving the levy a special benefit tax in the amount of \$550,000; and

WHEREAS, pursuant to the Authority Resolution, the Authority will adopt a budget for fiscal year 2027 that provides for levy of the special benefits tax in an amount of \$550,000 to be used for the Authority’s economic development and redevelopment activities; and

NOW, THEREFORE, BE IT RESOLVED by the City Council (the “City Council”) of the City of Shakopee, Minnesota as follows:

1. The City Council hereby accepts the budget submitted by the Authority for fiscal year 2027.
2. The City Council hereby approves the levy by the Authority of a special benefit tax pursuant to Section 469.033, subdivision 6 of the HRA Act in the amount equal to the lesser of a levy at a rate of 0.0185% of the estimated market value of taxable property within City or \$550,000 with respect to taxes payable in calendar year 2027.

Approved by the City Council of the City of Shakopee, Minnesota this 15th day of September 2026.

Mayor

ATTEST:

City Clerk

To: Mayor and Council Members
From: Nate Reinhardt, Finance Director
Cc: Bill Reynolds, City Administrator
Date: September 15, 2026
Re: 2027 Property Tax Levy & Budget

Background

Each year the city must prepare a budget and property tax levy for the following year. Staff analyzed revenues, expenditure information and initiatives to prepare a budget and levy for your consideration.

From providing fun recreation programs and beautiful parks to ensuring safe neighborhoods, providing high-quality services enhance and protects people's lives. Responsible fiscal management also builds the foundation for the city to run smoothly and provide effective, innovative programs and services while keeping in mind ways to evolve to meet future expectations and demands. Decisions are made with the future in mind to ensure the city's ongoing ability to provide high quality services at a reasonable price.

Levy Request & Impact

To provide greater transparency and clarity, the 2027 operational budget narrative separates the Fire Department's transition to 24/7 staffing from the operations across all other city departments. This separation, provided in the budget memo, helps clearly delineate the strategic investment in fire services from the incremental budget cost from the various other services provided by the city.

Fire Department

In 2026, the City of Shakopee fully achieved its operational goal of transitioning from a hybrid/volunteer response model to full-time, 24/7 coverage across both city-owned fire stations. This modernization ensures timely, around-the-clock emergency response for all of our residents, visitors, businesses and industrial properties.

Key accomplishments and community outcomes:

- ✓ Station #2 Dedicated Coverage: Fire Station #2 is permanently staffed for the first time with full-time personnel on site around the clock, significantly reducing response times in the southern and western response areas.
- ✓ Improved Emergency Response Times: Eliminating off-duty call-back delays ensures immediate response, directly benefitting life safety and property protection during critical incident windows.
- ✓ Enhanced Command & Operations Safety: The strategic reorganization established three Battalion Chiefs and three Captains from existing positions, bringing dedicated

supervisory oversight, structured incident command and enhanced response to active emergency scenes.

- ✓ **Federal Grant Leverage:** The city successfully secured \$2.63 million in federal funding through the Department of Homeland Security's Staffing for Adequate Fire and Emergency Response (SAFER) Grant. This grant subsidized the baseline hiring of 12 new full-time firefighters hired in March 2026.

The SAFER Grant award is distributed across three years (March 2026 to March 2029) and requires a progressive local match (25% in Year 1, 25% in Year 2, and 65% in Year 3). The City Council approved a budget amendment to utilize available fund balance to cover the initial 2026 city share, the 2027 budget integrates the second-year grant match and localized operational costs into the ongoing levy.

In addition to the 12 grant-related positions, City Council authorized three additional full-time firefighters to complete necessary station shift schedules. A significant portion of these costs were offset with the reduction in part-time personnel. The 2027 Fire Department budget accounts for cost-of-living adjustments, anticipated market-rate adjustments for union contracts, related fringe and benefits, operating costs related to staffing an additional building, and a proposed dedicated vehicle for the Battalion Chief.

The impact on the 2027 budget and levy is as follows.

Fire Department Changes				Levy
Description	2026 Budget	2027 Budget	Change	Impact
Revenues				
Fire Inspections/Plan Review	75,500	80,000	4,500	
SAFER	-	1,067,000	1,067,000	
State Aid - Fire	390,000	460,000	70,000	
Townships Contracts	315,200	327,300	12,100	
Other	30,430	34,000	3,570	
Total Revenues	811,130	1,968,300	1,157,170	
Expenses				
Full-time Wages	1,643,400	3,204,700	1,561,300	
Part-time wages	503,600	192,800	(310,800)	
Overtime	138,600	175,000	36,400	
Benefits	857,800	1,484,200	626,400	
Supplies/Services	1,704,300	1,798,700	94,400	
Battalion Chief vehicle	-	125,000	125,000	
Total Expenses	4,847,700	6,980,400	2,132,700	
Net Increase			975,530	3.46%

General Fund Operations (excluding Fire Department)

A breakdown of adjustments to the General Fund have been included in the next few pages of the budget memo. In total the net adjustments to the General Fund (excluding the Fire Department) result in a levy increase of \$958,310 in comparison to 2026.

Description	Amount	Levy Impact
Revenues (increase)	\$ 533,800	
Transfers from other funds (decrease)	(150,000)	
Less Expenditures:		
Wages & benefits	598,700	
Operating expenses	450,310	
Internal rent changes	68,500	
One-time adjustments	224,600	
Change in property tax levy	\$958,310	3.40%

Summary of Levy Changes – 2027 Budget

City of Shakopee Levy Analysis September 15, 2026				
	<u>2026 Final</u>	<u>2027 Final</u>	<u>Increase/ (Decrease)</u>	<u>% Levy Impact</u>
City Levy				
General Fund				
Operations (excluding Fire)	\$ 24,405,480	\$ 25,363,790	\$ 958,310	3.40%
Fire Department	-	975,530	975,530	3.46%
Abatements	120,000	120,000	-	0.00%
Capital Improvement Levy	1,500,000	1,500,000	-	0.00%
Debt Service				
2016 Abatement	2,189,000	2,189,000	-	0.00%
2022A Improvement	-	-	-	0.00%
Total Debt Service	<u>2,189,000</u>	<u>2,189,000</u>	<u>-</u>	<u>0.00%</u>
Total City Levy	\$ 28,214,480	\$ 30,148,320	\$ 1,933,840	6.85%
Shakopee EDA Special Levy	\$ 550,000	\$ 550,000	\$ -	0.00%
Total City and EDA Levies	\$ 28,764,480	\$ 30,698,320	\$ 1,933,840	6.72%

The next few pages provide a breakdown of the General Fund Operations changes shown in the earlier table.

Revenues (excluding Fire)

The city is projecting an overall net increase of \$533,800 in non-property tax revenues for the 2027 budget. A summary of revenue changes are as follows with explanations below:

Description	Change
Rental housing	\$180,000
Fiscal disparities (distribution)	178,500
Right of way permits (offset with contracted services)	150,000
Interest income (General fund)	100,000
Engineering fees (offset with contracted services)	90,000
Shakopee Public Utilities pilot fee	65,000
Restaurant lease (SandVenture)	42,000
Grade fees (offset with contracted services)	40,000
Municipal State Aid (MSA) maintenance funds	34,000
Other (net adjustments)	56,300
Restaurant licenses and inspections (offset with inspector wages and benefits)	(122,000)
Building permit revenues	(280,000)
Change in Revenues	\$533,800

Rental housing, right of way, engineering and grading revenues have been adjusted based on actual revenues over the past couple of years. The right of way, engineering and grading revenues are offset by increased contractual services costs in the engineering department as these revenues are collected to pay for the cost of third-party inspections and oversight.

The city has not yet been granted delegation from the state, which is required to complete the health and safety inspection of our hotels and restaurants. As a result, the restaurant licenses and inspections revenue along with the cost of the position has been removed from the budget.

Building permits have been strong over the past few years, the building permit forecast assumes that we continue to see residential units added in 2027, but less activity from commercial developments resulting in a net decrease of \$280,000.

Transfers to the General Fund

Transfers from other city funds to the General Fund help pay for operating costs.

Description	2026	2027	Change
Public safety fund (patrol officer reimbursement)	\$100,000	\$ -	\$(100,000)
Self-insurance fund	350,000	300,000	(50,000)
Sewer/storm water (allocation of admin overhead)	400,000	400,000	-
EDA (allocation of admin overhead)	50,000	50,000	-
Change in transfers			\$(150,000)

Staff recommends utilizing \$300,000 of fund balance from the city's self-insurance fund to offset costs associated with an increase in the employer share of health insurance premiums (this is a decrease of \$50,000 from what was used for the 2026 budget). The city continues to explore a potential implementation of a Scott County health insurance pool, a partnership with Scott

County and other local partners. The original funding of \$600,000 was set-aside initially in 2017 when the city began exploring self-insurance options.

Expenditures (excluding Fire)

A number of factors will impact the cost of operations in next year's budget.

The expenditures have been further categorized in this section as wages and benefits, operational (on-going) expenditures, rent (equipment and capital replacement) and one-time adjustments.

Wages and benefits

Description	Change
Cost of living adjustment – 3%	\$574,690
Health Insurance – 12.8%	308,990
Recreation part-time	70,340
Sergeants (market rate adjustment)	47,000
Public Works Maintenance Operator (New)	45,600
Other (step changes, benefit election changes, etc)	(72,220)
Election judges (non-election year)	(94,120)
Health inspector	(120,900)
Workers compensation – reduced rates	(160,680)
Change in wages & benefits	\$598,700

Wages and benefits account for nearly 70% of the City's General Fund costs. The City has five unions (Patrol, Sergeants, Captains, Fire and Public Works). The 2027 budget has been built with the assumption that the unions and non-union wages will see an equivalent 3.0 percent cost of living adjustment.

The 2027 budget includes an increase in health insurance premiums of 12.8 percent, based on health insurance renewal data received from our provider.

Public Works is requesting an additional employee to assist with maintaining streets, utilities, parks, stormwater systems and public facilities. The position would be split with the sanitary and sewer utilities, limiting the property levy to 50% of the full cost. The city continues to experience growth, resulting in a significant increase in the workload for the Public Works Department. Shakopee has added considerable lane miles, new subdivisions, trail segments, municipal facilities and expanded utility infrastructure. Despite the growing inventory, staffing levels within Public Works have not increased at a proportional rate.

Reductions to the wage budget include election judges (non-election year), health inspector costs as the position will remain vacant until the city receives delegation from the state for inspections, and workers compensation as rates have seen a decrease over the past two years.

Operational Expenditure Changes

Adjustments to operating budgets that are anticipated to continue into future years are shown below. These include contractual and utility increases.

Description	Change
ROW – professional services	\$150,000
Engineering – professional services	100,000
Software	72,290
Property insurance	34,800
Street – street light replacements, signs & striping	30,000
Utilities (electric/water/gas)	28,900
Community Center/Ice Arena RTU Maintenance	20,000
Other (net)	149,420
Removal of prior year additional contingency	(135,100)
Change in operational expenses	\$450,310

As mentioned in the revenue section, engineering professional services are offset with revenues related to right of way and engineering fees. The City has contracted with third party engineering firms to provide these inspection and oversight services.

Software includes contractual increases along software that was previously purchased using tribal funds that are now being incorporated as on-going costs of the police department.

The “other” category is the lump sum of all other changes across the departments (excluding fire), there were no individual change to line items exceeding \$15,000.

The City has typically budgeted \$100,00 as a contingency line item, last year’s budgeted included an additional \$85,100 for unknowns related to fire staffing. The 2027 budget sets the contingency at \$50,000 (a reduction of \$135,100).

Rent Changes

The city utilizes internal services funds to accumulate funds for the purchase or replacement of city equipment and facilities. The funding sources are annual rents (internal charges) to the appropriate departments.

Description	Change	Fire Allocation	Net
Equipment Rent	\$40,000	\$32,800	\$7,200
Building Rent	27,600	4,500	23,100
Park Facilities Rent	50,000	0	50,000
Information Technology Rent	9,100	20,900	(11,800)
Change in internal rent charges	\$126,700	\$58,200	\$68,500

The equipment rent increase is both a result of new equipment being added to the schedule as well as increases in year over year costs of vehicles and equipment. A 20-year equipment replacement schedule is included in the 5-year Capital Improvement Plan that identifies all equipment, useful lives, replacement years and costs.

Building rents are set with the intention that they would provide the funding for major maintenance projects (roofs, boilers, hvac, etc.), but not fully fund building replacement or new construction. The rent increase is both the result of projects related to the aging of city buildings and inflationary costs of those projects.

The annual cost for the various internal service funds are calculated based on estimated useful life or scheduled replacement dates. The amounts for 2027 have been further adjusted (decreased) based on current balances. Allocations to the fire department represent about 46% of the total increase as the result of added equipment and personnel (technology rent).

One-time Adjustments

The General Fund up and down swings are typically moderated through the use of internal rent charges. However, a few one-time adjustments have been included in this budget. These costs will not be recurring in the future and will be removed from the 2028 budget.

Description	Change
Code Enforcement vehicle	\$59,000
Building Inspector – electric vehicle	55,600
Comprehensive Plan (2 nd year allocation of \$100k plus \$50k for transportation plan)	50,000
Road Materials/Salt (one-time inventory reduction from 2026)	50,000
Log Cabin – tables and chair replacements	10,000
Change in one-time costs	\$224,600

The budget includes a vehicle for Code Enforcement that would be equipped to safely transport animals, particularly those that are dangerous or potentially dangerous. The City previously contracted with a third party to provide animal control services.

The City has been transitioning the inspection fleet to electric vehicles. The additional electric vehicle being proposed is the final vehicle to complete that transition.

The City allocated \$100,000 for comprehensive plan updates in the prior year budget and has included \$150,000 (an increase of \$50,000) in the 2027 budget. The mandate comp plan includes the core elements of land use, transportation, housing, parks, utility and historic preservation.

Capital Project Funds

Staff and city council have reviewed the 2027-2031 CIP and projects programmed for 2027. The CIP identifies \$30.4 million in projects for 2027. The creation and update of a multi-year capital plan allows the city to plan for its current and long-term needs. Project areas within the CIP include buildings, equipment replacement, information technology, parks, street, sanitary sewer and storm drainage. The CIP is published as a separate document and includes appendixes for a 15-year CIP, 20-year equipment replacement schedule and a long-term financial plan.

Debt Service

The city currently has two outstanding bonds that require a debt service tax levy, the 2016 Abatement Bond issued for the Community Center/Ice Arena and 2022A Improvement Bond issued for street reconstruction projects. Last year the city council approved the use of fund balance to eliminate the debt service levy on the 2022A bonds, the required debt service levy for 2027 is \$344,360 (1.22% levy increase). City Council will be asked to consider a similar resolution for the 2027 budget, which would eliminate the debt service levy and the corresponding 1.22% increase.

Economic Development Authority

The Shakopee EDA has the statutory authority to levy a small percentage (up to 0.0185%) of the city's taxable market value, which for 2027 would be a maximum of \$1,598,946. The EDA and City Council can set the levy at any amount up to this cap.

The EDA levy is identified on property tax statements as a separate local tax outside of the city's general property tax. For 2027, the preliminary request is for an EDA levy of \$550,000 (no change). Additional funding is provided through a contribution of ½ percent of revenues from the Shakopee Public Utilities Commission.

The EDA serves as the landlord for the main level business tenants at River City Centre. The EDA currently owns the land and the CDA owns the building. The activity (lease revenue and expenditures) is accounted for in a separate fund of the EDA.

Taxable Market Value

The city's taxable market value is \$8.98 billion, which is an increase of \$333 million (3.9%) from last year. Residential saw the largest increase in market value (5.7%). New construction accounted for 43.3% of the increase in taxable market value.

Class	Payable 2026	Payable 2027	Change (%)
Agricultural	\$54,847,313	\$36,786,775	-32.9%
Apartment	846,047,588	873,902,500	3.3%
Commercial	762,240,300	779,696,400	2.3%
Industrial	1,787,901,500	1,799,528,600	0.7%
Public Utility/Railroad	38,764,100	38,714,700	-0.1%
Residential	5,149,301,046	5,443,178,758	5.7%
Other	<u>3,849,600</u>	<u>4,014,400</u>	<u>4.3%</u>
Totals	\$8,642,951,447	\$8,975,822,133	3.9%

For the city of Shakopee, the total residential taxable market value increased 5.7 percent (includes new construction), the majority of homes (93%) are seeing very little change in their values (increase/decrease by less than the 5.0 percent). A breakdown of the value changes is provided on the next page.

Residential Impacts - Shakopee		
% EMV Value Range Inc/Dec	# of affected Properties	% of Total
+15.01+%	191	1%
+10.01-15.00%	18	0%
+5.01-10.00%	640	5%
+0.01-5.00%	8,347	62%
No Change	143	1%
-0.01-5.00%	4,015	30%
-5.01 - 10.00%	50	0%
-10.00 - 15.00%	24	0%
-15.01% +	5	0%
	13,433	100%

Net Tax Capacity

Class	Payable 2026	Payable 2027	Change (%)
Agricultural	\$481,098	\$351,123	-32.4%
Apartment	9,622,148	9,949,475	3.4%
Commercial	15,010,905	15,352,256	2.3%
Industrial	35,622,168	35,850,400	0.6%
Public Utility/Railroad	767,321	766,333	-0.1%
Residential	52,392,496	55,562,355	6.2%
Other	39,221	40,883	4.2%
Adj. to match county report	-	1,096,215	
Gross Tax Capacity	\$113,935,357	\$118,943,040	4.4%
Adjustments:			
Tax Increment	(\$4,385,091)	(\$4,544,053)	3.6%
Fiscal Disparity Contribution	(20,022,622)	(19,536,197)	-2.4%
Net Tax Capacity	\$89,527,644	\$94,862,790	6.0%
Fiscal Disparity Distribution	\$8,316,317	\$8,596,650	3.3 %

The total net tax capacity of the city is estimated at \$94,862,790 compared to \$89,527,644 in 2026, which is an increase of \$5,335,146 (6.0%).

The gross tax capacity is adjusted for the increase in tax capacity of properties within tax increment financing districts. The tax increment adjustment of \$4.5 million represents 3.6 percent of gross tax capacity. The net increase is primarily related to the continued

development of Canterbury Commons. It is important to note that these developments would not have occurred without the use of tax increment financing. The value and tax capacity of these districts are added to the city's tax roll upon the decertification of these districts.

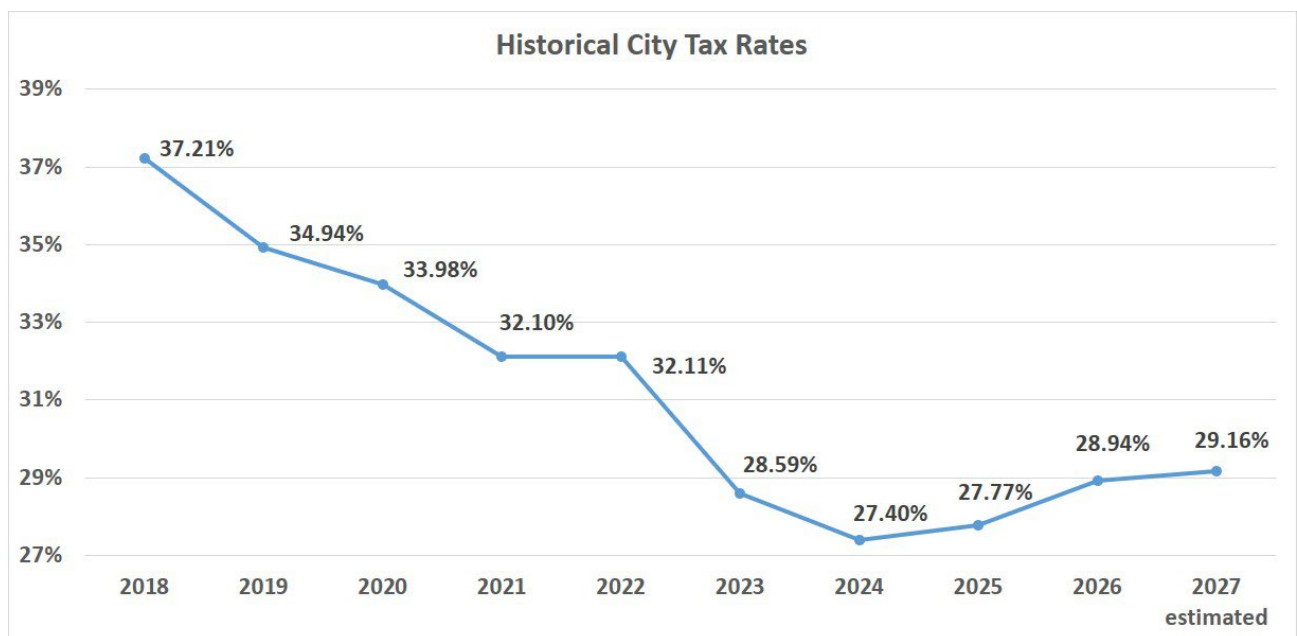
The gross tax capacity is also adjusted for the fiscal disparities program which is unique to the seven-county metro area and is further explained in the diagram below:



The city's estimated contribution to the program is \$19.5 million in tax capacity and the estimated distribution amount is estimated at \$8.6 million. The city of Shakopee is the 4th highest net contributor to the program at \$10.9 million (9.2%) of tax capacity.

City Tax Rates

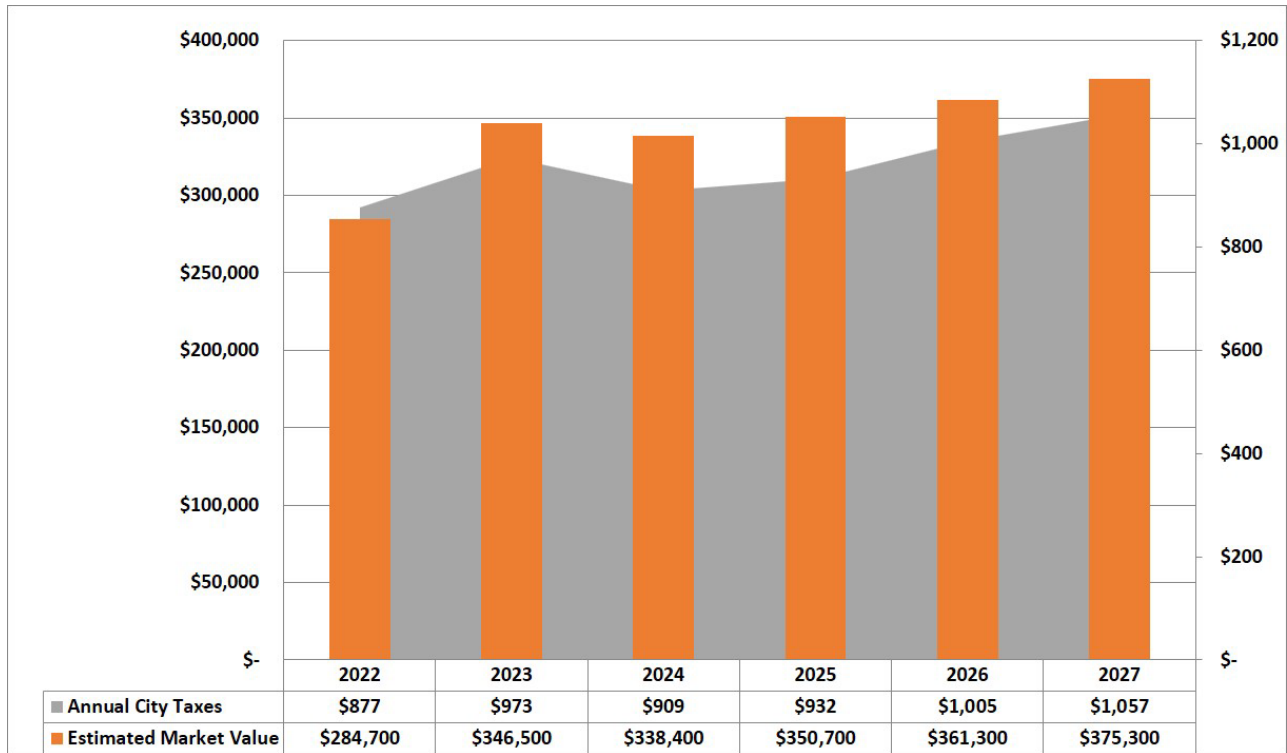
The tax levy and market value estimates are expected to have an impact on the city's tax rate, slightly increasing from 28.94 percent to an estimated 29.16 percent. This calculation will change, as the city received updates valuation numbers and the fiscal disparities distribution amount.



*2027 estimate will be adjusted as market values and budget information is updated

Residential Impact

The value of the median value home has increased from \$361,300 to \$375,300 over the past year. This is an increase of \$14,000 (3.9%). The following chart provides information on the median value home and city property taxes paid since 2021. The orange bar and amounts on the left axis represent the median value home.



As the budget stands currently, for the median value home this equates to an increase of \$52 or (5.2 percent) annually in property taxes. Absent any change in value, homeowners can expect a tax increase of \$8 or about 0.8 percent (taking into consideration the proposed tax rate).

Property tax impacts can vary from home to home based on assessed value changes. Below provides a snapshot of impacts on homes valued by quartile. The property tax impact shown takes in consideration the average value and change in average value from 2026 by quartile.

Quartile	1	2	3	4	Total
Homes	3,388	3,388	3,388	3,388	13,552
Minimum Value	\$100,400	\$291,300	\$375,200	\$487,000	\$100,400
Average Value	\$249,920	\$333,132	\$427,369	\$599,391	\$402,453
Maximum Value	\$291,300	\$375,200	\$486,900	\$2,914,200	\$2,914,200
Average % Value Change	0.80%	1.80%	2.20%	3.10%	2.00%
2026 Property Tax	\$647	\$897	\$1,184	\$1,699	
2027 Property Tax	\$659	\$923	\$1,223	\$1,769	
Change	\$11	\$26	\$38	\$70	

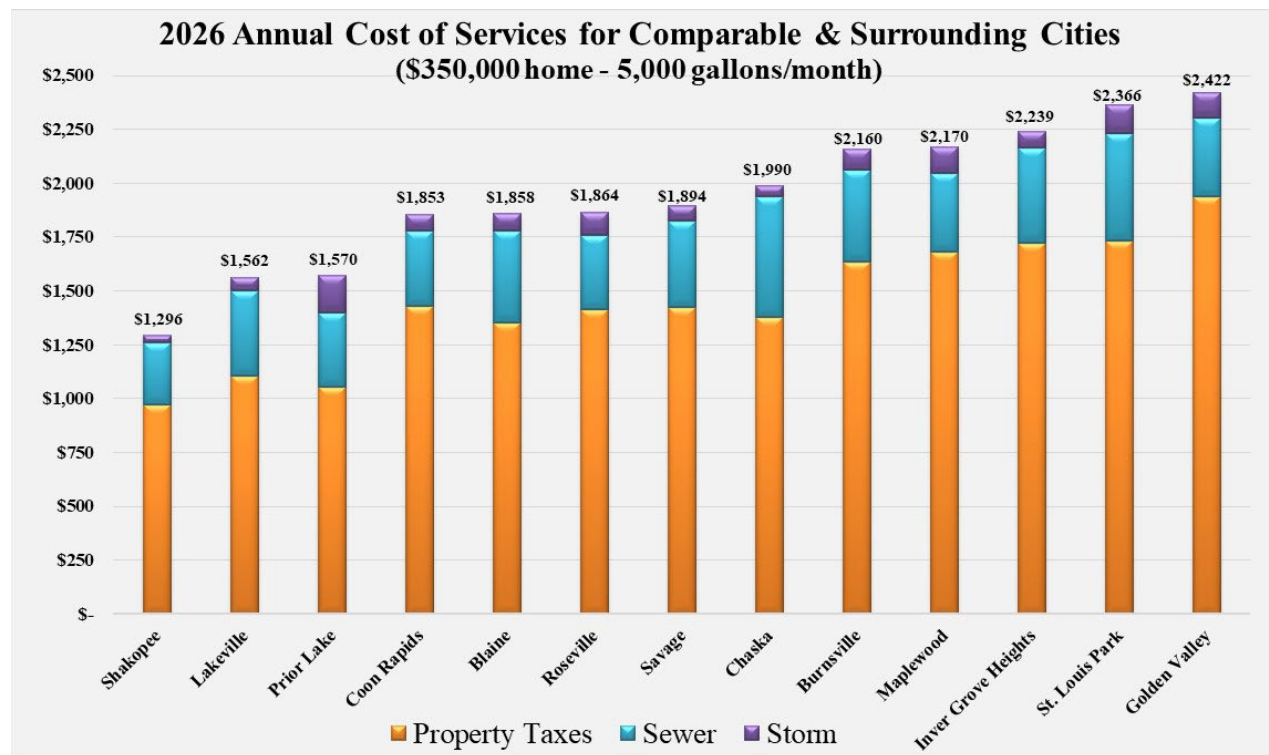
Enterprise Funds

The city operates two public utility funds Sewer and Surface Water. These funds operate on their own ability to generate revenues and receive no property tax support. The Sewer fund provides for the collection and conveyance of wastewater through a system of mains and lift stations. Sewage is treated by the Metropolitan Council Environmental Services, whose contracted services account for approximately 80 percent of the fund's operating expenditures.

The Surface Water fund maintains the surface water system for the city, which includes 140 miles of storm sewer and 224 ponds.

The City's sewer billings include a city usage rate, a city fixed rate, and Metropolitan Council disposal rate. The surface water charge is based on acreage with residential paying a monthly charge equivalent to 1/3 of an acre. Staff will be proposing rate increases, in the range of one to three percent) for each fund to keep pace with operational costs and maintain the current balances of those funds. For a typical residential user, this would amount to approximately \$14.40 annually for sewer charges and \$1 annually in surface water charges.

Shakopee is below comparable and surrounding cities when it comes to a cost comparison of city property taxes, sanitary sewer and storm water charges. The following chart provides the 2026 annual cost of services for a \$350,000 value home (slightly below the median value home in Shakopee) and 5,000 gallons of water usage a month. A \$350,000 home in Shakopee saw a decrease from the previous year as a result of the expanded market value exclusion and minimal tax rate, sewer and storm fee adjustments.



Schedule for budget and property tax levy development

Date	Who	What
May 19, 2026	Council/Staff	Review Long-term Financial Plan
August 4, 2026	Staff/Public	Public Input Meeting
August 4, 2026	Council/Staff	Review Preliminary Capital Improvement Plan (CIP)
August 18, 2026	Council/Staff	2027 Budget Overview
September 1, 2026	EDA	Review proposed EDA Budget and Levy
September 15, 2026	Council	Adopt proposed maximum tax levy for City and Final EDA tax levy.
September 30, 2026	Staff	Certify maximum tax levy to the County which will be used for proposed property tax notices
October 20, 2026	Council	Adopt final 2027-2031 CIP
Mid-November	County	Proposed tax notices sent to owners
December 1, 2026	Council	Hold public meeting to discuss levy and budget.
December 15, 2026	Council	Adopt final tax levy and budget
December 31, 2026	Staff	Certify final tax levy and budget to County and State

2027 Preliminary Budget & Levy

City Council Meeting
September 15, 2026



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Changes from August 18

Levy Decreases

- \$12k – Additional Ice Arena revenue
- \$178,500 – Increase in fiscal disparities distribution
- \$94,300 – Health insurance premiums adjusted from 16.3% to 12.8%
- \$344,360 – Proposed utilization of fund balance for 2022A Improvement Bond levy

Levy Increases

- \$66,900 – Correction of error in budgeted health insurance premiums
- \$9,400 – Dental insurance
- \$45,600 – Public Works maintenance operator (General Fund portion, remaining \$60k allocation to Sewer/Storm)

Net Levy Decrease \$507,060



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2027 Financial Objectives

- City Council
 - Low taxes/stable tax rate
 - Increase tax capacity
- Administration
 - True fiscal transparency
 - Long-term perspective

Your City of Shakopee Property Tax Receipt	
General Government	\$177.12
Mayor & Council	\$6.28
Administration	\$26.74
Human Resources	\$23.26
Communications	\$11.99
Information Technology	\$20.79
City Clerk/Elections	\$11.01
Finance	\$26.72
Facility Maintenance	\$14.21
Library Building	\$6.75

View your City tax receipt

See an itemized breakdown of how the City uses your property taxes.

How much do I pay for City services?

See your City property taxes broken down.

HOW SHAKOPEE TAXES STACK UP: 2026 CITY VALUE REPORT



Prepared by the City of Shakopee Finance Department

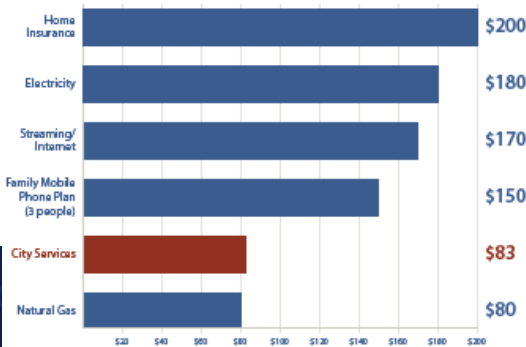
2026 Budget Fast Facts

- The City of Shakopee's tax rate is the 4th lowest out of 32 cities in the metro with a population between 25,000 and 100,000
- The median value home increased from \$350,700 to \$361,300, and will pay approximately \$996 annually in city property taxes, an increase of \$63 from 2025
- The City of Shakopee's share of property taxes is just 27.7% of a homeowner's total property tax bill
- Approximately 45 cents of every \$1 in city property taxes is paid by commercial and industrial properties
- Property taxes help fund the maintenance and snow removal of 178 miles of local roads—the distance from Shakopee to Duluth—85 miles of trail, 783 park acres, 94 sports fields, and 30 playgrounds

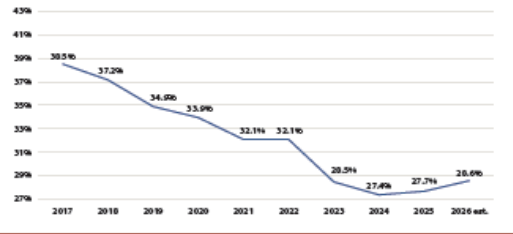
MONTHLY COST COMPARISON

The 2026 estimated property tax cost of City services (public safety, public works, parks and recreation programs, general government, infrastructure and debt service, and more) for the median valued home (\$361,300), is \$82.96 per month. The graphic compares that cost to estimated common monthly household costs.

ESTIMATED COMMON MONTHLY HOUSEHOLD COSTS



HISTORIC CITY TAX RATES



ANNUAL COST OF SERVICES

Total annual cost of City services in 2025 on a \$350,000 home including City property taxes, sewer, and storm drainage.

COMPARABLE & SURROUNDING CITIES	ANNUAL TOTAL COST Property Taxes, Sewer, Storm Water
Golden Valley	\$2,394
St. Louis Park	\$2,280
Inver Grove Heights	\$2,189
Maplewood	\$2,093
Burnsville	\$2,023
Chaska	\$1,863
Savage	\$1,823
Roseville	\$1,798
Blaine	\$1,717
Coon Rapids	\$1,731
Lakeville	\$1,540
Prior Lake	\$1,509
SHAKOPEE	\$1,246 (2025) \$1,287 (2026 est.)

\$43,007,210

Adopted 2026 General Fund Operating Budget

Where the General Fund dollars go...

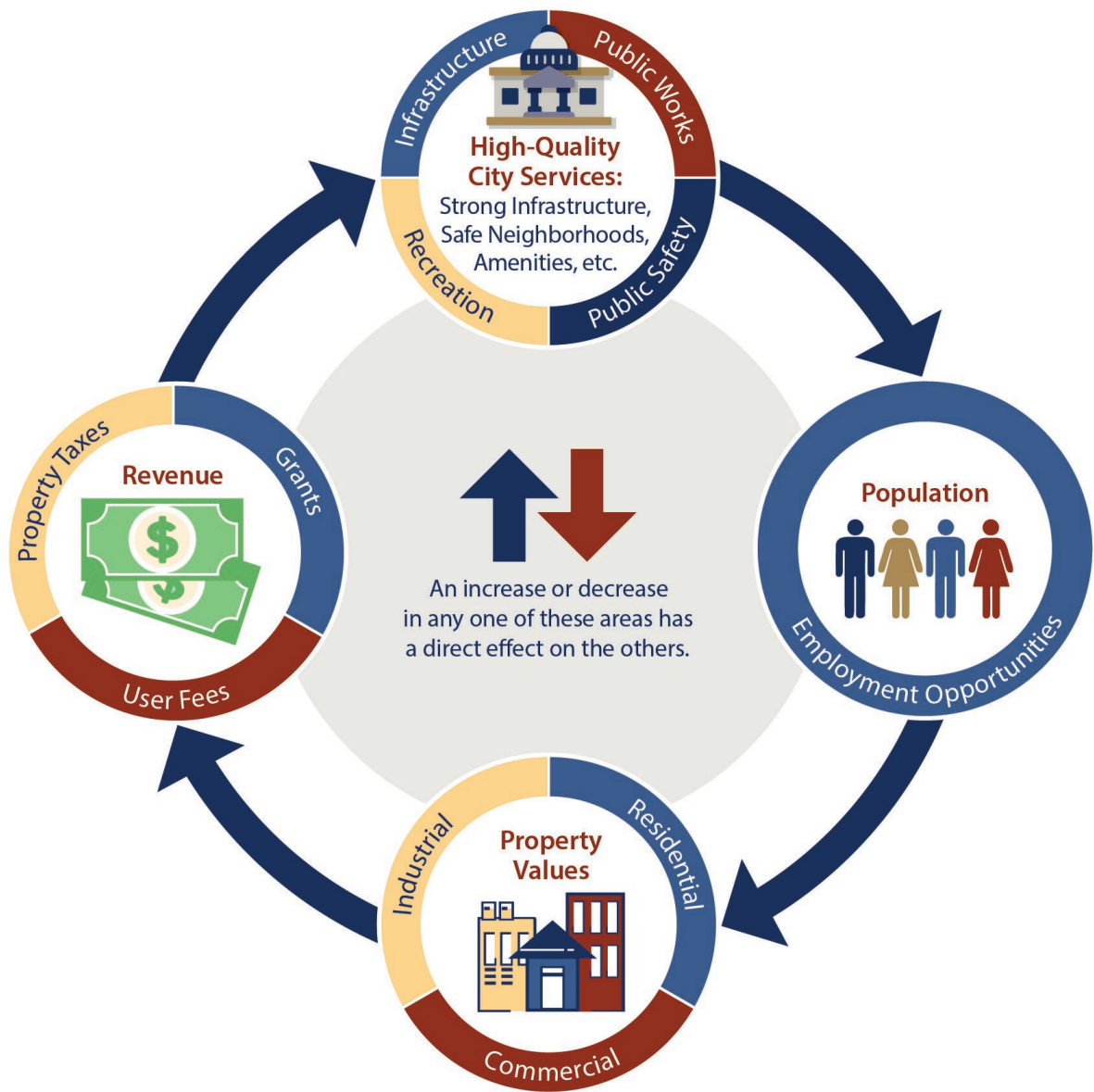


CHECK OUT OUR TAX RECEIPT TOOL!

See an itemized breakdown of how the City uses your property taxes



Shakopee Sustainable Cycle of City Government



**City of Shakopee
Levy Analysis
September 15, 2026**

	2026 Final	2027 Final	Increase/ (Decrease)	% Levy Impact
City Levy				
General Fund				
Operations (excluding Fire)	\$ 24,405,480	\$ 25,363,790	\$ 958,310	3.40%
Fire Department	-	975,530	975,530	3.46%
Abatements	120,000	120,000	-	0.00%
Capital Improvement Levy	1,500,000	1,500,000	-	0.00%
Debt Service				
2016 Abatement	2,189,000	2,189,000	-	0.00%
2022A Improvement	-	-	-	0.00%
Total Debt Service	2,189,000	2,189,000	-	0.00%
Total City Levy	\$ 28,214,480	\$ 30,148,320	\$ 1,933,840	6.85%
Shakopee EDA Special Levy	\$ 550,000	\$ 550,000	\$ -	0.00%
Total City and EDA Levies	\$ 28,764,480	\$ 30,698,320	\$ 1,933,840	6.72%

Transformation of Fire & Emergency Services

- 24/7/365 Coverage
 - Fully staffed coverage of two fire stations, increase response capacity and reducing response times
- Leverage of Federal Staffing for Adequate Fire and Emergency Response Grant Award (SAFER)
 - \$2.63 million in federal support over 3 years to onboard 12 full-time firefighters
- Command & Control
 - Established Battalion Chief and Captain structures to enhance operational safety, scene management and oversight.



Fire Department

Fire Department Changes				Levy Impact
Description	2026 Budget	2027 Budget	Change	
Revenues				
Fire Inspections/Plan Review	75,500	80,000	4,500	
SAFER	-	1,067,000	1,067,000	
State Aid - Fire	390,000	460,000	70,000	
Townships Contracts	315,200	327,300	12,100	
Other	30,430	34,000	3,570	
Total Revenues	811,130	1,968,300	1,157,170	
Expenses				
Full-time Wages	1,643,400	3,204,700	1,561,300	
Part-time wages	503,600	192,800	(310,800)	
Overtime	138,600	175,000	36,400	
Benefits	857,800	1,484,200	626,400	
Supplies/Services	1,704,300	1,798,700	94,400	
Battalion Chief vehicle	-	125,000	125,000	
Total Expenses	4,847,700	6,980,400	2,132,700	
Net Increase			975,530	3.46%



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Debt Service Levy

- 2016 Abatement Bonds – issued for the Community Center/Ice Arena
 - \$2,189,000 (no change)
- 2022A Improvement Bond – issued for street reconstruction projects
 - \$0 (no change)
- Requires Debt Service Cancellation resolution to be approved. Funding for the 2022A Improvement Bond (\$344,360) would be funded through a transfer of General Fund unassigned fund balance.



General Fund (excluding Fire)

- Total net adjustments in comparison to the 2026 Budget, excluding Fire

Description	Amount	Levy Impact
Revenues (increase)	\$ 533,800	
Transfers from other funds (decrease)	(150,000)	
Less Expenditures:		
Wages & benefits	598,700	
Operating expenses	450,310	
Internal rent changes	68,500	
One-time adjustments	224,600	
Change in property tax levy	\$958,310	3.40%

Preliminary Revenue Changes (excluding Fire)

- Revenue forecasts (net increase of \$533,800, excluding property taxes)

Description	Change
Rental housing	\$180,000
Fiscal disparities (distribution)	178,500
Right of way permits (offset with contracted services)	150,000
Interest income (General fund)	100,000
Engineering fees (offset with contracted services)	90,000
Shakopee Public Utilities pilot fee	65,000
Restaurant lease (SandVenture)	42,000
Grade fees (offset with contracted services)	40,000
Municipal State Aid (MSA) maintenance funds	34,000
Other (net adjustments)	56,300
Restaurant licenses and inspections (offset with inspector wages and benefits)	(122,000)
Building permit revenues	(280,000)
Change in Revenues	\$533,800

Preliminary Revenue Changes

- Transfers from other city funds (covers General Fund operating costs)

Description	2026	2027	Change
Public safety fund (patrol officer reimbursement)	\$100,000	\$ -	\$(100,000)
Self-insurance fund	350,000	300,000	(50,000)
Sewer/storm water (allocation of admin overhead)	400,000	400,000	-
EDA (allocation of admin overhead)	50,000	50,000	-
Change in transfers			\$(150,000)

Preliminary Expenditure Changes (excluding Fire)

- Change in wages and benefits (net increase of \$598,700)
 - Includes Public Works Maintenance Operation (new position)

Description	Change
Cost of living adjustment – 3%	\$574,690
Health Insurance – 12.8%	308,990
Recreation part-time	70,340
Sergeants (market rate adjustment)	47,000
Public Works Maintenance Operator (New)	45,600
Other (step changes, benefit election changes, etc)	(72,220)
Election judges (non-election year)	(94,120)
Health inspector	(120,900)
Workers compensation – reduced rates	(160,680)
Change in wages & benefits	\$598,700

Preliminary Expenditure Changes (excluding fire)

- Change in operational expenditures (\$450,310)

Description	Change
ROW – professional services	\$150,000
Engineering – professional services	100,000
Software	72,290
Property insurance	34,800
Street – <u>street light</u> replacements, signs & striping	30,000
Utilities (electric/water/gas)	28,900
Community Center/Ice Arena RTU Maintenance	20,000
Other (net)	149,420
Removal of prior year additional contingency	(135,100)
Change in operational expenses	\$450,310

Preliminary Expenditure Changes (excluding fire)

- Rent Charges (\$68,500)
- Increases a result of inflationary costs, new equipment and parks.

Description	Change	Fire Allocation	Net
Equipment Rent	\$40,000	\$32,800	\$7,200
Building Rent	27,600	4,500	23,100
Park Facilities Rent	50,000	0	50,000
Information Technology Rent	9,100	20,900	(11,800)
Change in internal rent charges	\$126,700	\$58,200	\$68,500

Preliminary Expenditure Changes (excluding fire)

- One-time Adjustments (\$224,600)

Description	Change
Code Enforcement vehicle	\$59,000
Building Inspector – electric vehicle	55,600
Comprehensive Plan (2 nd year allocation of \$100k plus \$50k for transportation plan)	50,000
Road Materials/Salt (one-time inventory reduction from 2026)	50,000
Log Cabin – tables and chair replacements	10,000
Change in one-time costs	\$224,600

EDA

- EDA levy is limited to 0.0185% of city's estimated market value
 - 2027 maximum = \$1,598,946
 - Applies to all taxable properties, including tax abatement and tax increment properties
 - Identified separately on property tax statements
- Proposed 2027 EDA Levy of \$550,000 (no change)
- Requesting City Council final approval of the 2027 EDA levy.

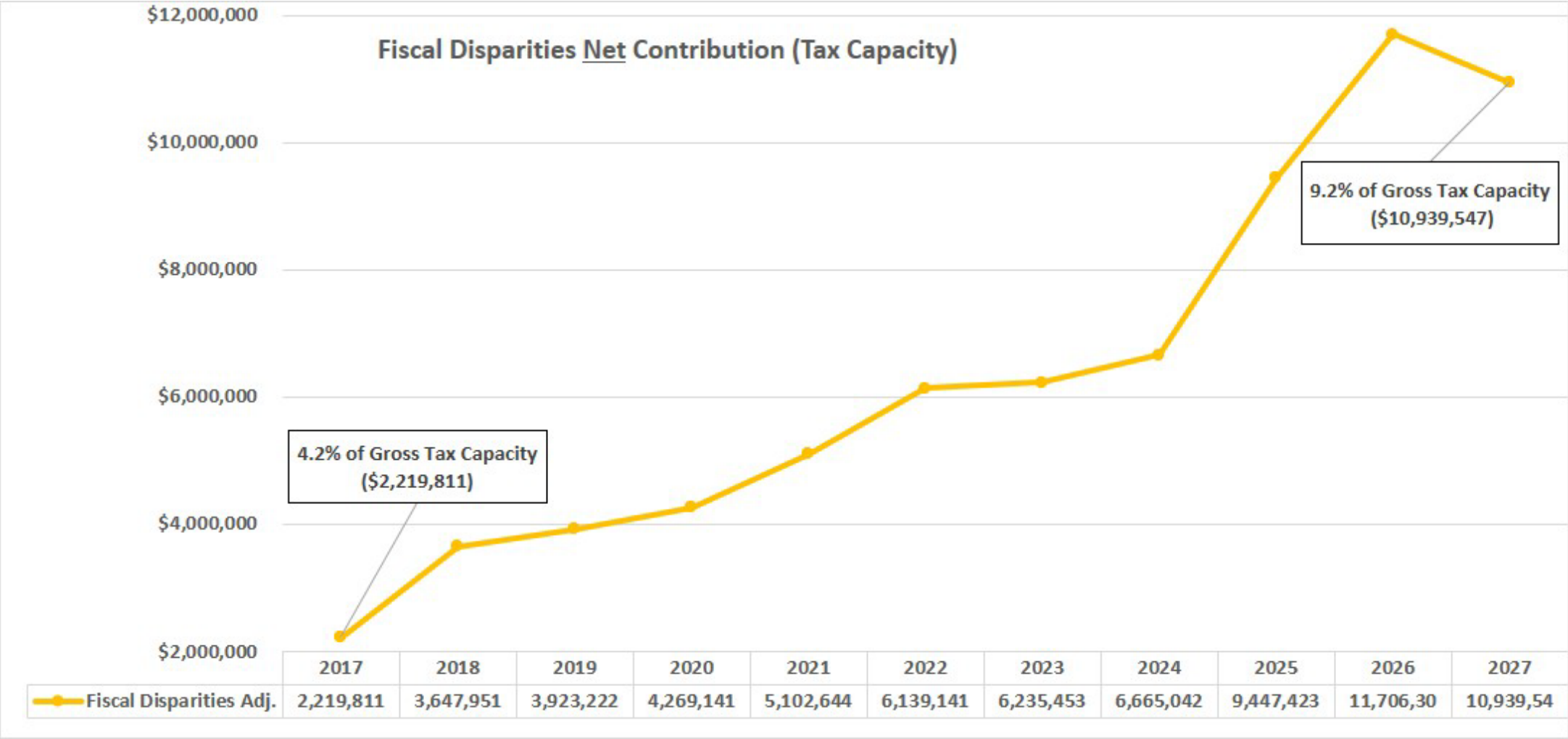


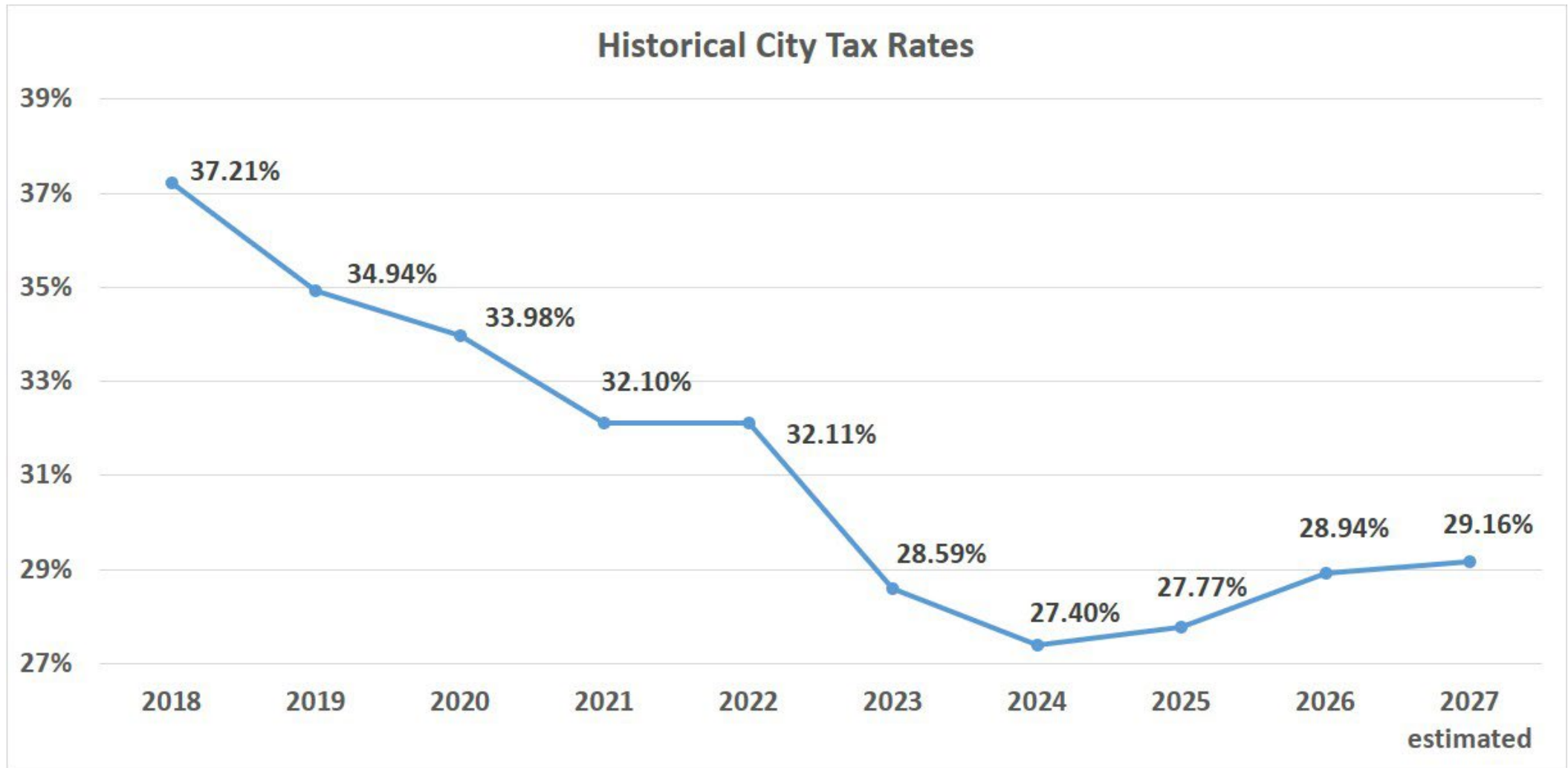
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Totals	\$8,642,951,447	\$8,975,822,133	3.9%

New construction accounts for 43.3% of the increase

Fiscal Disparities (net contribution)





*2027 estimated tax rate will change with assessed value adjustments and budget changes



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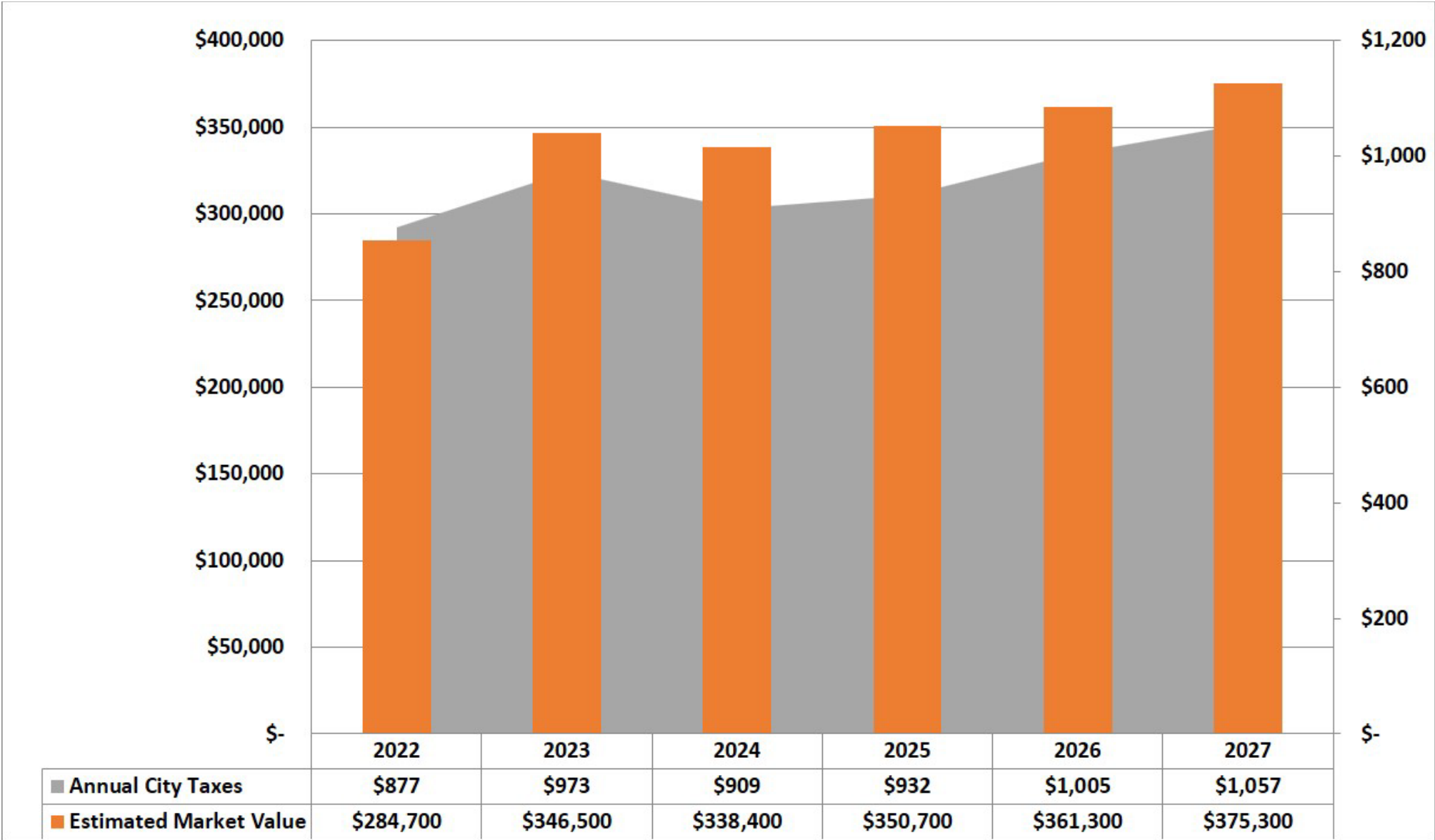
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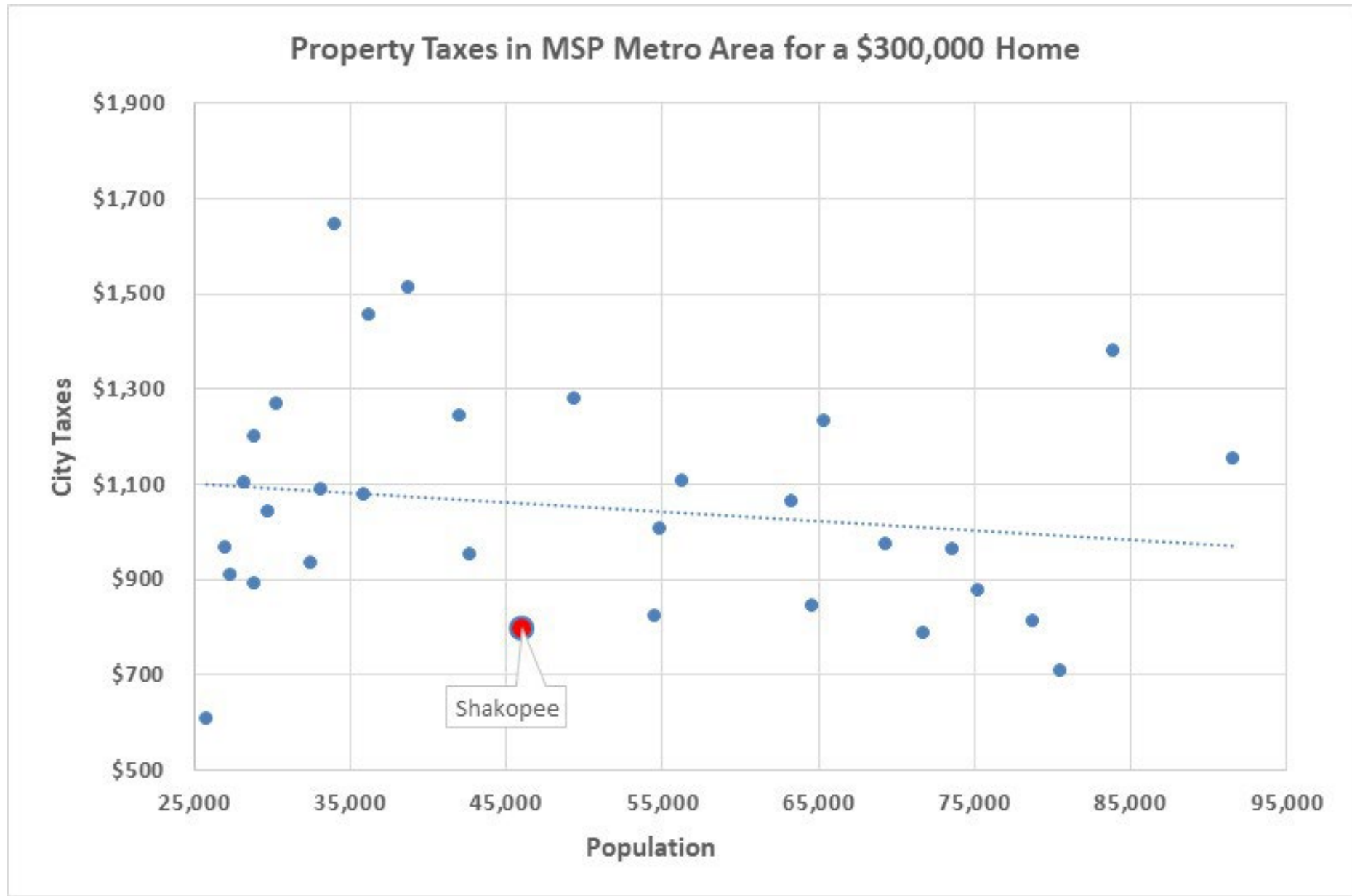
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Median Value Home



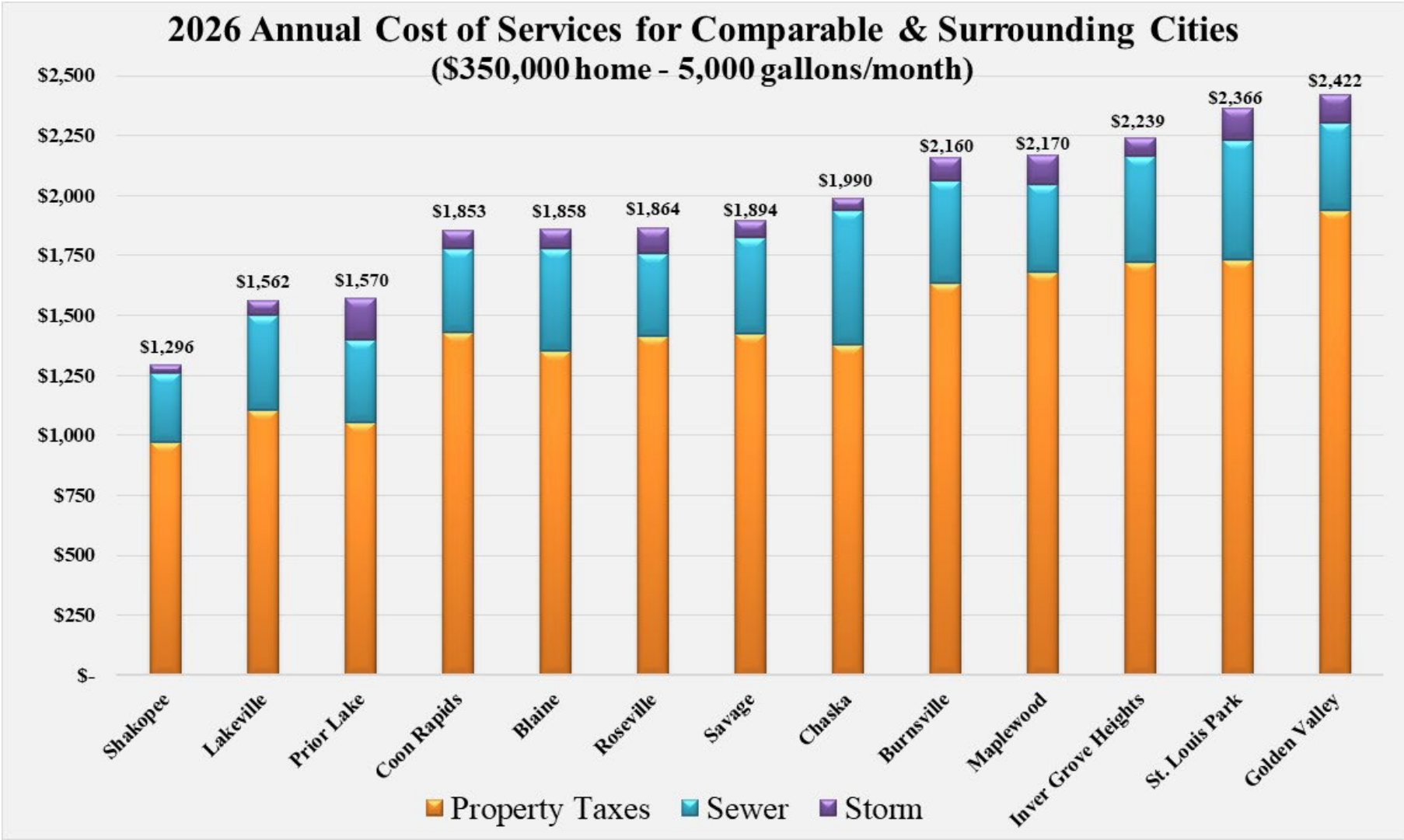
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Cities in the metro with population between 25,000 and 100,000, based on 2024 property taxes.



Budget Calendar

Date	Who	What
May 19, 2026	Council/Staff	Review Longterm Financial Plan
August 4, 2026	Public/Staff	Budget Listening Session
August 4, 2026	Council/Staff	Review Preliminary Capital Improvement Plan (CIP)
August 18, 2026 / September 1, 2026	Council/Staff	Review proposed levy, initiatives and requests
September 15, 2026	Council	Adopt proposed maximum tax levy for City and EDA.
September 30, 2026	Staff	Certify maximum tax levy to the County which will be used for proposed property tax notices
October 20, 2026	Council	Adopt final 20272031 CIP
Mid-November	County	Proposed tax notices sent to owners
November	Council/Staff	Work session to review budget document
December 1, 2026	Council	Hold public meeting to discuss levy and budget. Review and approve utility rates for 2027.
December 15, 2026	Council	Adopt final tax levy and budget
December 31, 2026	Staff	Certify final tax levy and budget to County and State

Council Consideration Items

- Resolution R2026-126, setting maximum property tax levy collectible in 2027
- Resolution R2026-127, canceling debt service levies for taxes payable in 2027
- Resolution R2026-128, approving the levy of a special benefit levy pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 by the Economic Development Authority for the City of Shakopee, Minnesota



2027 Annual Budget
GENERAL FUND SUMMARY

	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
TAXES	22,730,797.52	22,953,318.07	24,581,880.00	26,657,620.00
SPECIAL ASSESSMENTS	19,707.86	26,770.59	17,000.00	17,000.00
LICENSES AND PERMITS	5,542,102.05	5,424,471.89	4,392,000.00	4,320,300.00
INTERGOVERNMENTAL	6,035,453.77	6,493,216.05	5,617,250.00	6,869,000.00
CHARGES FOR SERVICES	5,019,846.73	6,862,112.14	6,548,180.00	6,732,900.00
FINES AND FORFEITURES	296,452.31	349,538.08	325,200.00	325,200.00
MISCELLANEOUS	1,282,629.27	1,691,257.27	625,700.00	810,000.00
TOTAL REVENUES	40,926,989.51	43,800,684.09	42,107,210.00	45,732,020.00
GENERAL GOVERNMENT	(5,855,274.00)	(5,826,860.88)	(6,577,150.00)	(6,712,420.00)
PUBLIC SAFETY	(18,491,479.13)	(19,614,451.61)	(21,424,230.00)	(23,808,250.00)
PUBLIC WORKS	(7,796,890.41)	(8,332,626.76)	(8,771,130.00)	(9,372,350.00)
RECREATION	(5,198,428.06)	(5,693,151.04)	(5,997,100.00)	(6,236,700.00)
UNALLOCATED	(7,800.00)	(8,910.00)	(237,600.00)	(102,700.00)
DEBT SERVICE	(107,574.11)	(136,060.15)	0.00	0.00
CAPITAL OUTLAY	(176,258.69)	(844,369.96)	0.00	(249,600.00)
TOTAL EXPENDITURES	(37,633,704.40)	(40,456,430.40)	(43,007,210.00)	(46,482,020.00)
TRANSFERS IN	495,552.73	890,600.00	900,000.00	750,000.00
PROCEEDS FROM SALE OF ASSETS	0.00	0.00	0.00	0.00
BOND PROCEEDS	167,921.96	342,427.14	0.00	0.00
TRANSFERS OUT	(2,460,000.00)	(2,325,000.00)	0.00	0.00
TOTAL OTHER FINANCING	(1,796,525.31)	(1,091,972.86)	900,000.00	750,000.00
ASSIGNED FUND BALANCE- SAND VENTURE	200,000.00	0.00	0.00	0.00
NET	1,696,759.80	2,252,280.83	0.00	0.00

GENERAL FUND EXPENDITURES BY DIVISION

Division	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
01000 - GENERAL FUND				
00 - N/A	1,859.40	1,859.40	0.00	0.00
11 - MAYOR & COUNCIL	135,799.56	177,320.05	196,400.00	196,100.00
12 - ADMINISTRATION	2,660,747.36	2,742,297.94	2,951,650.00	3,067,550.00
13 - CITY CLERK	605,908.37	417,115.35	633,900.00	568,100.00
15 - FINANCE	1,124,343.22	1,126,705.08	1,226,150.00	1,284,120.00
17 - PLANNING & DEVELOPMENT	811,304.94	804,882.19	902,450.00	925,450.00
18 - FACILITIES	602,887.81	580,695.35	666,600.00	671,100.00
31 - POLICE DEPARTMENT	12,361,362.08	13,803,844.34	14,260,280.00	14,660,000.00
32 - FIRE	4,221,604.15	4,213,681.63	4,847,700.00	6,980,400.00
33 - BUILDING INSPECTIONS	2,045,022.67	2,146,271.22	2,316,250.00	2,407,450.00
41 - ENGINEERING	1,348,073.75	1,574,847.60	1,631,700.00	1,998,650.00
42 - STREET MAINTENANCE	2,565,925.01	2,710,899.20	2,894,450.00	2,988,800.00
44 - FLEET	520,525.66	521,871.34	603,170.00	625,700.00
46 - PARK MAINTENANCE	3,368,809.02	3,566,331.82	3,641,810.00	3,759,200.00
67 - RECREATION	5,251,731.40	6,058,897.89	5,997,100.00	6,246,700.00
91 - UNALLOCATED	7,800.00	8,910.00	237,600.00	102,700.00
Total 01000 - GENERAL FUND	37,633,704.40	40,456,430.40	43,007,210.00	46,482,020.00

GENERAL FUND DETAIL

Object Account	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
01000 - GENERAL FUND				
REVENUES:				
4011 - CURRENT PROPERTY TAX	(20,123,259.21)	(20,578,941.30)	(22,216,480.00)	(24,150,320.00)
4012 - DELINQUENT PROPERTY TAX	0.00	0.00	195,600.00	222,200.00
4013 - MARKET VALUE CREDIT	(1,889.26)	(1,600.44)	0.00	0.00
4015 - FISCAL DISPARITIES	(2,226,685.98)	(2,117,106.96)	(2,309,000.00)	(2,487,500.00)
4020 - MOBIL HOME TAX	(185.52)	(204.19)	0.00	0.00
4025 - PAYMENT IN LIEU OF TAXES	(44,171.13)	(49,863.27)	(40,000.00)	(45,000.00)
4031 - EXCESS TAX INCREMENT	(70,652.16)	0.00	0.00	0.00
4032 - TAX ABATEMENT	84,806.00	118,263.10	120,000.00	120,000.00
4035 - TAX PENALTY AND INTEREST	(6,053.38)	(5,010.90)	(5,000.00)	(5,000.00)
4040 - OTHER TAXES	(8,193.25)	(2,230.01)	0.00	0.00
4202 - CABLE FRANCHISE	(322,029.93)	(304,180.60)	(315,000.00)	(300,000.00)
4203 - TRACK FRANCHISE	(12,483.70)	(12,443.50)	(12,000.00)	(12,000.00)
TAXES	(22,730,797.)	(22,953,318.)	(24,581,880.)	(26,657,620.)
4110 - SPECIAL ASSESSMENT PRINCIPAL	(17,429.65)	(23,538.83)	(15,000.00)	(15,000.00)
4111 - SPECIAL ASSESSMENT INTEREST	(1,218.51)	(1,702.71)	(2,000.00)	(2,000.00)
4112 - SPECIAL ASSESSMENT PENALTY & INTEREST	(285.80)	(1,294.39)	0.00	0.00
4120 - SPECIAL ASSESSMENT PREPAYMENTS	(773.90)	(234.66)	0.00	0.00
SPECIAL ASSESSMENT	(19,707.86)	(26,770.59)	(17,000.00)	(17,000.00)
4210 - RENTAL HOUSING LICENSE	(203,260.00)	(340,210.00)	(150,000.00)	(330,000.00)
4220 - LIQUOR LICENSE	(220,304.56)	(210,407.50)	(200,000.00)	(200,000.00)
4230 - BEER LICENSE	(3,684.14)	(4,043.00)	(2,000.00)	(2,000.00)
4240 - TOBACCO LICENSE	(14,800.00)	(7,400.00)	(12,000.00)	(12,000.00)
4242 - ANIMAL LICENSES	(10,895.00)	(11,785.00)	(11,000.00)	(11,000.00)
4243 - MISC LICENSE	(18,004.00)	(19,638.00)	(136,500.00)	(15,300.00)
4251 - BUILDING PERMITS-NON-RESIDENTI	(928,227.31)	(651,667.38)	(900,000.00)	(600,000.00)
4252 - BUILDING PERMITS-NEW RESIDENTI	(1,219,544.95)	(1,268,434.95)	(600,000.00)	(900,000.00)
4255 - RE-ROOF PERMIT	(363,630.69)	(176,934.60)	(175,000.00)	(175,000.00)
4259 - PLAN REVIEW FEE-NON-RESIDENTIA	(675,626.77)	(374,849.32)	(662,500.00)	(375,000.00)
4260 - PLAN REVIEW FEE-NEW RESIDENTIA	(390,916.49)	(439,825.22)	(300,000.00)	(300,000.00)
4261 - PLUMBING PERMITS	(182,559.52)	(174,769.92)	(200,000.00)	(200,000.00)
4265 - MECHANICAL PERMITS	(243,733.18)	(486,837.78)	(200,000.00)	(245,000.00)
4267 - ELECTRICAL PERMITS	(244,696.90)	(308,281.55)	(190,000.00)	(200,000.00)
4272 - SEWER & WATER PERMITS	(97,983.12)	(34,114.23)	(75,000.00)	(50,000.00)
4274 - FIRE INSPECTION PERMITS	(53,232.20)	(39,847.44)	(48,000.00)	(45,000.00)
4275 - HEALTH INSPECTIONS	0.00	0.00	(20,000.00)	0.00
4280 - ROW PERMITS	(159,227.16)	(384,644.19)	(110,000.00)	(260,000.00)
4299 - ELECTRONIC RECOVERY FEE	(511,776.06)	(490,781.81)	(400,000.00)	(400,000.00)

GENERAL FUND DETAIL

Object Account	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
LICENSES AND PERMITS	(5,542,102.05)	(5,424,471.89)	(4,392,000.00)	(4,320,300.00)
4410 - FEDERAL GRANTS	(123,422.59)	(187,932.53)	(16,000.00)	(1,083,000.00)
4450 - STATE GRANTS & AIDS	(658,674.46)	(582,151.10)	(130,250.00)	(126,000.00)
4460 - STATE AID - MAINT	(623,609.00)	(698,797.00)	(699,000.00)	(733,000.00)
4462 - STATE AID - FIRE	(447,447.91)	(533,493.84)	(390,000.00)	(460,000.00)
4465 - STATE AID - POLICE	(600,112.87)	(644,420.92)	(630,000.00)	(650,000.00)
4467 - POLICE TRAINING REIMBURSEMENT	(47,641.19)	(48,727.05)	(45,000.00)	(45,000.00)
4482 - COUNTY GRANTS/AIDS	(26,174.05)	(22,885.78)	(22,000.00)	(22,000.00)
4490 - OTHER GRANTS/AIDS	(15,553.70)	(25,817.28)	0.00	0.00
4705 - SPUC REVENUE CONTRIBUTION	(3,492,818.00)	(3,748,990.55)	(3,685,000.00)	(3,750,000.00)
INTERGOVERNMENTAL	(6,035,453.77)	(6,493,216.05)	(5,617,250.00)	(6,869,000.00)
4511 - ADMINISTRATIVE CHARGES	(42,403.66)	(46,583.18)	(66,000.00)	(67,000.00)
4513 - SALE OF DOCUMENTS	(1,412.00)	(1,878.00)	(480.00)	(400.00)
4527 - RECORDING FEE	(45.00)	0.00	0.00	0.00
4540 - CONDUIT DEBT ADMIN FEE	0.00	(153,000.00)	0.00	0.00
4572 - SIGNS	(35,301.00)	(45,902.00)	(17,000.00)	(24,000.00)
4577 - AUAR	(216,809.00)	(138,712.00)	(45,000.00)	(45,000.00)
4587 - PLANNING/ZONING APPLICATIONS	(73,631.00)	(47,550.00)	(65,000.00)	(65,000.00)
4620 - ENGINEER FEE - PRIVATE	(544,930.17)	(1,803,371.98)	(600,000.00)	(790,000.00)
4621 - ENGINEER FEE - PUBLIC	(189,638.10)	(178,242.63)	(425,000.00)	(325,000.00)
4622 - PARK FEE - PUBLIC	(1,126.38)	0.00	(15,000.00)	0.00
4630 - GRADE FEE	(289,326.19)	(318,596.07)	(190,000.00)	(230,000.00)
4642 - CONTRACTED SERVICES	(550,120.09)	(620,628.79)	(1,236,600.00)	(1,299,000.00)
4643 - VALLEY FAIR	(40,685.12)	(38,153.10)	(40,000.00)	(38,000.00)
4646 - FALSE ALARMS	(11,285.00)	(9,230.00)	(10,000.00)	(10,000.00)
4647 - TRIBAL CONTRIBUTION	(175,000.00)	(175,000.00)	(200,000.00)	(200,000.00)
4660 - FIRE SERVICES	(265,027.09)	(284,937.22)	(315,200.00)	(327,300.00)
4681 - CAR/TRUCK WASHES	(8,255.00)	(10,055.00)	(11,700.00)	(11,700.00)
4751 - REFUSE CHARGES	(26,405.85)	(23,960.81)	(24,000.00)	(24,000.00)
4761 - MEMBERSHIP - DEFERRED REVENUE	10,840.00	7,982.00	0.00	0.00
4762 - MEMBERSHIPS	(629,864.93)	(811,544.09)	(829,000.00)	(865,000.00)
4766 - GENERAL ADMISSIONS	(367,726.53)	(653,552.29)	(827,000.00)	(801,000.00)
4768 - SKATE SCHOOL ADMISSION	(69,169.21)	(67,844.41)	(70,000.00)	(70,000.00)
4770 - LESSONS	(127,012.50)	(121,377.75)	(132,000.00)	(112,000.00)
4774 - ICE RENTAL - PRIME TAXABLE	(287,333.38)	(296,780.06)	(300,000.00)	(300,000.00)
4775 - ICE RENTAL - PRIME EXEMPT	(525,855.00)	(475,161.25)	(490,000.00)	(502,000.00)
4780 - YOUTH ACTIVITIES	(145,041.75)	(193,594.49)	(182,000.00)	(187,000.00)
4794 - ADULT SPORTS	(31,076.50)	(26,355.00)	(30,000.00)	(25,000.00)
4795 - ADULT ACTIVITIES	(58,621.30)	(71,775.02)	(64,000.00)	(63,000.00)
4796 - ROOM RENTALS	(171,644.87)	(149,316.20)	(166,200.00)	(177,0 129)

GENERAL FUND DETAIL

Object Account	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
4797 - ROOM RENTAL- NONTAXABLE/EXEMPT	(9,404.45)	(10,469.89)	(23,000.00)	(3,000.00)
4798 - PARK FACILITY RENTAL	(5,872.72)	(12,784.14)	(35,000.00)	(10,500.00)
4799 - PARK FIELD RENTALS	(2,162.11)	(1,332.11)	(4,000.00)	(1,500.00)
4800 - SKATE SHARPENING	(3,641.25)	0.00	(10,000.00)	(10,000.00)
4801 - DAMAGE DEPOSIT	900.00	(2,055.00)	(2,000.00)	(2,000.00)
4808 - PARK FAC. RENT - NONTAX/EXEMPT	(26,240.00)	(24,195.00)	(30,000.00)	(30,000.00)
4810 - CONCESSION STANDS	(16,422.24)	(12,814.53)	(18,000.00)	(16,500.00)
4811 - FIRE BOXES- TAX EXEMPT ENTITY	0.00	0.00	0.00	0.00
4812 - VENDING CONCESSION COMMISSION	(12,869.33)	(12,625.15)	(14,000.00)	(13,000.00)
4816 - NON-RESIDENT FEE/TOWNSHIP PYMT	0.00	(1,577.10)	0.00	(12,000.00)
4817 - ARENA ADVERTISING	(65,415.00)	(25,385.75)	(60,000.00)	(75,000.00)
4818 - OTHER RECREATION FEES	(4,813.01)	(3,754.13)	(1,000.00)	(1,000.00)
CHARGES FOR SERVICES	(5,019,846.73)	(6,862,112.14)	(6,548,180.00)	(6,732,900.00)
4821 - FINES & FORFEITS	(1,030.35)	(7,360.64)	(200.00)	(200.00)
4822 - FINES & FORFEITURES - TO COUNTY	(295,421.96)	(342,177.44)	(325,000.00)	(325,000.00)
FINES & FORFEITS	(296,452.31)	(349,538.08)	(325,200.00)	(325,200.00)
4833 - INTEREST	(698,011.38)	(936,094.51)	(550,000.00)	(650,000.00)
4834 - CHANGE IN FAIR MARKET VALUE	(382,516.83)	(571,122.87)	0.00	0.00
4841,4964 - LEASE RENT/REVENUE	(56,508.83)	(69,367.81)	0.00	(42,000.00)
4843 - COMMISSIONS	(900.00)	(1,500.00)	0.00	(1,000.00)
4845 - CONTRIBUTIONS/DONATIONS	(31,208.31)	(16,153.06)	(26,000.00)	(26,000.00)
4530 - ANTENNA RENTAL	(1,049.90)	(524.98)	(16,200.00)	(16,200.00)
4850 - MISCELLANEOUS	(158,715.32)	(153,386.07)	(33,000.00)	(73,300.00)
4853 - INSURANCE REIMBURSEMENT	(3,889.90)	0.00	0.00	0.00
4855 - SALE OF ASSETS	(6,337.63)	(12,475.78)	(500.00)	(1,500.00)
MISCELLANEOUS	(1,339,138.10)	(1,760,625.08)	(625,700.00)	(810,000.00)
REVENUES	(40,983,498.	(43,870,051.	(42,107,210.	(45,732,020.
EXPENDITURES:				
6002 - WAGES	15,484,448.59	16,893,993.64	18,398,400.00	20,452,700.00
6005 - OVERTIME-FT	648,710.10	823,441.43	945,900.00	995,800.00
6010 - PREMIUM PAY	15,811.20	77,738.03	12,000.00	17,000.00
6015 - WAGES - PART TIME/TEMP	1,724,678.98	1,543,522.06	1,924,100.00	1,634,900.00
6017 - OVERTIME-PART TIME/TEMP	25,240.12	42,627.76	29,300.00	15,800.00
WAGES	17,898,888.99	19,381,322.92	21,309,700.00	23,116,200.00
6122 - PERA	2,007,896.64	2,261,804.45	2,498,300.00	2,788,400.00
6124 - FICA	828,097.83	889,870.78	1,035,100.00	1,080,800.00
6135 - HEALTH	1,984,701.97	2,524,587.72	2,848,300.00	3,276,100.00
6136 - PAID FAMILY LEAVE	0.00	0.00	89,800.00	84,100.00
6139 - POST EMPLOYMENT HEALTH PLAN	84,537.19	88,990.92	94,100.00	101,200.00

GENERAL FUND DETAIL

Object Account	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
6140 - LIFE/LTD	40,248.64	40,958.64	49,900.00	48,800.00
6145 - DENTAL	67,586.02	77,518.35	94,100.00	117,900.00
6160 - UNEMPLOYMENT	14,085.44	2,553.66	0.00	0.00
6170 - WORKERS COMPENSATION	678,923.15	633,539.38	767,700.00	647,900.00
6180 - COMPENSATED ABSENCES	903,355.33	429,604.86	340,200.00	377,800.00
6186 - PENSION EXPENSE	357,389.00	312,387.00	90,000.00	90,000.00
BENEFITS	6,966,821.21	7,261,815.76	7,907,500.00	8,613,000.00
WAGES & BENEFITS	24,865,710.20	26,643,138.68	29,217,200.00	31,729,200.00
6202 - SUPPLIES	505,457.07	652,749.49	791,000.00	760,500.00
6204 - MINOR EQUIPMENT (NOT CAPITALIZED)	44,824.48	51,853.73	30,000.00	38,000.00
6212 - UNIFORMS/CLOTHING	163,471.61	126,739.68	174,400.00	197,100.00
6213 - MEETINGS	14,540.15	9,550.74	15,200.00	18,550.00
6215 - MATERIALS	181,308.21	159,549.96	187,100.00	245,500.00
6222 - FUEL	211,970.27	233,751.81	270,400.00	286,000.00
6240 - EQUIPMENT REPAIR & MAINTENANCE	312,036.76	254,222.02	295,500.00	283,700.00
6250 - MERCHANDISE FOR RESALE	317.90	558.68	2,500.00	1,500.00
6310 - ATTORNEY	480,370.00	523,948.46	595,000.00	566,600.00
6312 - ENGINEERING/DESIGN CONSULTANTS	214,411.68	454,943.11	230,000.00	380,000.00
6315 - BUILDING REPAIRS & MAINTENANCE	300,218.68	289,950.57	321,100.00	351,800.00
6322 - PAVEMENT PRESERVATION	599,649.86	557,051.63	618,000.00	623,000.00
6326 - CLEANING SERVICES	137,774.61	135,455.00	239,300.00	244,300.00
6327 - PROFESSIONAL SERVICES	1,262,160.53	1,503,672.40	1,501,700.00	1,794,900.00
6332 - POSTAGE	20,790.38	29,157.39	29,600.00	34,800.00
6334 - TELEPHONE	75,102.41	71,500.30	90,550.00	90,150.00
6336 - PRINTING/PUBLISHING	83,303.60	89,245.20	104,500.00	109,600.00
6338 - ADVERTISING	2,030.72	3,624.86	2,700.00	12,700.00
6339 - CABLE/INTERNET	35,332.30	40,081.80	31,100.00	32,250.00
6351 - INSURANCE PREMIUM (IS FUND)	342,700.00	350,300.00	345,100.00	382,500.00
6362 - ELECTRIC	791,351.18	845,468.94	814,500.00	829,700.00
6364 - WATER	57,635.21	68,276.14	66,800.00	68,800.00
6365 - GAS	206,337.18	239,891.35	239,400.00	253,400.00
6366 - SEWER	30,278.49	20,703.82	33,200.00	30,200.00
6367 - REFUSE	23,999.48	25,208.72	20,000.00	23,000.00
6368 - STORM	36,106.05	39,338.77	38,300.00	39,000.00
6410 - SOFTWARE	694,985.91	811,596.01	830,910.00	905,700.00
6415 - INFORMATION TECHNOLOGY RENT (IS FUND)	634,499.76	634,700.04	653,400.00	662,500.00
6420 - EQUIPMENT LEASES	7,149.92	13,665.42	86,800.00	86,800.00
6425 - EQUIPMENT RENT (IS FUND)	1,579,299.96	1,699,300.08	1,875,000.00	1,915,000.00
6430 - BUILDING RENT (IS FUND)	1,353,199.92	1,378,200.00	1,503,000.00	1,530,600.00
6435 - OTHER RENT	20,192.37	19,629.54	26,400.00	27,513.11

GENERAL FUND DETAIL

Object Account	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
6440 - PARK RENT (IS FUND)	659,100.00	669,099.96	709,100.00	759,100.00
6472 - CONFERENCE/SCHOOL/TRAINING (ALL EXPENSES)	298,082.03	282,015.00	289,300.00	314,800.00
6476 - MILEAGE	2,204.58	2,309.82	5,550.00	5,350.00
6480 - DUES	159,350.55	185,218.10	194,800.00	199,170.00
6490 - SUBSCRIPTIONS/PUBLICATIONS	3,555.51	6,472.03	5,400.00	5,450.00
6471 - WELLNESS PROGRAM	12,616.58	13,301.39	12,000.00	12,000.00
SUPPLIES AND SERVICES	11,557,715.90	12,492,301.96	13,278,610.00	14,121,920.00
6610 - AWARDS & DAMAGES	0.00	739.41	0.00	0.00
6620 - PROPERTY TAX/SPECIAL ASSESS	0.00	10.00	0.00	0.00
6630 - PAYMENT TO FIRE RELIEF	551,925.36	0.00	0.00	0.00
6640 - DESIGNATED MISCELLANEOUS	5,106.19	6,300.00	50,000.00	50,000.00
6645 - SERVICE AWARDS	4,399.86	5,410.47	5,000.00	5,000.00
6650 - CREDIT CARD FEES	363,770.43	327,399.41	270,000.00	275,000.00
6660 - BANK FEES- NSF FEE	(98.75)	(124.25)	100.00	100.00
6661 - CASH SHORT	237.91	19.61	0.00	0.00
6670 - RECREATION SCHOLARSHIPS	1,104.50	805.00	1,200.00	1,200.00
6681 - CONTINGENCY	0.00	0.00	185,100.00	50,000.00
MISCELLANEOUS EXPENSE	926,445.50	340,559.65	511,400.00	381,300.00
6730 - BUILDINGS	6,167.46	0.00	0.00	0.00
6740 - EQUIPMENT	84,935.64	844,369.96	0.00	249,600.00
6745 - SOFTWARE	85,155.59	0.00	0.00	0.00
6765 - IMPROVEMENTS/INFRASTRUCTURE	0.00	0.00	0.00	0.00
CAPITAL OUTLAY	176,258.69	844,369.96	0.00	249,600.00
6835 - LEASE INTEREST PAYMENT	5,077.49	15,864.49	0.00	0.00
6836 - SBITA INTEREST PAYMENT	1,618.99	1,415.43	0.00	0.00
6830 - CAPITAL LEASE PAYMENT	65,157.91	86,001.89	0.00	0.00
6831 - SBITA PRINICPAL PAYMENT	35,719.72	32,778.34	0.00	0.00
DEBT SERVICE	107,574.11	136,060.15	0.00	0.00
EXPENDITURES	37,633,704.40	40,456,430.40	43,007,210.00	46,482,020.00
OTHER FINANCING:				
8010 - TRANSFER IN FROM GENERAL FUND	(400,000.00)	0.00	0.00	0.00
8013 - TRANSFER IN FROM ENTERPR FUND	0.00	(400,000.00)	(400,000.00)	(400,000.00)
8015 - TRANSFER IN FROM IS FUND	0.00	(350,000.00)	(350,000.00)	(300,000.00)
8018 - TRANSFER IN FROM SPEC REV FUND	(95,552.73)	(140,600.00)	(150,000.00)	(50,000.00)
TRANSFERS IN	(495,552.73)	(890,600.00)	(900,000.00)	(750,000.00)
8054 - TRANSFER OUT TO DEBT FUNDS	346,000.00	0.00	0.00	0.00
8056 - TRANSFER OUT TO CAPITAL FUNDS	1,114,000.00	1,850,000.00	0.00	0.00
8057 - TRANSFER OUT TO IS FUND	1,000,000.00	475,000.00	0.00	0.00

GENERAL FUND DETAIL

Object Account	Actual 2024	Actual 2025	Budget 2026	Requested Budget 2027
TRANSERS OUT	2,460,000.00	2,325,000.00	0.00	0.00
GAIN/LOSS ON DISPOSAL OF ASSET	0.00	0.00	0.00	0.00
4962 - CAPITAL LEASE ISSUED	(36,257.54)	(273,059.33)	0.00	0.00
4966 - SBITA ISSUED	(75,155.59)	0.00	0.00	0.00
PROCEEDS FROM DEBT/LEASE ISSUED	(111,413.13)	(273,059.33)	0.00	0.00
OTHER FINANCING	1,853,034.14	1,161,340.67	(900,000.00)	(750,000.00)
Total 01000 - GENERAL FUND	(1,496,759.80)	(2,252,280.83)	0.00	0.00



Shakopee City Council September 15, 2026

9.b

Agenda Item: Planned Unit Development (PUD) Amendment to Southbridge Crossings East
Prepared by: Kyle Sobota, Senior Planner
Reviewed by: Michael Kerski, Director of Planning and Development

Action to be considered:

Adopt Ordinance O2026-015, which approves Planned Unit Development District #16.

Motion Type:

Simple Majority

Background:

Site Information:

Property Address: 1300 Crossings Blvd

Property Owner: Shakopee Crossings LTD Partnership

Lot Area: 14.26 acres

Current Zoning: B-1, Highway Business

2040 Comp. Plan: Mixed Use Commercial Center

Mark Anderson of Sambatek, representing Shakopee Crossings, property owner, has applied for a Planned Unit Development Amendment for the site at 1300 Crossings Blvd. This site is part of the original Southbridge Crossings East PUD. The applicant is proposing to develop the site with the following buildings / uses:

- 7,300 square-foot Car Wash
- 23,000 square-foot retail garden center with 8,000 square-foot greenhouse and 48,000 square-foot landscape yard area
- Three 5,000 square-foot multi-tenant retail buildings
- Two lots for regional stormwater ponds to be owned / maintained by the City of Shakopee

The development proposes a private drive connection that extends between an entrance of the Southbridge Transit Station on Crossings Boulevard on the east side of the site and aligns with the entrance to Marcus Theaters / Caribou Coffee on Hansen Avenue on the south side of the site. A sidewalk is proposed along the length of the private drive and sidewalk connections to each proposed building is proposed. If the final infiltration basin design / clearance from basin slopes allows, staff would prefer to see a boulevard area between the main private drive and sidewalk that is capable of supporting trees. A

condition reflecting this potential possibility is in the draft ordinance. The delivery area for the garden center utilizes the existing shared access with River Valley Church on the north side of the site. Employee parking for the garden center is also accessed from the northern shared driveway.

Latest revisions to the plan:

- Increased width of the main private drive from 24' to 28'
- The addition / improvement of sidewalk connections between buildings
- The addition of a driveway connection between the garden center site and the retail building parking area
- Adding proposed locations of trash enclosures
- Addition of cart storage locations in the garden center parking lot

Parking Discussion:

The applicant is proposing to meet the minimum parking requirements for the three lots. Shared parking between the sites is proposed and ingress / egress / parking agreements are required.

Woodland Management Discussion:

The applicant is proposing removal of all existing trees on the site, including several trees designated as high priority trees. The amount of required replacement trees will not fit on the site, so a contribution to the Tree Fund is required by City Code. Contributions to the Tree Fund are used for planting of trees in boulevards and parks, with a preference toward planting projects in the area of the removals. The applicant's contribution is planned to be programmed for planting trees to be prioritized in the following areas:

- Quarry Lake Park
- Boulevard of Southbridge Parkway, where several Ash trees have died or been removed
- Boulevard of Crossings Boulevard
- Dog park area of Southbridge Community Park; where a significant number of dead trees have or will be removed. Over 300 trees are planned to be planted in the dog park area of Southbridge Community Park alone in the near future.

Future Reviews:

The site is currently two outlots, so subsequent preliminary and final plats will be required for the subdivision / reconfiguration of the lots. PUD amendments for the specific users of the sites to review final site plans and building designs will also be required. The Planning Commission and City Council will review future preliminary plats and PUD Amendments. The Planning Commission would not review a final plat if the final plat is the sole application.

The applicant has worked extensively with staff regarding wetland impacts on the site and site layout and the applicant's wetland consultant has been working with Engineering staff regarding the wetland impacts and redesign of the existing stormwater ponds on the site. The City Council approved the Wetland Replacement Plan for development of the site with the condition of this Planned Unit Development amendment being approved by the City Council.

Impervious Surface Discussion:

Including the two lots for regional ponding, the impervious surface area for the entire development is below the 75% maximum impervious surface percentage, even though individual developed lots slightly for the garden center and retail buildings slightly exceed the 75% limit. The applicant is proposing to use pervious pavers in portions of the garden center parking area (noted on plans) and the garden center outdoor landscape yard area. Pervious pavers must be maintained in order to continue to allow for stormwater to continue to percolate. The applicant is proposing a maintenance plan / agreement to allow for pervious pavers to be utilized. Staff have added a draft condition that the total amount of impervious surfaces not exceed 75 percent for the development, but individual lots may slightly exceed the 75% total amount. The pervious paver areas utilize a calculation that 25% of the pervious paver area is considered pervious.

Signage Discussion:

A sign plan for the development has not been provided. Staff recommends that one monument sign be permitted for each lot in accordance with City Code for height and signage area maximums. The garden center and greenhouse is permitted to have a total of up to 180 square-feet of wall signage combined on the front (south) building elevation when 120 square-feet is allowed by City Code. The other building elevations and tenants must meet City Code requirements for wall signage.

Recommendation:

Adopt the ordinance, as presented. At the July 9th Planning Commission meeting, the Planning Commission unanimously gave a positive recommendation of the proposed development.

Budget Impact:

N/A

Attachments:

[Location Map](#)

[Applicant Narrative](#)

[Existing Condition Survey](#)

Proposed Site Plan
Landscape Plan
Development Plans
Engineering Department Comments
Erosion Control Comments
Ordinance O2025-015



6/1/2026, 8:55:11 AM

-  Shakopee Municipal Boundary
- Parcels - Scott County
- World Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

1:5,656

00.040.090.18 mi

00.070.150.3 km

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



Memorandum

TO: City of Shakopee Land Division Administration

FROM: Southbridge Crossing, LLC

CC: Michael Kerski, Director of Planning & Development

DATE: 04/24/2026

RE: Hansen Commercial Preliminary PUD Narrative

Project Team

The project team consists of the property owner and developer, Southbridge Crossings Limited Partnership, and Sambatek. Sambatek has provided land surveying, civil engineering, and landscape architecture services for the proposed commercial project.

Project Summary

We are pleased to submit the following preliminary PUD application to the City of Shakopee MN for review and approval. The development consists of approximately 14.25 acres of currently undeveloped land in the Southbridge Crossings area bounded by Hwy 21 on the west, Crossing Boulevard on the east, Hansen Avenue on the south, and adjacent to River Valley Church to the north.

The application provides the site design for the largest undeveloped parcel within the comprehensive plan's Mixed Use Commercial Center at Southbridge Crossings. It will provide retail opportunities for residential communities in the area, as well as for those commuting via the Southbridge Crossings Park and Ride, immediately adjacent to the project.

The current comprehensive plan land use for the project is Commercial, while current zoning has the parcel zoned as B1, Highway Business. The project proposes multiple retail buildings, a car wash, and a garden center. The project team is asking the City for flexibility with the final layout of the site, so the configuration can be modified according to needs of the end users. Through this flexibility, we believe that business owners will have an increased interest in the property and the final development will meet the market needs for several types of retail/commercial uses.

The proposed land uses are similar to retail developments to the south of Hansen Ave and West of Hwy 21. These uses will present opportunities for economic development beneficial to the residential communities in the surrounding area.

The proposed project preserves open space along the southern portion of the parcel, which is covered by an electric utility easement. The project will update the stormwater management areas to accommodate upstream discharge locations, and provide treatment for the proposed development. The proposed project exceeds required parking stalls based on combined building square footage, with 66% of the overall gross site area remaining green space and ponding areas.

The proposed plan seeks to align infrastructure, establish stormwater management systems, and begin tree mitigation growth following the mass grading of the site in 2026. Establishment of the primary vehicular circulation routes and pedestrian access allows incremental growth as users come into the site.

The proposed development includes infiltration stormwater practices along with rate control that meets the 2016 Regional Stormwater Study prepared by WSB. The reshaped ponding area allows the site access from Hansen Avenue and provides the additional storage required for the new development area. A new pipe is proposed at Crossing Boulevard so the normal water level for the basin west of Crossings Boulevard matches the normal water level on the east side. This modification provides approximately one additional foot of storage over the west basin.

Included with the application documents is a wetland permit application prepared by Kjolhaug Environmental.

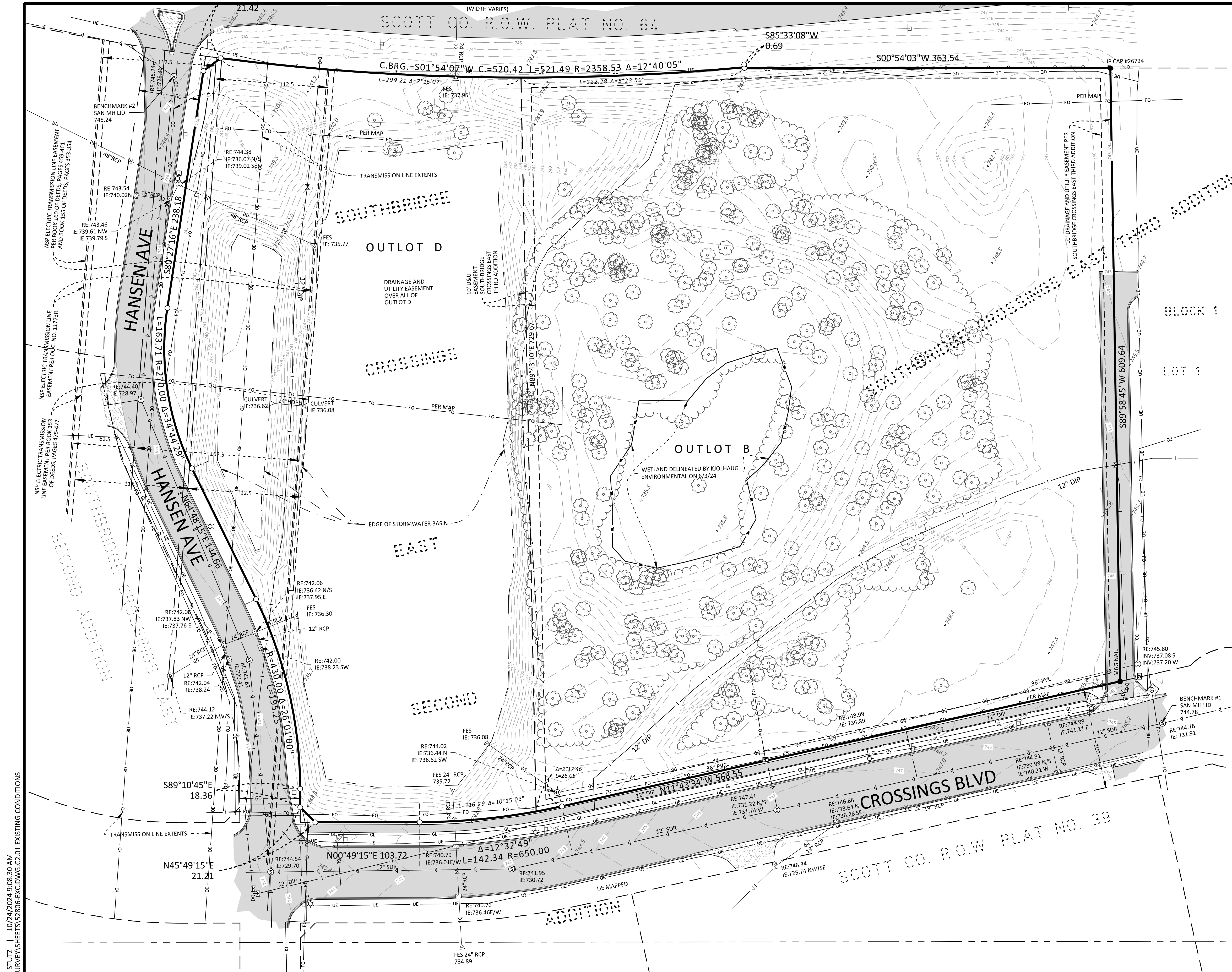
A traffic study has been previously provided with the Southbridge PUD for reference.

The overall grading will occur in one phase along with construction of the main access road and utilities. The utilities will be extended to the sites with the full buildout of building and pavement areas with each building construction project.

Architectural design will be provided with the plat and site plan review documents for each building site.

We look forward to reviewing the proposed project with you and advancing the application to the Planning Commission and Council.





LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED 53642
- ELECTRIC METER
- LIGHT
- GUY ANCHOR
- UTILITY POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- FIBER OPTIC LINE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE

- EASEMENT LINE
- CONCRETE CURB
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CONTOUR
- SPOT ELEVATIONS

DESCRIPTION

Outlot B, SOUTHBRIDGE CROSSINGS EAST THIRD ADDITION, Scott County, Minnesota

AND

Outlot D, SOUTHBRIDGE CROSSINGS EAST SECOND ADDITION, Scott County Minnesota

ACCORDING TO THE RECORDED PLATS THEREOF.

PROPERTY SUMMARY

- SUBJECT PROPERTIES ADDRESS IS UNASSIGNED, THE PROPERTY IDENTIFICATION NUMBERS ARE:
OUTLOT B, SOUTHBRIDGE CROSSINGS EAST 3RD - 274340030
OUTLOT D, SOUTHBRIDGE CROSSINGS EAST 2ND - 274310050
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 14.269 ACRES OR 621,550 SQUARE FEET.
- THE SUBJECT PROPERTY DOES NOT HAVE ESTABLISHED ZONING, PER SCOTT COUNTY GIS ACCESSED 4/19/2024.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.

BENCHMARKS

- THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS "RROADS" REFERENCED FROM THE MNDOT GEODETIC DATABASE

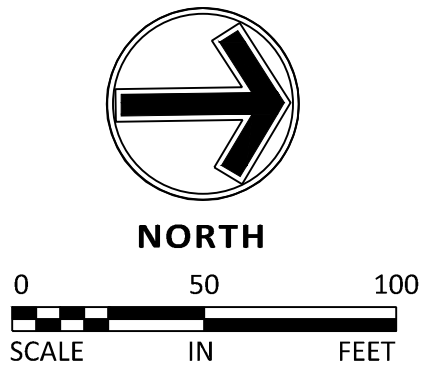
BENCHMARK #1
SANITARY SEWER MANHOLE LID
NE CORNER OF SITE, 40 FEET NORTH OF INTERSECTION OF CROSSINGS BLVD AND NORTHERLY ACCESS ROAD
ELEV.=744.78

BENCHMARK #2
SANITARY SEWER MANHOLE LID
SW CORNER OF SITE, 50 FEET EAST OF CURB ISLAND AT CO HWY 21 AND HANSEN AVE
ELEV.=745.24

SURVEY NOTES

- THE BEARING SYSTEM IS BASED ON THE SCOTT COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST FOR THE NORTH LINE OF OUTLOT B, SOUTHBRIDGE CROSSINGS EAST 3RD ADDITION, SCOTT COUNTY, MINNESOTA.
- FIELD WORK WAS COMPLETED ON 03/28/2024.
- A GOPHER STATE ONE CALL (GSOC) REQUEST WAS PLACED ON 03/08/2024 AND ASSIGNED GSOC TICKET NO. 240681415

UTILITY INFORMATION SHOWN HEREON IS A COMPILATION OF PROVIDED MAP INFORMATION AND THOSE VISIBLE UTILITIES AND MARKED UTILITIES WHICH WERE LOCATED DURING THE SURVEY FIELD WORK. UTILITY SUPPLIERS OFTEN DO NOT RESPOND TO LOCATE REQUESTS IN THE FIELD BUT MAY PROVIDE MAPS, PLANS, AND DRAWINGS IN LIEU OF PHYSICAL LOCATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PURSUANT TO MS 216.D CONTACT GOPHER STATE ONE CALL AT (651-454-0002) PRIOR TO ANY EXCAVATION.



24.15 (LWS TECH) | 10/24/2024 9:08:30 AM
L:\PROJECTS\52806\CAD\SURVEY\52806-EXC.DWG:CD.01 EXISTING CONDITIONS

NO	DATE	BY	CKD	APPR	COMMENT
	08/29/2025	TK	AS	MA	CITY PUD SUBMITTAL

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

Print Name: MARK R. SALO

Date _____ License # 43933

PRELIMINARY
11/XX/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
XX

DESIGNED BY

CHECKED BY
MRS

PROJECT NO.
52806

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS

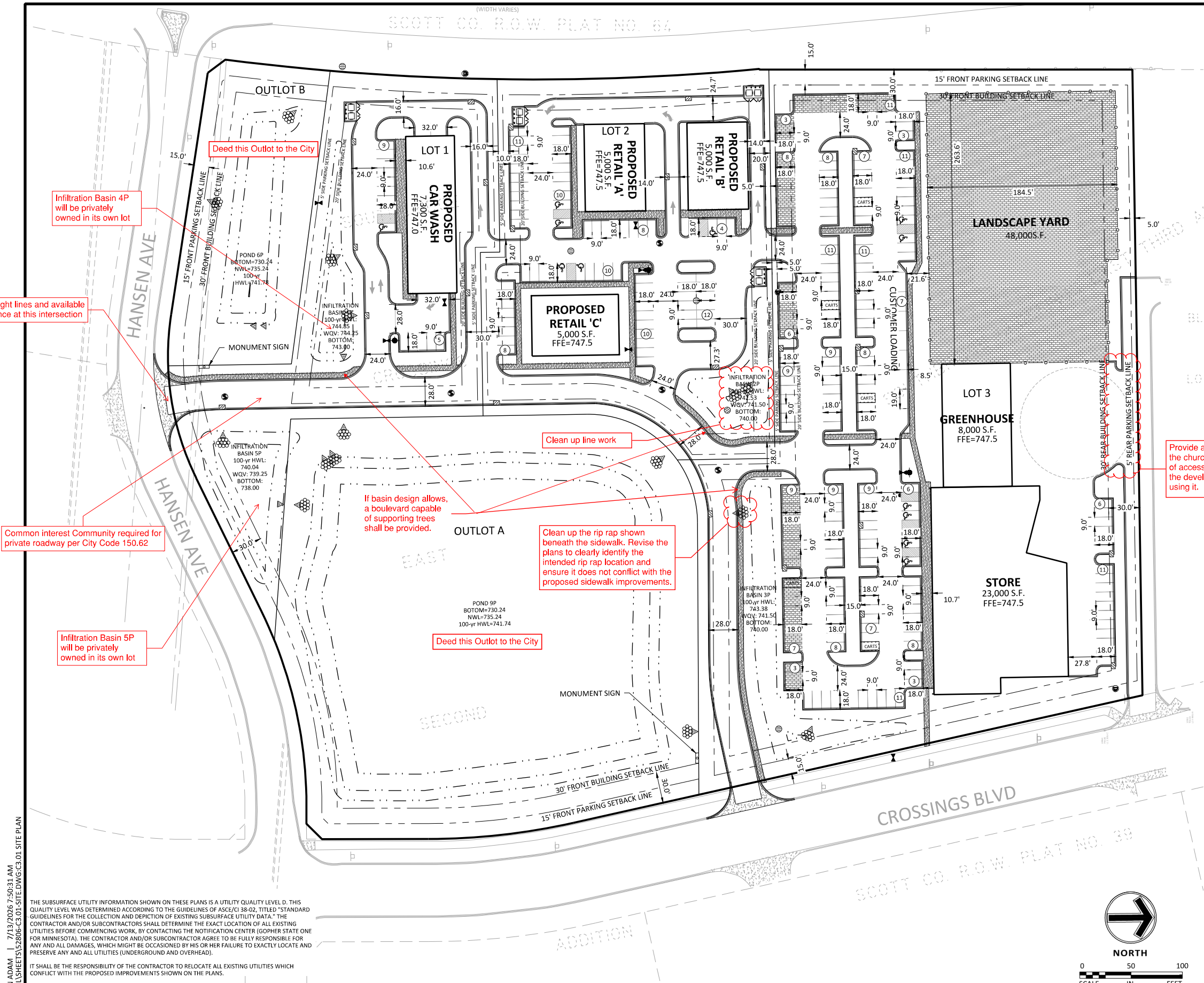
SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET

C2.01

2 OF 19

REV.



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

EASEMENT LINE

BUILDING LINE

RETAINING WALL

WETLAND

TREE LINE

SAW CUT LINE

SIGN

BOLLARD

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PERVIOUS PAVERS (SEE DETAIL 02, SHEET C9.03)

PARKING STALL COUNT

KEY NOTE

LIGHT POLE (BY OTHERS)

DEVELOPMENT SUMMARY

AREA ±			IMPERVIOUS		IMPERVIOUS %
GROSS SITE AREA	621,550 SF	14.27 AC	405,692 SF (9.32 AC)		65.3%
LOT 1	78,238 SF	1.80 AC	38,061 SF (0.87 AC)		48.6%
LOT 2	95,640 SF	2.20 AC	69,353 SF (1.59 AC)		72.5%
LOT 3	255,123 SF	5.86 AC	138,714 SF (3.18 AC) + 40,043 SF (0.92 AC) = 178,757 SF (4.10 AC) (53,390 SF PERVIOUS PAVERS (1.23 AC) @ 25% PERVIOUS = 40,043 SF IMP.)		70.1%
OUTLOT A	157,141 SF	3.61 AC	0 SF (0.00 AC) + NWL = 109,462 SF IMP. (2.51 AC) = 109,462 SF (2.51 AC)		69.7%
OUTLOT B	35,406 SF	0.81 AC	0 SF (0.00 AC) + NWL = 10,329 SF IMP. (0.24 AC) = 10,329 SF (0.24 AC)		29.5%

PARKING SUMMARY

LOT A	REQUIRED	PROPOSED	SETBACKS (BUILDING)	
1 STALL CAR WASH (3 PER STALL)	3 STALLS	14 STALLS	FRONT	30 FT
ADA STALLS	(1 ADA)	(1 ADA)	REAR	30 FT
			SIDE	20 FT
LOT B			SETBACKS (PARKING)	
15,000 SF RETAIL (14,500 SF NET)			FRONT	15 FT
(1 PER 200SF)	73 STALLS	73 STALLS	REAR	5 FT
ADA STALLS	(6 ADA)	(6 ADA)	SIDE	5 FT
LOT C			ZONING	
OPEN SALES LOT (1 PER 500SF)			EXISTING ZONING	B1-BUSINESS HIGHWAY
56,000 SF (GREENHOUSE + YARD)	112 STALLS	115 STALLS	PROPOSED ZONING	PUD
23,000SF RETAIL (22,000 SF NET)				
(1 PER 200SF)	110 STALLS	97 STALLS		
ADA STALLS	(7 ADA)	(7 ADA)		
LOADING SPACES		7 SPACES		
TOTAL REQUIRED	298 STALLS			
TOTAL PROVIDED	299 STALLS			

- DEVELOPMENT NOTES
- SITE DEVELOPMENT NOTES
1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.

4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.

5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

7. SEE ARCHITECTURAL PLANS FOR PYLON/MONUMENT SIGN DETAILS

8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.

9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.

10. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.

11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

13. BUILDING ADDITION HAS BEEN LOCATED BASED ON ORIGINAL GRIDLINE DESIGN AND/OR EXISTING BUILDING EXTERIOR CORNER SURVEY LOCATIONS. EXTERIOR CORNERS DO NOT REPRESENT EXISTING BUILDING GRIDLINES. CONTRACTOR SHALL LOCATE EXISTING GRIDLINES IN THE FIELD FOLLOWING DEMOLITION AND COORDINATE REQUIRED MODIFICATIONS, IF ANY, TO EXPANSION PLACEMENT WITH CIVIL AND ARCHITECT ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES

NO

DATE

BY

CKD

APPR

COMMENT

	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: MARK C. ANDERSON

Date: License #: 23450

PRELIMINARY

04/17/2026

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

AJA

DESIGNED BY

AJA

CHECKED BY

MCA

PROJECT NO.

52806

www.sambatek.com

Engineering | Surveying | Planning | Environmental

SITE PLAN

SOUTHBRIDGE CROSSING, LLC

HANSEN COMMERCIAL

PRELIMINARY PUD PLANS

SHAKOPEE, MN

SHEET

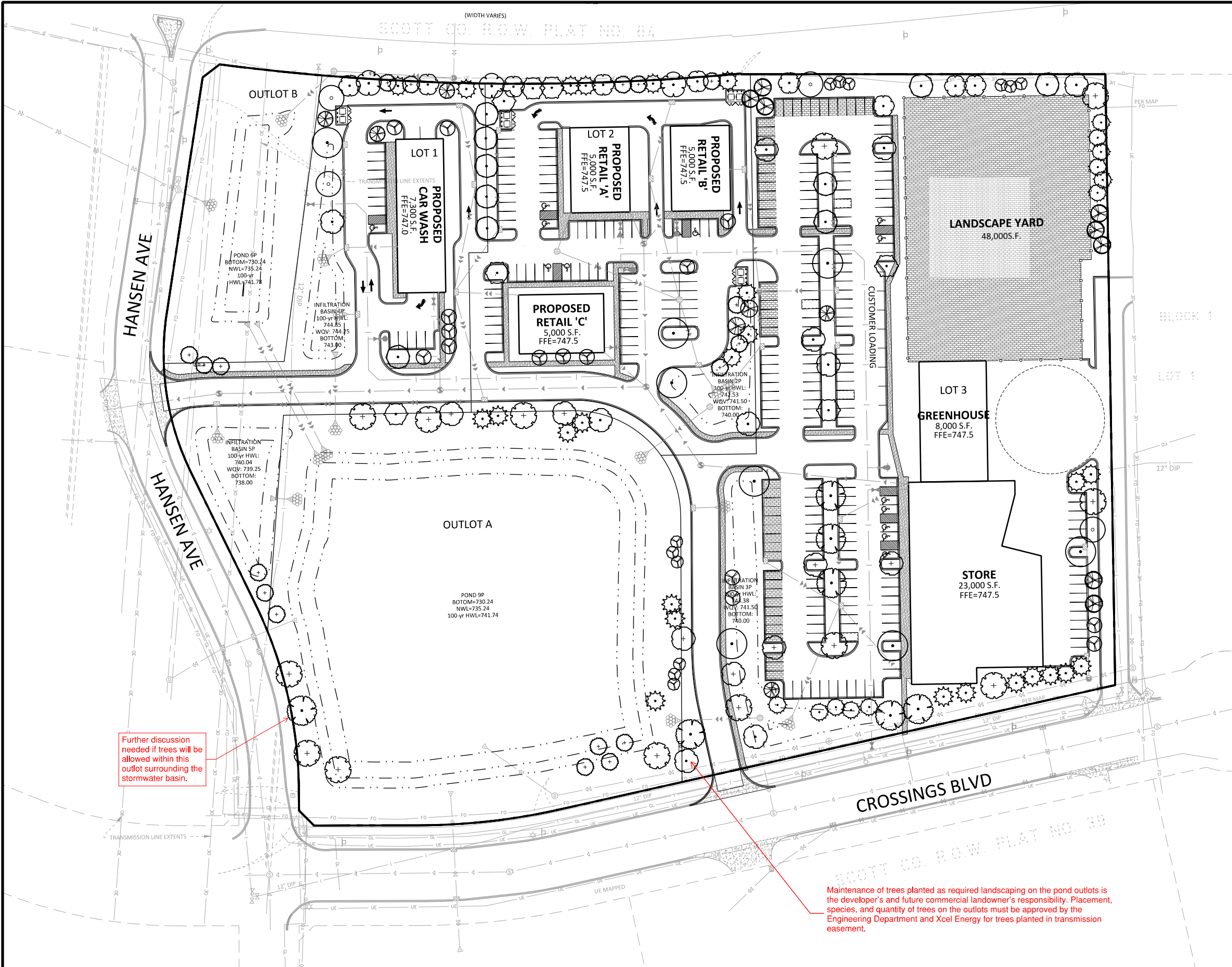
C3.01

OF

REV. 142

24.15 (LWS TECH) | AUSTIN ADAM | 7/13/2026 7:50:31 AM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-C3.01-SITE.DWG\C3.01 SITE PLAN

24.15 (LWS TECH) | AUSTIN ADAM | 7/13/2026 1:21:24 PM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-L1.01-LSCF DWG-L1.01 LANDSCAPE PLAN



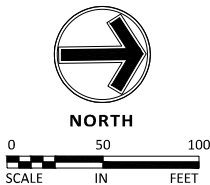
Further discussion needed if trees will be allowed within this outlot surrounding the stormwater basin.

Maintenance of trees planted as required landscaping on the pond outlots is the developer's and future commercial landowner's responsibility. Placement, species, and quantity of trees on the outlots must be approved by the Engineering Department and Xcel Energy for trees planted in transmission easement.

LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			PAVERS
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			

CITY LANDSCAPE CODE			
CALCULATIONS	REQUIRED	PROPOSED	
BUILDING FOOTPRINT AREA (57,110 SF)			
1 TREE / 1,000 SF PER CODE SECTION 151.112[C]:	88 TREES	88	
IMPERVIOUS AREA (213,244 SF)	54 TREES	54	
1 PER 4,000 SF:	32 TREES	32	
PARKING STALLS (313 STALLS)			
1 PER 10 SPACES:			
15% OF THE LOT AREA SHALL BE LANDSCAPED.	93,233 SF	408,289 SF	
MAXIMUM OF 25% OF TREES CAN BE ORNAMENTAL.	MAX 44 TREES	32 TREES	

TREE SCHEDULE			
PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT SIZE SIZE QTY
TREES			
AB		Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B 2.5"Cal 4
SG		Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B 2.5"Cal 8
RB		Betula nigra 'Cully' TM / Heritage Birch	B & B Clump 8' 8
WS		Betula papyrifera 'Whitespire' / Whitespire Birch	B & B 2.5"Cal 2
HB		Celtis occidentalis / Common Hackberry	B & B 2.5"Cal 3
GB		Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B 2.5"Cal 7
IH		Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B 2.5"Cal 7
KC		Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B 2.5"Cal 9
SO		Quercus bicolor / Swamp White Oak	B & B 2.5"Cal 13
RO		Quercus rubra / Red Oak	B & B 2.5"Cal 7
BL		Tilia americana 'Boulevard' / Boulevard Linden	B & B 2.5"Cal 10
PE		Ulmus americana 'Princeton' / American Elm	B & B 2.5"Cal 10
SUBTOTAL:			
CONIFERS			
LR		Larix laricina / Tamarack	B & B 6' 14
NS		Picea abies / Norway Spruce	B & B 6' 11
BS		Picea glauca densata / Black Hills Spruce	B & B 6' 11
AP		Pinus nigra / Austrian Black Pine	B & B 6' 18
SUBTOTAL:			
ORN. TREES			
SB		Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B 2"Cal 12
HT		Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B 2.5"Cal 5
SS		Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B 2"Cal 15
SUBTOTAL:			



NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: DAN C. REBOK

Date: License #: 56877

PRELIMINARY
04/17/2026
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
SG

DESIGNED BY
SG

CHECKED BY
DCR

PROJECT NO.
52806



LANDSCAPE PLAN

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET
L1.01
OF
REV. 143

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
SOUTHBRIDGE CROSSINGS LIMITED PARTNERSHIP
8170 OLD CARRIAGE COURT NORTH
SHAKOPEE, MN 55379
TEL: 952-465-3900
EMAIL: SSOLTAU@SOUTHBRIDGECROSSING.COM
CONTACT: STEVE SOLTAU

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: MANDERSON@SAMBATEK.COM
CONTACT: MARK ANDERSON

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: JMAURER@SAMBATEK.COM
CONTACT: JOE MAURER

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
EMAIL: DREBOK@SAMBATEK.COM
CONTACT: DAN REBOK

Pay developer fees Due with Final Plat:

- Trunk Storm Sewer
- Trunk Sanitary Sewer
- Stormwater Management Plan Review Fee

Fee Due with Building/Grading Permit:

- Grading Fee
- MS4 Admin Fee
- Security for Grading

Submit a recorded Cross Access Agreement for all adjacent properties to ensure shared access and site connectivity. The agreement shall provide for shared vehicular and pedestrian access, where applicable. The agreement shall be subject to City review and approval and include an exhibit map depicting access routes.

Submit a utility easement for the proposed Storm sewer facilities, including required maintenance access. The easement shall clearly define ownership and maintenance responsibilities.

Preliminary PUD Plans
for
Hansen Commercial
Shakopee, Minnesota

Presented by:
Southbridge Crossing, LLC

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS "RHODS" REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1
SANITARY SEWER MANHOLE LID
NE CORNER OF SITE, 40 FEET NORTH OF INTERSECTION OF CROSSINGS BLVD AND NORTHERLY ACCESS ROAD
ELEV.=744.78

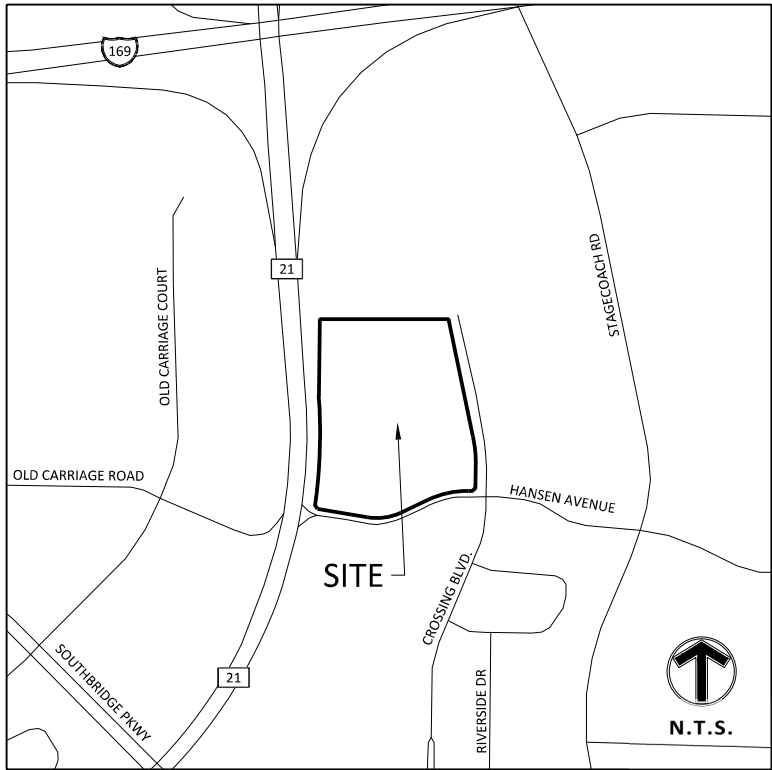
BENCHMARK #2
SANITARY SEWER MANHOLE LID
SW CORNER OF SITE, 50 FEET EAST OF CURB ISLAND AT CO HWY 21 AND HANSEN AVE
ELEV.=745.24

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C3.01A	WB-50 & PASSENGER VEHICLE TURNING MOVEMENTS
C3.01B	FIRE TURNING MOVEMENT
C4.01	GRADING PLAN
C5.01	PHASE 1 EROSION CONTROL PLAN
C5.02	PHASE 2 EROSION CONTROL PLAN
C5.03	EROSION CONTROL NOTES & DETAILS
C5.04	SWPPP
C5.05	SWPPP
C6.01	STORM SEWER PLAN
C6.02	SANITARY AND WATER PLAN
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
L0.01	TREE PRESERVATION
L0.02	TREE INVENTORY
L0.03	TREE INVENTORY
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES & DETAILS

GOVERNING SPECIFICATIONS

CITY OF SHAKOPEE SPECIFICATIONS (2022)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)



VICINITY MAP

NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: MARK C. ANDERSON

Date License # 23450

PRELIMINARY
04/17/2026
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

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DESIGNED BY
AJA
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MCA
PROJECT NO.
52806



TITLE SHEET

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET
C1.01
OF
REV. 144



LEGEND

● FOUND MONUMENT

○ SET MONUMENT MARKED 53642

⊠ ELECTRIC METER

☼ LIGHT

← GUY ANCHOR

⊕ UTILITY POLE

⊠ SIGN

⊗ DECIDUOUS TREE

⊗ CONIFEROUS TREE

—|— WATERMAIN

—S— SANITARY SEWER

—D— STORM SEWER

—E— FLARED END SECTION

—E— ELECTRIC TRANSFORMER

—UT— TELEPHONE PEDESTAL

—G— GAS METER

—O— OVERHEAD WIRE

—FO— FIBER OPTIC LINE

—O— CHAIN LINK FENCE

—I— IRON FENCE

—X— WIRE FENCE

—O— WOOD FENCE

--- EASEMENT LINE

— CONCRETE CURB

BITUMINOUS SURFACE

CONCRETE SURFACE

902 CONTOUR

800' SPOT ELEVATIONS

DESCRIPTION

Outlot B, SOUTHBRIDGE CROSSINGS EAST THIRD ADDITION, Scott County, Minnesota

AND

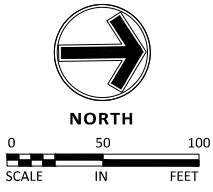
Outlot D, SOUTHBRIDGE CROSSINGS EAST SECOND ADDITION, Scott County Minnesota

ACCORDING TO THE RECORDED PLATS THEREOF.

- PROPERTY SUMMARY
- SUBJECT PROPERTIES ADDRESS IS UNASSIGNED, THE PROPERTY IDENTIFICATION NUMBERS ARE:
OUTLOT B, SOUTHBRIDGE CROSSINGS EAST 3RD - 274340030
OUTLOT D, SOUTHBRIDGE CROSSINGS EAST 2ND - 274310050
 - THE GROSS AREA OF THE SUBJECT PROPERTY IS 14.269 ACRES OR 621,550 SQUARE FEET.
 - THE SUBJECT PROPERTY DOES NOT HAVE ESTABLISHED ZONING, PER SCOTT COUNTY GIS ACCESSED 4/19/2024.
 - NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.

- BENCHMARKS
- THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS "ROADS" REFERENCED FROM THE MNDOT GEODETIC DATABASE
- BENCHMARK #1
SANITARY SEWER MANHOLE LID
NE CORNER OF SITE, 40 FEET NORTH OF INTERSECTION OF CROSSINGS BLVD AND NORTHERLY ACCESS ROAD
ELEV.=744.78
- BENCHMARK #2
SANITARY SEWER MANHOLE LID
SW CORNER OF SITE, 50 FEET EAST OF CURB ISLAND AT CO HWY 21 AND HANSEN AVE
ELEV.=745.24

- SURVEY NOTES
- THE BEARING SYSTEM IS BASED ON THE SCOTT COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST FOR THE NORTH LINE OF OUTLOT B, SOUTHBRIDGE CROSSINGS EAST 3RD ADDITION, SCOTT COUNTY, MINNESOTA.
 - FIELD WORK WAS COMPLETED ON 03/28/2024.
 - A GOPHER STATE ONE CALL (GSOC) REQUEST WAS PLACED ON 03/08/2024 AND ASSIGNED GSOC TICKET NO. 240681415
- UTILITY INFORMATION SHOWN HEREON IS A COMPILATION OF PROVIDED MAP INFORMATION AND THOSE VISIBLE UTILITIES AND MARKED UTILITIES WHICH WERE LOCATED DURING THE SURVEY FIELD WORK. UTILITY SUPPLIERS OFTEN DO NOT RESPOND TO LOCATE REQUESTS IN THE FIELD BUT MAY PROVIDE MAPS, PLANS, AND DRAWINGS IN LIEU OF PHYSICAL LOCATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PURSUANT TO MS 216.D CONTACT GOPHER STATE ONE CALL AT (651-454-0002) PRIOR TO ANY EXCAVATION.



24.15 (LWS TECH) | AUSTIN ADAM | 4/23/2026 10:27:40 AM
L:\PROJECTS\52806\CAD\SURVEY\52806-EXC.DWG.C2.01 EXISTING CONDITIONS

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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04/17/2026
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DESIGNED BY

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PROJECT NO.
52806

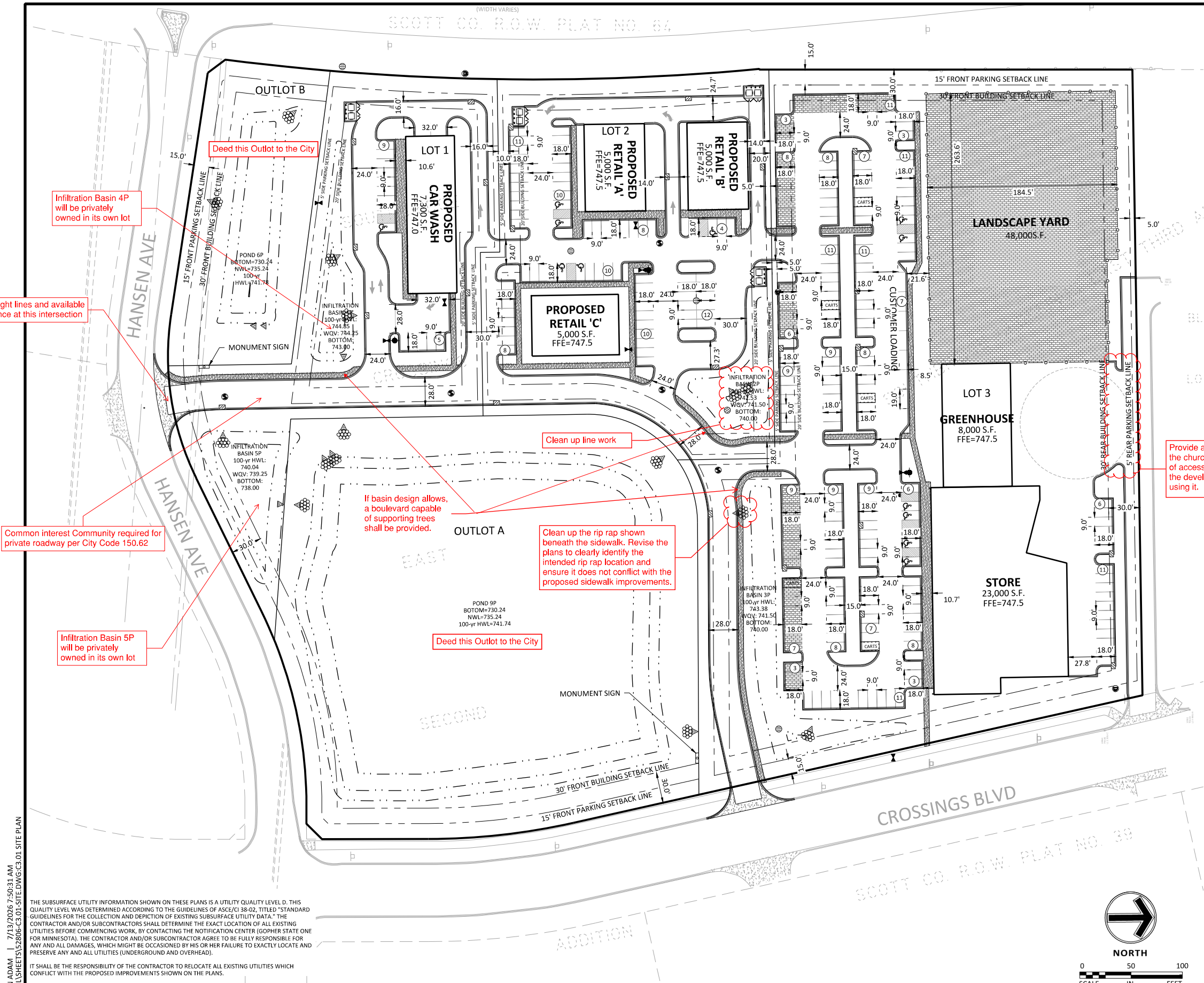
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EXISTING CONDITIONS

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET
C2.01
OF
REV. 145



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

EASEMENT LINE

BUILDING LINE

RETAINING WALL

WETLAND

TREE LINE

SAW CUT LINE

SIGN

BOLLARD

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PERVIOUS PAVERS (SEE DETAIL 02, SHEET C9.03)

PARKING STALL COUNT

KEY NOTE

LIGHT POLE (BY OTHERS)

DEVELOPMENT SUMMARY

AREA ±			IMPERVIOUS		IMPERVIOUS %
GROSS SITE AREA	621,550 SF	14.27 AC	405,692 SF (9.32 AC)		65.3%
LOT 1	78,238 SF	1.80 AC	38,061 SF (0.87 AC)		48.6%
LOT 2	95,640 SF	2.20 AC	69,353 SF (1.59 AC)		72.5%
LOT 3	255,123 SF	5.86 AC	138,714 SF (3.18 AC) + 40,043 SF (0.92 AC) = 178,757 SF (4.10 AC) (53,390 SF PERVIOUS PAVERS (1.23 AC) @ 25% PERVIOUS = 40,043 SF IMP.)		70.1%
OUTLOT A	157,141 SF	3.61 AC	0 SF (0.00 AC) + NWL = 109,462 SF IMP. (2.51 AC) = 109,462 SF (2.51 AC)		69.7%
OUTLOT B	35,406 SF	0.81 AC	0 SF (0.00 AC) + NWL = 10,329 SF IMP. (0.24 AC) = 10,329 SF (0.24 AC)		29.5%

PARKING SUMMARY

LOT A	REQUIRED	PROPOSED	SETBACKS (BUILDING)	
1 STALL CAR WASH (3 PER STALL)	3 STALLS	14 STALLS	FRONT	30 FT
ADA STALLS	(1 ADA)	(1 ADA)	REAR	30 FT
			SIDE	20 FT
LOT B			SETBACKS (PARKING)	
15,000 SF RETAIL (14,500 SF NET)			FRONT	15 FT
(1 PER 200SF)	73 STALLS	73 STALLS	REAR	5 FT
ADA STALLS	(6 ADA)	(6 ADA)	SIDE	5 FT
LOT C			ZONING	
OPEN SALES LOT (1 PER 500SF)			EXISTING ZONING	B1-BUSINESS HIGHWAY
56,000 SF (GREENHOUSE + YARD)	112 STALLS	115 STALLS	PROPOSED ZONING	PUD
23,000SF RETAIL (22,000 SF NET)				
(1 PER 200SF)	110 STALLS	97 STALLS		
ADA STALLS	(7 ADA)	(7 ADA)		
LOADING SPACES		7 SPACES		
TOTAL REQUIRED	298 STALLS			
TOTAL PROVIDED	299 STALLS			

- DEVELOPMENT NOTES
- SITE DEVELOPMENT NOTES
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON/MONUMENT SIGN DETAILS
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
 - BUILDING ADDITION HAS BEEN LOCATED BASED ON ORIGINAL GRIDLINE DESIGN AND/OR EXISTING BUILDING EXTERIOR CORNER SURVEY LOCATIONS. EXTERIOR CORNERS DO NOT REPRESENT EXISTING BUILDING GRIDLINES. CONTRACTOR SHALL LOCATE EXISTING GRIDLINES IN THE FIELD FOLLOWING DEMOLITION AND COORDINATE REQUIRED MODIFICATIONS, IF ANY, TO EXPANSION PLACEMENT WITH CIVIL AND ARCHITECT ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES

NO

DATE

BY

CKD

APPR

COMMENT

	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: MARK C. ANDERSON

Date: License #: 23450

PRELIMINARY

04/17/2026

DESIGN REVIEW

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CONSTRUCTION DOCUMENTS

DRAWN BY

AJA

DESIGNED BY

AJA

CHECKED BY

MCA

PROJECT NO.

52806

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SITE PLAN

SOUTHBRIDGE CROSSING, LLC

HANSEN COMMERCIAL

PRELIMINARY PUD PLANS

SHAKOPEE, MN

SHEET

C3.01

OF

REV.

146

24.15 (LWS TECH) | AUSTIN ADAM | 7/13/2026 7:50:31 AM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-C3.01-SITE.DWG\C3.01 SITE PLAN

24.15 (LWS TECH) | AUSTIN ADAM | 6/18/2026 1:43:08 AM
L:\PROJECTS\52806\CAD\CIVIL\SHEETS\52806-C3.01.1-FIRETRUCK.DWG C3.01A WB-50 TURNING MOVEMENT

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: MARK C. ANDERSON

Date _____ License # 23450

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AJA

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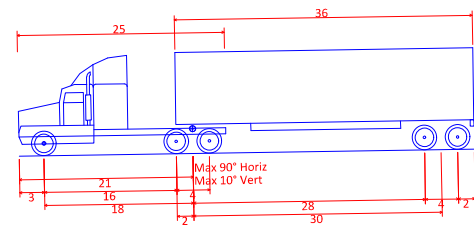
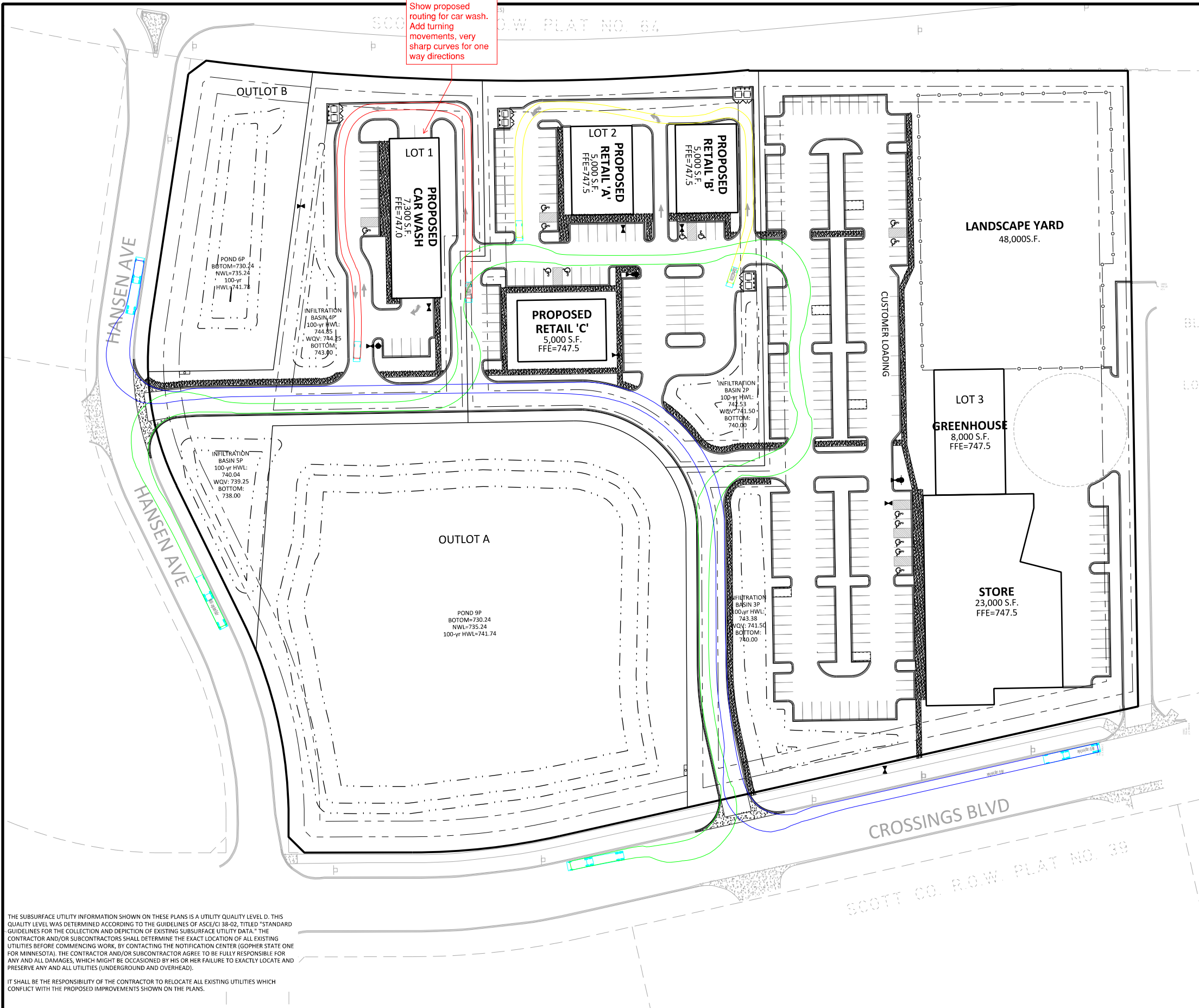
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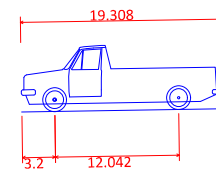
WB-50 & PASSENGER VEHICLE TURNING MOVEMENTS

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

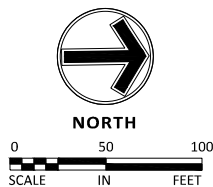
SHEET
C3.01A
OF
REV. **147**



WB-50 - Large Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.227ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000ft



F-150 SuperCrew 4x4 STYLESIDE 5.5' Box
Overall Length 19.308ft
Overall Width 6.575ft
Overall Body Height 6.350ft
Min Body Ground Clearance 0.750ft
Track Width 6.575ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 23.500ft



24.15 (LWS TECH) | AUSTIN ADAM | 6/18/2026 1:43:08 AM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-C3.01.1-FIRETRUCK.DWG C3.01B FIRE TURNING MOVEMENT

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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Print Name: MARK C. ANDERSON

Date _____ License # 23450

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FIRE TURNING MOVEMENT

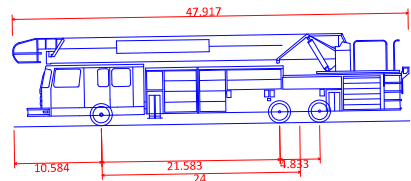
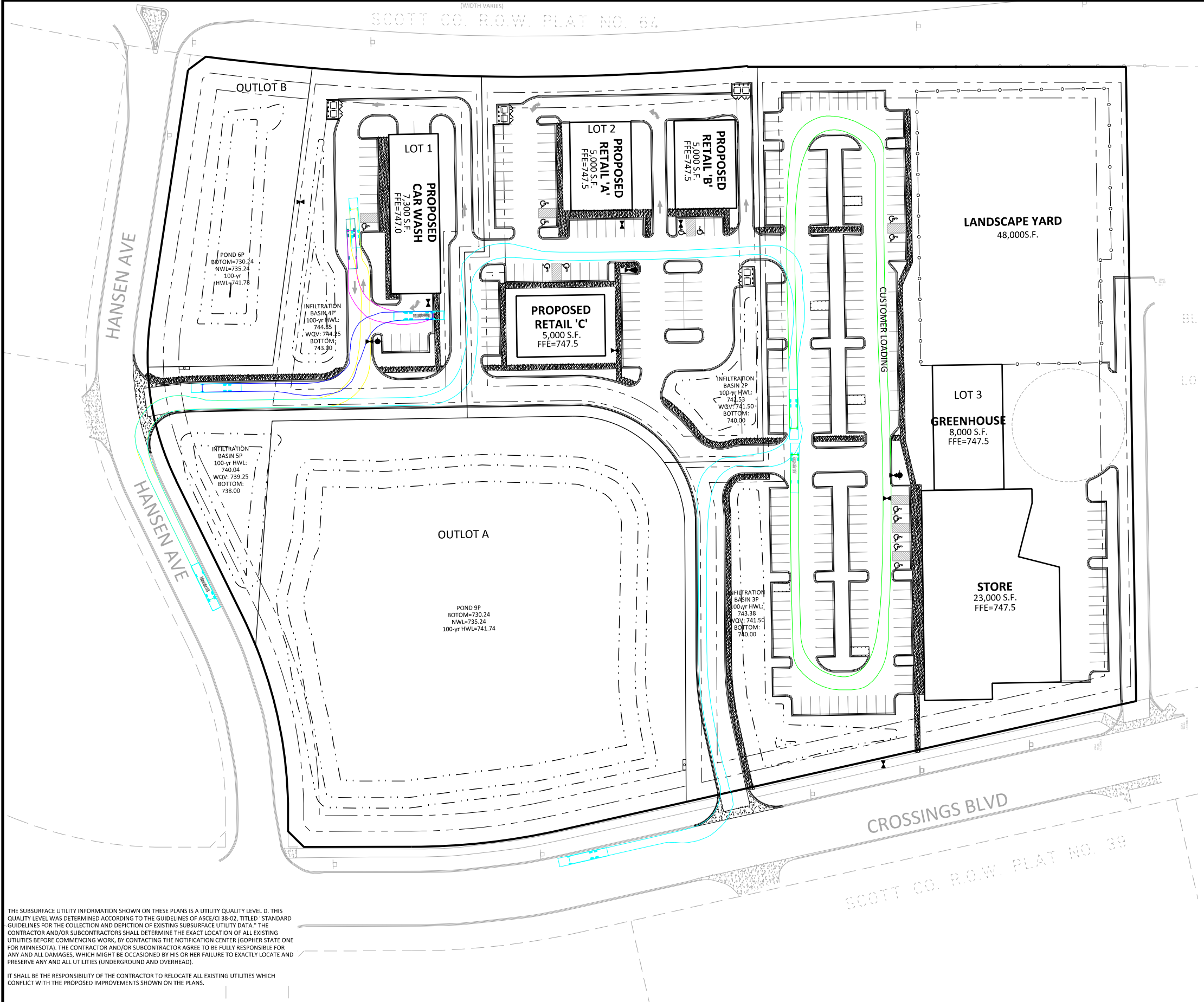
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HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET

C3.01B

OF

REV. 148



Shakopee Ladder 2 NEW
Overall Length 47.917ft
Overall Width 8.333ft
Overall Body Height 10.685ft
Min Body Ground Clearance 0.797ft
Track Width 7.630ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

NORTH

0 50 100
SCALE IN FEET

24.15 (LWS TECH) | AUSTEN ADAM | 7/9/2026 2:08:01 PM
L:\PROJECTS\52806\CAD\CIVIL\SHEETS\52806-C4.01-GRAD.DWG-C4.01 GRADING PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: MARK C. ANDERSON

Date License # 23450

PRELIMINARY
04/17/2026
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
AJA
DESIGNED BY
AJA
CHECKED BY
MCA
PROJECT NO.
52806



GRADING PLAN

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN



NORTH

0 50 100
SCALE IN FEET

SHEET

C4.01

OF
REV. 149

LEGEND	
PROPOSED	EXISTING
BOUNDARY LINE	
CONCRETE CURB	
STORM SEWER	
DRAIN TILE	
BUILDING LINE	
RETAINING WALL	
CONTOUR	
WETLAND	
TREE LINE	
SPOT ELEVATIONS	
RIPRAP	
OVERFLOW ELEV.	
SOIL BORING	
STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
PERVIOUS PAVERS (SEE DETAIL 02, SHEET C9.03)	

CITY COMMENT NOTES

- CONTRACTOR SHALL KEEP HEAVY EQUIPMENT OFF THE INFILTRATION BASINS SO THAT THEY DO NOT GET COMPACTED.

Review additional drainage that is added to this private road to the north

24.15 (LWS TECH) | AUSTEN ADAM | 7/13/2026 1:22:24 PM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-C5.01-EROS.DWG C5.01 PHASE 1 EROSION CONTROL PLAN



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAINTILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

EROSION CONTROL MATERIALS QUANTITIES		
ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	2,685
BIO-ROLL	LINEAR FEET	50
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	X
INLET PROTECTION DEVICE (IP-2)	UNIT	5

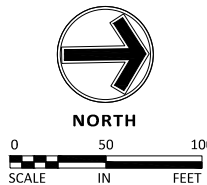
* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASC/C1 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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Print Name: MARK C. ANDERSON
Date: License #: 23450

PRELIMINARY
04/17/2026
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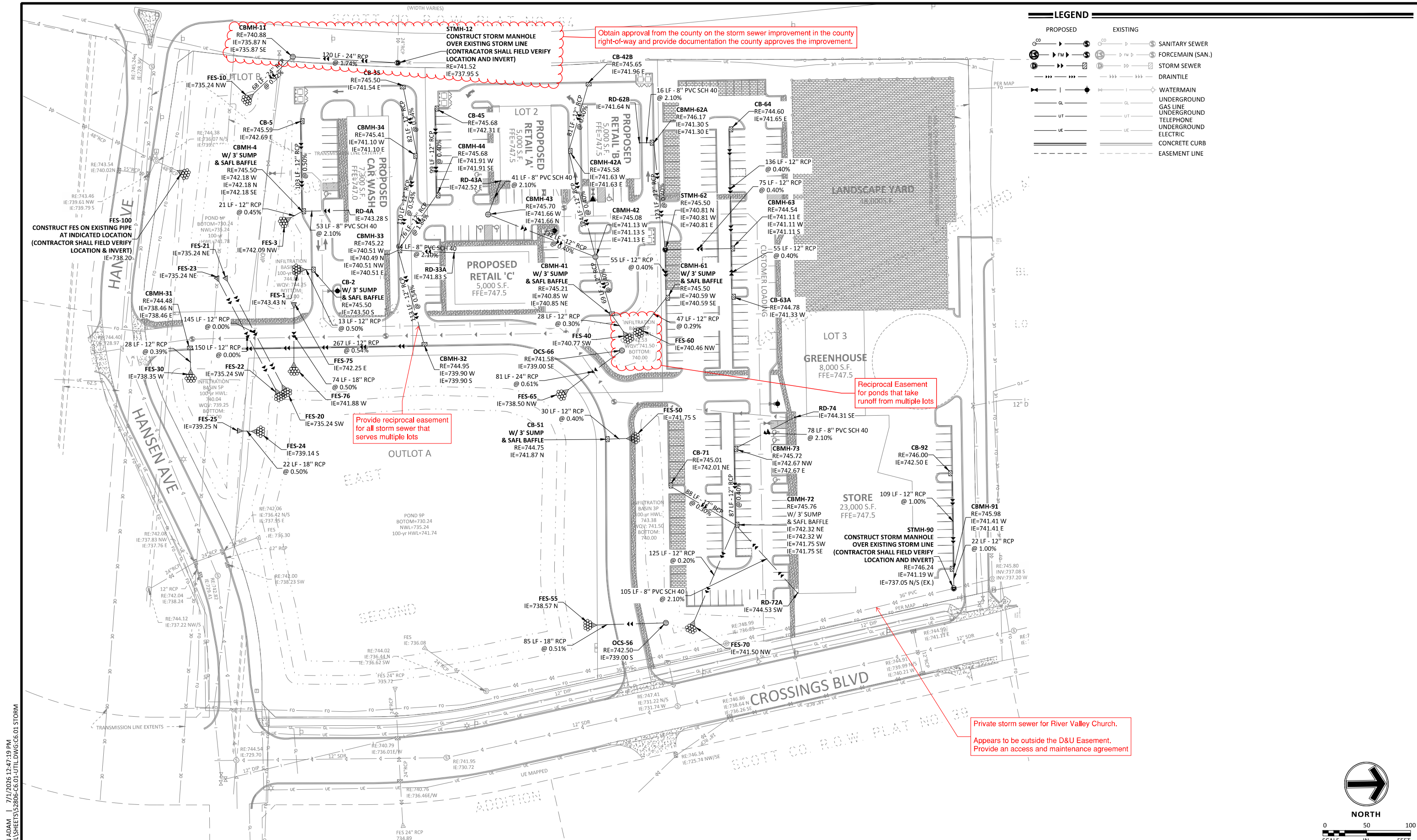
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PHASE 1 EROSION CONTROL PLAN

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET
C5.01
OF
REV. 150



24.15 (LWS TECH) | AUSTIN ADAM | 7/1/2026 12:47:19 PM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-C6.01-UTIL.DWG.C6.01 STORM

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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Print Name: MARK C. ANDERSON

Date _____ License # 23450

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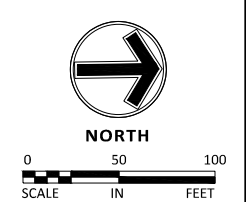
CONSTRUCTION DOCUMENTS

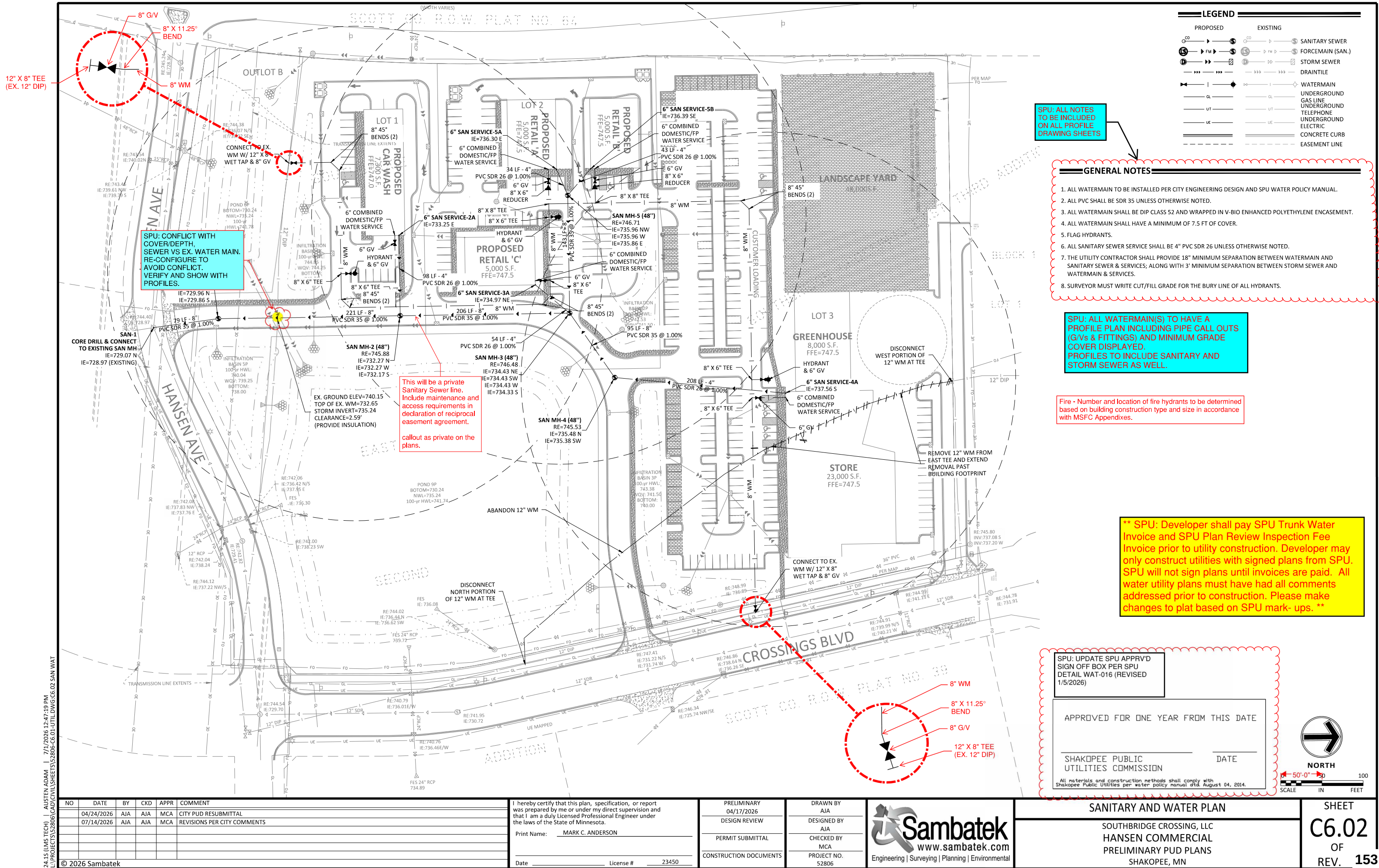
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52806



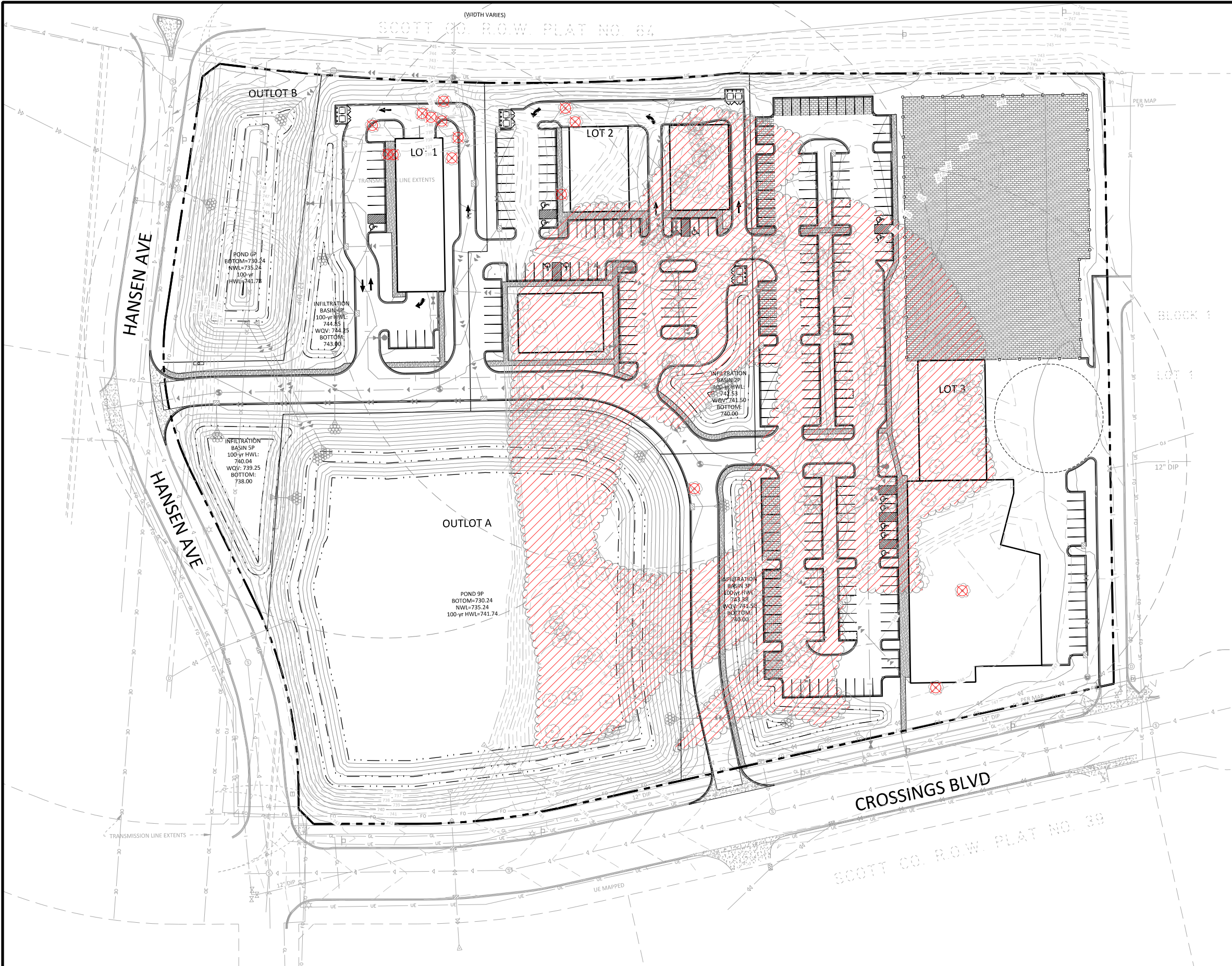
STORM SEWER PLAN
SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET
C6.01
OF
REV. **152**





24.15 (LWS TECH) | AUSTIN ADAM | 6/18/2026 1:51:41 AM
L:\PROJECTS\52806\CADD\CIVIL\SHEETS\52806-10.01-TREE DWG.10.01 TREE PRESERVATION



LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	---
CURB & GUTTER	---
EASEMENT	---
BUILDING	---
RETAINING WALL	---
WETLAND LIMITS	---
TREELINE	---
LANDSCAPE EDGING	---
STORM SEWER	---
SANITARY SEWER	---
FORCEMAIN (SAN.)	---
WATERMAIN	---
YARDDRAIN	---
LIMITS OF DISTURBANCE	---
TREE PROTECTION FENCE	---
TREE TO BE REMOVED	---
SIGN	---
PIPE BOLLARD	---
RIPRAP	---

SHAKOPEE TREE PROTECTION CODE

	TOTAL DBH	TOTAL SIGNIFICANT	TOTAL HIGH PRIORITY
COMMERCIAL:	3,157"	2,440"	717"
ALLOWABLE REMOVALS: (60%)		1,464"	430"
TOTAL REMOVED:	3,157"	2,440"	717"
EXCESS REMOVED:		976"	287"
MITIGATION REQUIREMENT:	1,407"	(1:1) 976"	(1:1.5) 431"

REPLACEMENT TREES MUST BE A MINIMUM OF 2.5" CALIPER. NO MORE THAN 10% OF ONE SPECIES, 20% OF ONE GENUS, AND 30% OF ONE FAMILY.

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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Print Name: DAN C. REBOK

Date: License #: 56877

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04/17/2026
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TREE PRESERVATION
SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

SHEET
L0.01
OF
REV. 154

24.15 (LWS TECH) | AUSTEN ADAM | 6/18/2026 1:51:41 AM
L:\PROJECTS\52806\CAD\CIVIL\SHEETS\52806-10.01-TREE.DWG.10.02 TREE INVENTORY

A--Tag	DBH	Common Name	Latin Name	Classification	Status
2001	20	White Oak	(Quercus alba)	High Priority	Remove
2002	15	White Oak	(Quercus alba)	High Priority	Remove
2003	26	White Oak	(Quercus alba)	High Priority	Remove
2004	13	White Oak	(Quercus alba)	Exceptional	Remove
2005	7	Siberian Elm	(Ulmus pumila)	Common	Remove
2006	7	Siberian Elm	(Ulmus pumila)	Common	Remove
2007	9	Siberian Elm	(Ulmus pumila)	Common	Remove
2008	11	Siberian Elm	(Ulmus pumila)	Common	Remove
2009	11	Siberian Elm	(Ulmus pumila)	Common	Remove
2010	6	Box Elder	(Acer negundo)	Common	Remove
2011	8	Box Elder	(Acer negundo)	Common	Remove
2012	7	Box Elder	(Acer negundo)	Common	Remove
2013	15	Black Cherry	(Prunus serotina)	High Priority	Remove
2014	10	Box Elder	(Acer negundo)	Common	Remove
2015	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2016	8	Box Elder	(Acer negundo)	Common	Remove
2017	11	Box Elder	(Acer negundo)	Common	Remove
2018	5	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2019	6	Box Elder	(Acer negundo)	Common	Remove
2020	13	White Oak	(Quercus alba)	Exceptional	Remove
2021	13	White Oak	(Quercus alba)	Exceptional	Remove
2022	6	Box Elder	(Acer negundo)	Common	Remove
2023	6	Box Elder	(Acer negundo)	Common	Remove
2024	6	Box Elder	(Acer negundo)	Common	Remove
2025	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2026	8	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2027	8	White Oak	(Quercus alba)	Exceptional	Remove
2028	6	Box Elder	(Acer negundo)	Common	Remove
2029	6	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2030	18	White Oak	(Quercus alba)	High Priority	Remove
2031	7	White Oak	(Quercus alba)	Exceptional	Remove
2032	7	White Oak	(Quercus alba)	Exceptional	Remove
2033	22	White Oak	(Quercus alba)	High Priority	Remove
2034	16	White Oak	(Quercus alba)	High Priority	Remove
2035	6	White Oak	(Quercus alba)	Exceptional	Remove
2036	7	Red Oak	(Quercus rubra)	Exceptional	Remove
2037	7	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2038	17	White Oak	(Quercus alba)	High Priority	Remove
2039	10	White Oak	(Quercus alba)	Exceptional	Remove
2040	10	White Oak	(Quercus alba)	Exceptional	Remove
2041	6	White Oak	(Quercus alba)	Exceptional	Remove
2042	18	White Oak	(Quercus alba)	High Priority	Remove
2043	21	White Oak	(Quercus alba)	Exempt 1	Remove
2044	23	White Oak	(Quercus alba)	High Priority	Remove
2045	19	White Oak	(Quercus alba)	Exempt 2	Remove
2046	15	White Oak	(Quercus alba)	Exempt 3	Remove
2047	6	Box Elder	(Acer negundo)	Common	Remove
2048	6	Box Elder	(Acer negundo)	Common	Remove
2049	8	White Oak	(Quercus alba)	Exceptional	Remove
2050	29	White Oak	(Quercus alba)	Exempt 4	Remove
2051	26	White Oak	(Quercus alba)	High Priority	Remove
2052	9	Box Elder	(Acer negundo)	Common	Remove
2053	24	White Oak	(Quercus alba)	High Priority	Remove
2054	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2055	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2056	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2057	28	White Oak	(Quercus alba)	Exempt 5	Remove
2058	17	White Oak	(Quercus alba)	High Priority	Remove
2059	13	White Oak	(Quercus alba)	Exempt 6	Remove
2060	6	Box Elder	(Acer negundo)	Common	Remove
2061	27	Black Willow	(Salix nigra)	Exempt	Remove

2062	33	Black Willow	(Salix nigra)	Exempt	Remove
2063	28	Black Willow	(Salix nigra)	Exempt	Remove
2064	10	Box Elder	(Acer negundo)	Common	Remove
2065	9	Box Elder	(Acer negundo)	Common	Remove
2066	7	American Elm	(Ulmus americana)	Common	Remove
2067	17	Box Elder	(Acer negundo)	Common	Remove
2068	6	Box Elder	(Acer negundo)	Common	Remove
2069	6	American Elm	(Ulmus americana)	Common	Remove
2070	7	Box Elder	(Acer negundo)	Common	Remove
2071	6	Box Elder	(Acer negundo)	Common	Remove
2072	8	Box Elder	(Acer negundo)	Common	Remove
2073	8	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2074	6	Box Elder	(Acer negundo)	Common	Remove
2075	7	Box Elder	(Acer negundo)	Common	Remove
2076	8	Box Elder	(Acer negundo)	Common	Remove
2077	14	Box Elder	(Acer negundo)	Common	Remove
2078	45	Box Elder	(Acer negundo)	Common	Remove
2079	7	Box Elder	(Acer negundo)	Common	Remove
2080	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2081	15	Black Cherry	(Prunus serotina)	High Priority	Remove
2082	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2083	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2084	6	Box Elder	(Acer negundo)	Common	Remove
2085	4	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2086	6	American Elm	(Ulmus americana)	Common	Remove
2087	8	Box Elder	(Acer negundo)	Common	Remove
2088	15	Box Elder	(Acer negundo)	Common	Remove
2089	19	Black Willow	(Salix nigra)	Exempt	Remove
2090	26	Black Willow	(Salix nigra)	Exempt	Remove
2091	20	Black Willow	(Salix nigra)	Exempt	Remove
2092	15	Box Elder	(Acer negundo)	Common	Remove
2093	9	Box Elder	(Acer negundo)	Common	Remove
2094	6	American Elm	(Ulmus americana)	Common	Remove
2095	6	Box Elder	(Acer negundo)	Common	Remove
2096	27	Black Willow	(Salix nigra)	Exempt	Remove
2097	12	Black Willow	(Salix nigra)	Exempt	Remove
2098	14	Black Willow	(Salix nigra)	Exempt	Remove
2099	6	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2100	9	Black Willow	(Salix nigra)	Exempt	Remove
2101	6	Russian Mulberry	(Morus alba)	Common	Remove
2102	6	Box Elder	(Acer negundo)	Common	Remove
2103	15	Black Willow	(Salix nigra)	Exempt	Remove
2104	15	American Elm	(Ulmus americana)	Common	Remove
2105	15	American Elm	(Ulmus americana)	Common	Remove
2106	6	Box Elder	(Acer negundo)	Common	Remove
2107	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2108	6	Box Elder	(Acer negundo)	Common	Remove
2109	7	American Elm	(Ulmus americana)	Common	Remove
2110	4	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2111	7	Box Elder	(Acer negundo)	Common	Remove
2112	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2113	7	American Elm	(Ulmus americana)	Common	Remove
2114	11	American Elm	(Ulmus americana)	Common	Remove
2115	21	Black Willow	(Salix nigra)	Exempt	Remove
2116	10	American Elm	(Ulmus americana)	Common	Remove
2117	25	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2118	13	American Elm	(Ulmus americana)	Common	Remove
2119	13	American Elm	(Ulmus americana)	Common	Remove
2120	8	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2121	11	Box Elder	(Acer negundo)	Common	Remove
2122	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2123	6	Box Elder	(Acer negundo)	Common	Remove

2124	4	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2125	9	American Elm	(Ulmus americana)	Common	Remove
2126	30	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2127	18	Black Willow	(Salix nigra)	Exempt	Remove
2128	9	Box Elder	(Acer negundo)	Common	Remove
2129	6	Box Elder	(Acer negundo)	Common	Remove
2130	10	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2131	24	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2132	26	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2133	15	Black Willow	(Salix nigra)	Exempt	Remove
2134	24	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2135	15	Black Willow	(Salix nigra)	Exempt	Remove
2136	11	Black Willow	(Salix nigra)	Exempt	Remove
2137	23	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2138	16	Black Willow	(Salix nigra)	Exempt	Remove
2139	12	Black Willow	(Salix nigra)	Exempt	Remove
2140	33	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2141	7	Black Willow	(Salix nigra)	Exempt	Remove
2142	10	Black Willow	(Salix nigra)	Exempt	Remove
2143	28	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2144	10	Siberian Elm	(Ulmus pumila)	Common	Remove
2145	8	Black Willow	(Salix nigra)	Exempt	Remove
2146	9	Black Willow	(Salix nigra)	Exempt	Remove
2147	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2148	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2149	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2150	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2151	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2152	6	Red Oak	(Quercus rubra)	Exceptional	Remove
2153	6	American Elm	(Ulmus americana)	Common	Remove
2154	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2155	17	White Oak	(Quercus alba)	High Priority	Remove
2156	13	White Oak	(Quercus alba)	Exceptional	Remove
2157	6	Box Elder	(Acer negundo)	Common	Remove
2158	7	Box Elder	(Acer negundo)	Common	Remove
2159	8	Box Elder	(Acer negundo)	Common	Remove
2160	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2161	6	Box Elder	(Acer negundo)	Common	Remove
2162	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2163	11	Box Elder	(Acer negundo)	Common	Remove
2164	9	Box Elder	(Acer negundo)	Common	Remove
2165	6	American Elm	(Ulmus americana)	Common	Remove
2166	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2167	6	Box Elder	(Acer negundo)	Common	Remove
2168	26	White Oak	(Quercus alba)	High Priority	Remove
2169	6	Box Elder	(Acer negundo)	Common	Remove
2170	6	Box Elder	(Acer negundo)	Common	Remove
2171	9	White Oak	(Quercus alba)	Exceptional	Remove
2172	34	Red Oak	(Quercus rubra)	Exempt 7	Remove
2173	10	White Oak	(Quercus alba)	Exceptional	Remove
2174	13	White Oak	(Quercus alba)	Exceptional	Remove
2175	10	White Oak	(Quercus alba)	Exceptional	Remove
2176	14	White Oak	(Quercus alba)	Exceptional	Remove
2177	18	White Oak	(Quercus alba)	Exempt 8	Remove
2178	50	Red Oak	(Quercus rubra)	High Priority	Remove
2179	10	Black Cherry	(Prunus serotina)	Exceptional	Remove
2180	11	Black Cherry	(Prunus serotina)	Exceptional	Remove
2181	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2182	27	White Oak	(Quercus alba)	Exempt 9	Remove

2183	5	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2184	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2185	28	Red Oak	(Quercus rubra)	High Priority	Remove
2186	21	White Oak	(Quercus alba)	High Priority	Remove
2187	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2188	36	Red Oak	(Quercus rubra)	High Priority	Remove
2189	15'	Red Cedar	(Juniperus virginiana)	Common	Remove
2190	30'	Red Cedar	(Juniperus virginiana)	Common	Remove
2191	16	White Oak	(Quercus alba)	High Priority	Remove
2192	14	White Oak	(Quercus alba)	Exceptional	Remove
2193	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2194	7	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2195	16	White Oak	(Quercus alba)	High Priority	Remove
2196	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2197	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2198	32	Red Oak	(Quercus rubra)	Exempt 10	Remove
2199	22	White Oak	(Quercus alba)	Exempt 11	Remove
2200	11	White Oak	(Quercus alba)	Exceptional	Remove
2201	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2202	9	White Oak	(Quercus alba)	Exceptional	Remove
2203	31	White Oak	(Quercus alba)	High Priority	Remove
2204	7	Red Oak	(Quercus rubra)	Exceptional	Remove
2205	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2206	5	Red Oak	(Quercus rubra)	Exceptional	Remove
2207	11	Red Oak	(Quercus rubra)	Exceptional	Remove
2208	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2209	5	Red Oak	(Quercus rubra)	Exceptional	Remove
2210	5	Red Oak	(Quercus rubra)	Exceptional	Remove
2211	6	Siberian Elm	(Ulmus pumila)	Common	Remove
2212	14	White Oak	(Quercus alba)	Exceptional	Remove

===== TREE INVENTORY STATUS UPDATE (10/8/2025) =====

- Twolined Chestnut Borer damage - Moderate
- Twolined Chestnut Borer damage - Moderate
- Dead
- Dead
- Dead
- Multistem - 2 trunks Dead, 1 - Twolined Chestnut Borer damage -Severe
- Dead
- Dead
- Dead
- Large vertical split at base, rotting, core wood exposed, insect damage
- Dead

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS
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Print Name: DAN C. REBOK

Date _____ License # 56877

PRELIMINARY
04/17/2026
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CONSTRUCTION DOCUMENTS

DRAWN BY
SG

DESIGNED BY
SG

CHECKED BY
DCR

PROJECT NO.
52806



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TREE INVENTORY

SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN

2213	9	White Oak	(Quercus alba)	Exceptional	Remove
2214	8	Siberian Elm	(Ulmus pumila)	Common	Remove
2215	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2216	7	Siberian Elm	(Ulmus pumila)	Common	Remove
2217	6	Siberian Elm	(Ulmus pumila)	Common	Remove
2218	23	Siberian Elm	(Ulmus pumila)	Exempt 12	Remove
2219	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2220	20	American Elm	(Ulmus americana)	Common	Remove
2221	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2222	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2223	9	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2224	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2225	6	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2226	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2227	16	White Oak	(Quercus alba)	High Priority	Remove
2228	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2229	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2230	10	American Elm	(Ulmus americana)	Common	Remove
2231	14	White Oak	(Quercus alba)	Exceptional	Remove
2232	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2233	13	White Oak	(Quercus alba)	Exceptional	Remove
2234	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2235	34	Red Oak	(Quercus rubra)	Exempt 13	Remove
2236	13	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2237	45'	Red Cedar	(Juniperus virginiana)	Common	Remove
2238	19	Black Cherry	(Prunus serotina)	High Priority	Remove
2239	8	Box Elder	(Acer negundo)	Common	Remove
2240	22	White Oak	(Quercus alba)	High Priority	Remove
2241	9	White Oak	(Quercus alba)	Exceptional	Remove
2242	31	White Oak	(Quercus alba)	High Priority	Remove
2243	6	Siberian Elm	(Ulmus pumila)	Common	Remove
2244	10	Siberian Elm	(Ulmus pumila)	Common	Remove
2245	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2246	33	White Oak	(Quercus alba)	High Priority	Remove
2247	33	White Oak	(Quercus alba)	High Priority	Remove
2248	10	Black Cherry	(Prunus serotina)	Exceptional	Remove
2249	7	Siberian Elm	(Ulmus pumila)	Common	Remove
2250	13	White Oak	(Quercus alba)	Exempt 14	Remove
2251	8	Siberian Elm	(Ulmus pumila)	Common	Remove
2252	12	Box Elder	(Acer negundo)	Exempt 15	Remove
2253	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2254	6	Box Elder	(Acer negundo)	Common	Remove
2255	13	Black Cherry	(Prunus serotina)	Exempt 16	Remove
2256	15	Box Elder	(Acer negundo)	Common	Remove
2257	12	Black Cherry	(Prunus serotina)	Exceptional	Remove
2258	12	Box Elder	(Acer negundo)	Common	Remove
2259	15	Black Cherry	(Prunus serotina)	High Priority	Remove
2260	32	Box Elder	(Acer negundo)	Exempt 17	Remove
2261	12	Box Elder	(Acer negundo)	Common	Remove
2262	23	Siberian Elm	(Ulmus pumila)	Common	Remove
2263	6	Siberian Elm	(Ulmus pumila)	Common	Remove
2264	11	Siberian Elm	(Ulmus pumila)	Common	Remove
2265	12	Siberian Elm	(Ulmus pumila)	Common	Remove
2266	17	Box Elder	(Acer negundo)	Common	Remove
2267	11	Black Cherry	(Prunus serotina)	Exempt 18	Remove
2268	13	American Elm	(Ulmus americana)	Common	Remove
2269	13	Siberian Elm	(Ulmus pumila)	Common	Remove
2270	13	White Oak	(Quercus alba)	Exceptional	Remove
2271	12	White Oak	(Quercus alba)	Exceptional	Remove
2272	7	American Elm	(Ulmus americana)	Exempt 19	Remove
2273	17	White Oak	(Quercus alba)	Exempt 20	Remove

2274	11	Box Elder	(Acer negundo)	Common	Remove
2275	12	American Elm	(Ulmus americana)	Common	Remove
2276	30	White Oak	(Quercus alba)	Exempt 21	Remove
2277	10	Box Elder	(Acer negundo)	Common	Remove
2278	8	American Elm	(Ulmus americana)	Common	Remove
2279	6	Box Elder	(Acer negundo)	Common	Remove
2280	16	White Oak	(Quercus alba)	Exempt 22	Remove
2281	10	Box Elder	(Acer negundo)	Common	Remove
2282	10	Box Elder	(Acer negundo)	Common	Remove
2283	11	Box Elder	(Acer negundo)	Common	Remove
2284	10	Box Elder	(Acer negundo)	Common	Remove
2285	6	Box Elder	(Acer negundo)	Common	Remove
2286	6	Box Elder	(Acer negundo)	Common	Remove
2287	8	Box Elder	(Acer negundo)	Common	Remove
2288	8	Box Elder	(Acer negundo)	Common	Remove
2289	6	American Elm	(Ulmus americana)	Common	Remove
2290	6	Box Elder	(Acer negundo)	Common	Remove
2291	7	Box Elder	(Acer negundo)	Common	Remove
2292	6	Box Elder	(Acer negundo)	Common	Remove
2293	40	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2294	23	Black Willow	(Salix nigra)	Exempt	Remove
2295	24	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2296	12	Box Elder	(Acer negundo)	Common	Remove
2297	19	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2298	6	Box Elder	(Acer negundo)	Common	Remove
2299	12	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2300	29	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2301	25	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2302	20	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2303	28	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2304	22	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2305	7	Box Elder	(Acer negundo)	Common	Remove
2306	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2307	6	Black Willow	(Salix nigra)	Exempt	Remove
2308	6	Black Willow	(Salix nigra)	Exempt	Remove
2309	7	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2310	6	Black Willow	(Salix nigra)	Exempt	Remove
2311	8	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2312	9	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2313	8	Black Willow	(Salix nigra)	Exempt	Remove
2314	10	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2315	12	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2316	8	Box Elder	(Acer negundo)	Common	Remove
2317	17	Hackberry	(Celtis occidentalis)	High Priority	Remove
2318	42	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2319	14	Black Willow	(Salix nigra)	Exempt	Remove
2320	13	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2321	7	American Elm	(Ulmus americana)	Common	Remove
2322	6	Box Elder	(Acer negundo)	Common	Remove
2323	7	Box Elder	(Acer negundo)	Common	Remove
2324	19	Black Willow	(Salix nigra)	Exempt	Remove
2325	36	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2326	14	American Elm	(Ulmus americana)	Common	Remove

2327	15	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2328	12	Box Elder	(Acer negundo)	Common	Remove
2329	14	Box Elder	(Acer negundo)	Common	Remove
2330	7	American Elm	(Ulmus americana)	Common	Remove
2331	22	Black Willow	(Salix nigra)	Exempt	Remove
2332	6	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2333	27	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2334	28	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2335	12	American Elm	(Ulmus americana)	Common	Remove
2336	12	Box Elder	(Acer negundo)	Common	Remove
2337	7	Box Elder	(Acer negundo)	Common	Remove
2338	13	American Elm	(Ulmus americana)	Common	Remove
2339	32	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2340	8	American Elm	(Ulmus americana)	Common	Remove
2341	10	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2342	12	Black Walnut	(Juglans nigra)	Exceptional	Remove
2343	12	American Elm	(Ulmus americana)	Common	Remove
2344	5	Black Walnut	(Juglans nigra)	Exceptional	Remove
2345	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2346	7	Box Elder	(Acer negundo)	Common	Remove
2347	17	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2348	26	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2349	16	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2350	8	Black Walnut	(Juglans nigra)	Exceptional	Remove
2351	6	Box Elder	(Acer negundo)	Common	Remove
2352	6	Box Elder	(Acer negundo)	Common	Remove
2353	11	White Oak	(Quercus alba)	Exempt 23	Remove
2354	10	White Oak	(Quercus alba)	Exempt 24	Remove
2355	10	White Oak	(Quercus alba)	Exempt 25	Remove
2356	36	White Oak	(Quercus alba)	Exempt 26	Remove
2357	9	Hackberry	(Celtis occidentalis)	Exceptional	Remove
2358	4	Black Cherry	(Prunus serotina)	Exceptional	Remove
2359	10	American Elm	(Ulmus americana)	Common	Remove
2360	38	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2361	7	Box Elder	(Acer negundo)	Common	Remove
2362	12	Box Elder	(Acer negundo)	Exempt 27	Remove
2363	22	American Elm	(Ulmus americana)	Common	Remove
2364	19	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2365	12	Eastern Cottonwood	(Populus deltoides)	Exempt	Remove
2366	6	Box Elder	(Acer negundo)	Common	Remove
2367	9	Box Elder	(Acer negundo)	Common	Remove
2368	9	Box Elder	(Acer negundo)	Common	Remove
2369	7	Box Elder	(Acer negundo)	Common	Remove
2370	11	American Elm	(Ulmus americana)	Common	Remove
2371	15	Box Elder	(Acer negundo)	Common	Remove
2372	14	Box Elder	(Acer negundo)	Common	Remove
2373	6	Box Elder	(Acer negundo)	Common	Remove
2374	11	American Elm	(Ulmus americana)	Common	Remove
2375	6	Box Elder	(Acer negundo)	Common	Remove
2376	8	Box Elder	(Acer negundo)	Common	Remove
2377	6	Box Elder	(Acer negundo)	Common	Remove
2378	6	Quaking Aspen	(Populus tremuloides)	Common	Remove
2379	6	Quaking Aspen	(Populus tremuloides)	Common	Remove
2380	6	Box Elder	(Acer negundo)	Common	Remove
2381	21	American Elm	(Ulmus americana)	Common	Remove

2382	12	Quaking Aspen	(Populus tremuloides)	Common	Remove
2383	5	Black Walnut	(Juglans nigra)	Exceptional	Remove
2384	11	Quaking Aspen	(Populus tremuloides)	Common	Remove
2385	6	American Elm	(Ulmus americana)	Common	Remove
2386	8	Black Cherry	(Prunus serotina)	Exceptional	Remove
2387	6	American Elm	(Ulmus americana)	Common	Remove
2388	26	American Elm	(Ulmus americana)	Common	Remove
2389	13	Box Elder	(Acer negundo)	Common	Remove
2390	10	Box Elder	(Acer negundo)	Common	Remove
2391	13	Box Elder	(Acer negundo)	Common	Remove
2392	14	Box Elder	(Acer negundo)	Common	Remove
2393	6	American Elm	(Ulmus americana)	Common	Remove
2394	7	Box Elder	(Acer negundo)	Common	Remove
2395	4	Hockberry	(Celtis occidentalis)	Exceptional	Remove
2396	6	Siberian Elm	(Ulmus pumila)	Common	Remove
2397	6	Siberian Elm	(Ulmus pumila)	Common	Remove
2398	11	Box Elder	(Acer negundo)	Common	Remove
2399	6	Black Cherry	(Prunus serotina)	Exceptional	Remove
2909	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2910	6	Box Elder	(Acer negundo)	Common	Remove
2911	18	White Oak	(Quercus alba)	High Priority	Remove
2912	4	Red Oak	(Quercus rubra)	Exceptional	Remove
2913	5	Black Cherry	(Prunus serotina)	Exceptional	Remove
2914	14	Siberian Elm	(Ulmus pumila)	Common	Remove
2915	15'	Red Cedar	(Juniperus virginiana)	Common	Remove

== TREE INVENTORY STATUS UPDATE (10/8/2025)

12. Dead
13. Multistem - 2 Dead, 1 Twolined Chestnut Borer damage - Moderate
14. Dead
15. Storm damage - Split, half fallen
16. Dead
17. Storm damage - Split, both halves fallen, Dead
18. Storm damaged - Snapped, Dead
19. Storm damage - Uprooting
20. Twolined Chestnut Borer damage - Severe
21. Dead
22. Dead
23. Dead
24. Dead
25. Dead
26. Dead
27. Dead

NO	DATE	BY	CKD	APPR	COMMENT
	04/24/2026	AJA	AJA	MCA	CITY PUD RESUBMITTAL
	07/14/2026	AJA	AJA	MCA	REVISIONS PER CITY COMMENTS

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

Print Name: DAN C. REBOK

Date _____ License # 56877

PRELIMINARY
04/17/2026
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY	SG
DESIGNED BY	SG
CHECKED BY	DCR
PROJECT NO.	52806



TREE INVENTORY

**SOUTHBRIDGE CROSSING, LLC
HANSEN COMMERCIAL
PRELIMINARY PUD PLANS
SHAKOPEE, MN**

SHEET

L0.03
OF
REV. 15

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Planned Unit Development (PUD) Amendment – Hansen Commercial

CASE: AMEND-000327-2026

DATE: July 30, 2026

The Engineering Department has reviewed the Planned Unit Development (PUD) Amendment application for the Hansen Commercial development. The site is located east of County Road 21, north of Hansen Avenue, south of Highway 169, and west of Crossings Boulevard.

This review is preliminary. Additional comments may be provided as future applications and plan submittals are received. The Engineering Department offers the following comments for the applicant and Planning Department:

1. Approval of the PUD Amendment does not constitute approval of the submitted plans.
2. Plan review comments have been prepared and are attached to this memo. Revise the plans to address all comments and provide a written response memo identifying how each comment was addressed.
3. Pay all applicable fees and charges in accordance with the current City of Shakopee Fee Schedule, including:
 - Trunk Sanitary Sewer Charge
 - Trunk Stormwater Charge
 - Stormwater Management Plan Review Fees
 - Engineering Fee for public Storm Sewer
 - Grading Permit Fee
 - MS4 Administration Fee
4. Obtain final approval of the stormwater management plan.
5. Submit a Declaration of Covenants and Easements for City review and approval that provides for all shared site improvements and infrastructure, including but not limited to cross-access and shared maintenance for driveways, parking areas, access routes, sidewalks, landscaping, ponds, and other common facilities. The declaration shall include reciprocal vehicular and pedestrian access (where applicable), an exhibit identifying all access routes and shared facilities, and shall be recorded against all

affected properties. It shall also include reciprocal utility easements for all storm sewer, sanitary sewer, and stormwater facilities serving multiple lots and providing required maintenance access. The declaration shall clearly define ownership, maintenance responsibilities, and access rights for all shared infrastructure.

6. All sanitary sewer within the development, including the trunk sanitary sewer located beneath the private roadway, shall be privately owned and maintained.
7. The Final Plat shall dedicate a drainage and utility easement encompassing the 100-year high-water elevation of all private stormwater ponds.
8. The owner must enter into a Utility Facilities Easement Agreement with the City. The document must be recorded with Scott County.
9. Ponds 6P and 9P shall be located within an outlot deeded to the City.
10. Demonstrate compliance with applicable intersection sight distance requirements at the Hansen Avenue access.
11. Provide a pedestrian circulation plan demonstrating pedestrian connectivity between all commercial sites.
12. Private infrastructure shall not encroach into perimeter drainage and utility easements.
13. Obtain an NPDES Construction Site Permit prior to any land disturbing activity. A copy of the permit must be provided to the City.
14. Prior to any land disturbing activity, obtain a grading permit or building permit. Permit submittals must include detailed construction plans.
15. Prior to construction activities, the contractor shall submit a Construction Management Plan for City review and approval.
16. Record drawings shall be prepared in accordance with Sections 2.5 and 11.2(A-L) of the City of Shakopee Design Criteria. Record drawings shall be certified and submitted to the Engineering Department. Provide a certification letter from the Engineer of Record stating that all improvements were constructed in accordance with the approved plans and under the Engineer of Record's direct supervision. The Developer and Engineer of Record shall provide a full-time onsite inspection during utility installation.

Recommendation

The Engineering Department recommends approval of the Planned Unit Development Amendment subject to the conditions outlined in this memorandum.

MEMORANDUM

TO: Darin Manning, Project Engineer, PE
FROM: Lindsey Vugteveen, Water Resources-Environmental Technician
SUBJECT: Hansen Commercial – Erosion Control Review Comments - 2
DATE: July 30th, 2026

This memo summarizes the erosion control review comments for Hansen Commercial.

The following documents were submitted for review:

- 2026-07-15 52806-Hansen-Shakopee Full Set, Dated 7/14/2026

Erosion Control

1. The disturbance area is greater than 1 acre. An NPDES Construction Stormwater permit is required. Submit documentation that this permit has been obtained.
2. Include a detail for perimeter control installation in the Erosion Control Plan.
3. Include a Final Restoration Plan in the plan set. Show all seed mixes to be used including native seed and turf. Hatch all areas to be seeded or sodded.

ORDINANCE O2026-015

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA OF PLANNED UNIT DEVELOPMENT DISTRICT #16 IN THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 1300 CROSSINGS BOULEVARD

WHEREAS, Mark Anderson, applicant, and Shakopee Crossings LTD Partnership, property owner, have applied to amend Planned Unit Development District #16, Southbridge Crossings East PUD; and

WHEREAS, the property is legally described as:

*Outlot B, Southbridge Crossings East Third Addition
And
Outlot D Southbridge Crossings East Second Addition; and*

WHEREAS, notices were duly sent and posted, and public hearings were held before the Planning Commission on June 4 and July 9, 2026, at which time all persons present were given an opportunity to be heard; and

WHEREAS, on July 9, 2026 the Planning Commission recommended to the City Council that the subject property be adopted as Planned Unit Development District #16 as stated; and

WHEREAS, the City Council heard the matter at its meeting on September 15, 2026; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the above-named request:

Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan?

Finding #1: The proposed development complies with the current guiding for the site, Mixed Use Commercial Center

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?

Finding #2: The proposed amendment is compatible with the surrounding land uses.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?

Finding #3: The applicant is proposing connections to the surrounding roadways, sidewalks, and trails and the development of regional stormwater pond facilities.

Criteria #4. If the primary function of the PUD is to encourage development which will preserve and enhance worthwhile natural terrain characteristics, it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed.

Finding #4: The proposed development plan is consistent with the surrounding commercial developments and the applicant will be required to provide mitigation for the trees removed from the site consistent with City Code requirements.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.

The proposed PUD is compatible with the surrounding land uses. Building elevations and site plans of the individual users will be reviewed for City Code compliance and compliance with this PUD plan with subsequent amendments.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

The applicant is proposing the development of a commercial development that aligns with the goals of the 2040 Comprehensive Plan.

BE IT FURTHER ORDAINED, that the proposed amendment to PUD District #16, the Southbridge Crossings East PUD for the development of property at 1300 Crossings Boulevard is hereby approved, subject to the following conditions:

1. The applicant must comply with both the Engineering Department and Erosion Control comment memos dated July 30, 2026.
2. The development of the site, including the site plan, private drive layout, and building / parking setbacks / site configuration must be consistent with the submitted and approved plans and review comments. The development of each individual site is subject to future PUD Amendment applications, a future preliminary plat, and subsequent final plats.
3. A shared parking agreement / Reciprocal Easement Agreement regarding maintenance of the private drives and allowing ingress / egress between all three lots must be provided.
4. Bicycle parking must be provided on the building sites in accordance with City Code.
5. Payment for tree removal mitigation or required landscaping that does not fit on the sites due to impervious surfaces or utilities is due at the time of issuance of a Grading Permit or Building Permit per the Landscaping / Tree Management invoice. Funds collected from this development are to be prioritized for the planting of boulevard trees along Southbridge Parkway and Crossings Boulevard, within Southbridge Community Park, Quarry Lake Park.
6. Maintenance of trees planted as required landscaping on the pond outlots is the developer's and future commercial landowner's responsibility. Placement, species, and quantity of trees on the outlots must be approved by the Engineering Department and Xcel Energy for trees planted in the transmission easement.
7. Drive-through windows at the two western retail buildings must comply with City Code requirements for vehicle queuing / stacking when measured from the ordering area.

8. A total of three monument signs (one per developed lot) that comply with City Code requirements for sign area, height, and location are permitted in the development. Placement of signs within the Xcel Energy transmission easement requires written approval from Xcel Energy.
9. Wall signage for the garden center / green house is permitted to have a total area of 180 square-feet combined on the south building elevation.
10. Fencing on the garden center site must be ornamental design and not exceed 6'6" in height.
11. Sidewalk connections must be provided between each building in the development and along the west / north side of the main private drive that connects Hansen Ave and Crossings Blvd.
12. The sidewalk in front of the landscape yard area must extend to westernmost parking stall.
13. Sidewalks directly adjacent to parking stalls must be at least 7' in width to allow for walking and maneuvering around vehicles that are backed into parking stalls.
14. The total amount of impervious surface allowed for the entire development is 75%.
 - a. Elevations above the NWL of stormwater ponds and infiltration basins are considered pervious areas.
 - b. The pervious paver areas on the garden center site count as 25 percent pervious for purposes of impervious surface calculations.
15. An acceptable maintenance agreement / maintenance plan for the pervious paver areas on the garden center parking lot and landscape yard area must be provided to the Engineering Department prior to the issuance of the building permit for the Garden Center and be recorded on the property.
16. The proposed Wetland Replacement Plan must be based on the approved Planned Unit Development plan, review comments, and conditions of approval.
17. A Stormwater Management Plan must be approved prior to Grading Permit and/or Building Permit approval.
18. If the main private drive will have a name, the name must be approved by the City. Payment for installation of street signage is the responsibility of the applicant.
19. If infiltration basin design allows, a boulevard capable of supporting trees between the main private drive and sidewalk shall be provided.
20. The developer shall pay SPU Trunk Water Invoice and SPU Plan Review Inspection Fee Invoice prior to utility construction. The developer may only construct utilities with signed plans from SPU. SPU will not sign plans until invoices are paid. All water utility plans must have had all comments addressed prior to construction.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 15th day of September 2026.

Attest:

Mayor of the City of Shakopee

Richard Parsons, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379



Shakopee City Council September 15, 2026

9.c

Agenda Item: Final Plat of GREENVIEW
Prepared by: Mark Noble, Senior Planner
Reviewed by: Michael Kerski, Director of Planning and Development

Action to be considered:

Approve Resolution R2026-109, approving the Final Plat of GREENVIEW.

Motion Type:

Simple Majority

Background:

U.S.Home, LLC (Lennar), property owner, has submitted an application for Final Plat of GREENVIEW on property located west of Marystown Road and east of Zumbro Avenue (13950 Marystown Road).

This property received PUD and preliminary plat approval on January 20, 2026. The property was also reguided Suburban Residential (3-6 units/acre) which was consistent with their proposed concept/preliminary plat. The developer has proposed homes compliant with the design and performance standards for the Urban Residential (R-1B) zone with the exception of reduced lot widths, which would be a mix of 50-foot-wide lots (65 lots), 55-foot-wide lots (41 lots) and 65-foot-wide lots (87), with all homes to provide LP siding on the front elevation.

The applicant is proposing the first of two (2) phases of development of this property, starting with the easterly area as shown on the attached plat plan (85 units). They have been actively developing in Shakopee and with continued strong sales of homes, they are ready to look at this area for their next phase of development. As part of this project, if approved, the developer will be providing a significant amount of park dedication fees that the city will utilize to create improvements to the city's park system. This subdivision would include over 11 acres of land (compliant with the required 15% open space for PUD projects) that will be desirable open space, preserved natural resource areas and trails within the project.

City, County, and SPU staff have spent considerable time discussing details of this project with the applicant. Memos and conditions of approval have been incorporated into the draft resolution, should this application be approved.

Recommendation:

Approve the requested action.

Budget Impact:

N/A

Attachments:

[FP Resolution R2026-109 - Greenview.docx](#)

[Legal Description.docx](#)

[Site Aerial.pdf](#)

[Final Plat -GREENVIEW 8-21-26.pdf](#)

[Eng Memo - Greenview FP 09 10 26.docx](#)

[FP-GREENVIEW - Eng Redlines.pdf](#)

[Greenview Combined Plans_Redlines.pdf](#)

[STORMWATER REVIEW MEMO 9-10-2026.PDF](#)

RESOLUTION R2026-109

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF GREENVIEW

WHEREAS, U.S.Home, LLC, property owner, has submitted an application for Final Plat of GREENVIEW; and

WHEREAS, the property is legally described as:

See attached legal description; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on December 4, 2025, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommended to the City Council that the Preliminary Plat be adopted on December 4, 2025; and

WHEREAS, the City Council reviewed and approved the Preliminary Plat on January 20, 2026; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of GREENVIEW is hereby approved subject to the following conditions:

- I) The following procedural actions must be addressed prior to the review and release of the recording of a Final Plat:**
- A. Approval of title by the City Attorney.
 - B. The development shall be consistent with Final Plat submitted 8-21-26 (attached).
 - C. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid prior to the recording of the Final Plat.
 - D. Tree removal and new landscaping shall occur consistent with City Code Sections 151.112 (Landscape Requirements) and 151.113 (Tree Preservation Requirements).
 - E. Site development shall comply with the conditions noted in the City Engineering memo dated September 10, 2026 (including compliance with red-lined comments).
 - F. Site development shall comply with the SPU standard terms and conditions. SPU requires documentation and payments must be completed prior to plan approval.
 - G. Site development shall comply with conditions noted in PUD Ordinance O2026-002. This includes construction and development of lots complying with the design and performance standards of City Code Section 151.034 (Urban Residential Zone), and 151.108 (Construction Materials), with the exception of reduced lot widths within the entire subdivision consisting of a mix of 50-foot-wide lots (71 lots), 55-foot-wide lots (41 lots), and 65-foot-wide lots (86), with all homes to provide LP siding on the front elevation.
 - H. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.

- I. Street names shall be reviewed and approved by the Planning and Fire Departments.
- J. Site development shall comply with conditions as required by Scott County staff.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 15th day of September, 2026.

Mayor of the City of Shakopee

Attest:

Richard Parsons, City Clerk

Legal Description

Parcel A:

That part of the South Half of the Southeast Quarter of Section 23, Township 115, Range 23, Scott County, Minnesota, according to the Government Survey thereof, lying northerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 442.97 feet to the actual point of beginning; thence South 89 degrees 41 minutes 19 seconds West, a distance of 196.59 feet; thence South 23 degrees 08 minutes 25 seconds West, a distance of 85.65 feet; thence South 15 degrees 08 minutes 44 seconds West, a distance of 112.14 feet; thence South 51 degrees 28 minutes 38 seconds East, a distance of 79.51 feet; thence South 23 degrees 05 minutes 16 seconds West, a distance of 77.91 feet; thence South 76 degrees 50 minutes 28 seconds West, a distance of 215.72 feet; thence North 08 degrees 51 minutes 53 seconds West, a distance of 92.46 feet; thence North 13 degrees 11 minutes 32 seconds West, a distance of 143.40 feet; thence South 76 degrees 48 minutes 28 seconds West, a distance of 129.00 feet; thence South 65 degrees 18 minutes 38 seconds West, a distance of 61.23 feet; thence on a bearing of West, a distance of 1533.72 feet; thence on a bearing of North, a distance of 267.31 feet; thence on a bearing of West, a distance of 448.89 feet to the west line of said Southeast Quarter of Section 23 and there terminating.

EXCEPT

That part of said South Half of the Southeast Quarter of Section 23, Township 115, Range 23, lying westerly and northerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 1336.23 feet to the northeast corner of the South Half of said Section 23; thence South 89 degrees 12 minutes 20 seconds West, along the north line of said South Half of Section 23, a distance of 1418.53 feet, to the actual point of beginning; thence South 00 degrees 14 minutes 21 seconds East, a distance of 288.81 feet; thence South 15 degrees 50 minutes 05 seconds East, a distance of 174.36 feet; thence on a bearing of South, a distance of 159.39 feet; thence on a bearing of West, a distance of 719.51 feet; thence South 80 degrees 18 minutes 15 seconds West, a distance of 194.11 feet; thence on a bearing of West, a distance of 374.80 feet to the west line of the Southeast Quarter of said Section 23 and there terminating

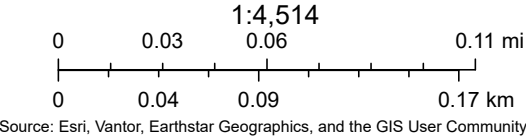
GREENVIEW Final Plat



9/10/2026, 3:33:18 PM

Parcels - Scott County

 Shakopee Municipal Boundary



GREENVIEW

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home, LLC, a Delaware limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Scott, to wit:

Parcel A:

That part of the South Half of the Southeast Quarter of Section 23, Township 115, Range 23, Scott County, Minnesota, according to the Government Survey thereof, lying northerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 442.97 feet to the actual point of beginning; thence South 89 degrees 41 minutes 19 seconds West, a distance of 196.59 feet; thence South 23 degrees 08 minutes 25 seconds West, a distance of 85.65 feet; thence South 15 degrees 08 minutes 44 seconds West, a distance of 112.14 feet; thence South 51 degrees 28 minutes 38 seconds East, a distance of 79.51 feet; thence South 23 degrees 05 minutes 16 seconds West, a distance of 77.91 feet; thence South 76 degrees 50 minutes 28 seconds West, a distance of 215.72 feet; thence North 08 degrees 51 minutes 53 seconds West, a distance of 92.46 feet; thence North 13 degrees 11 minutes 32 seconds West, a distance of 143.40 feet; thence South 76 degrees 48 minutes 28 seconds West, a distance of 129.00 feet; thence South 65 degrees 18 minutes 38 seconds West, a distance of 61.23 feet; thence on a bearing of West, a distance of 1533.72 feet; thence on a bearing of North, a distance of 267.31 feet; thence on a bearing of West, a distance of 448.89 feet to the west line of said Southeast Quarter of Section 23 and there terminating.

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Has caused the same to be surveyed and platted as GREENVIEW and does hereby donate and dedicate to the public for public use the public ways and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

Signed: U.S. Home, LLC, a Delaware limited liability company

Jonathan A. Aune, Vice President

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ____, by Jonathan A. Aune, Vice President of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____

SURVEYORS CERTIFICATE

I Colyn M. Tvete, do hereby certify that this plat GREENVIEW was prepared by me or under my direct supervision, that I am a duly licensed land surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year as indicated on this plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subdivision 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20 ____.

Colyn M. Tvete, Licensed Land Surveyor
Minnesota License No. 62269

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20 ____, by Colyn M. Tvete, Licensed Land Surveyor.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

CITY ATTORNEY, SHAKOPEE, MINNESOTA

I hereby certify that I have examined this plat of GREENVIEW, and do hereby recommend this plat for approval as to form, this _____ day of _____, 20 ____.

City Attorney, Shakopee, MN

CITY COUNCIL, SHAKOPEE, MINNESOTA

I hearby certify that on the _____ day of _____, 202__ the City Council of Shakopee, Minnesota approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd.2.

SIGNED: _____ its Mayor Attest: _____ its clerk

SCOTT COUNTY SURVEYOR:

Pursuant to Minnesota Statutes Section 389.09, Subd. 1 as amended, this plat has been reviewed and approved this _____ day of _____, 20 ____.

By: _____, Scott County Surveyor

SCOTT COUNTY AUDITOR / TREASURER:

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this _____ day of _____, 20 ____.

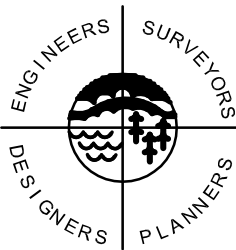
Scott County Auditor/Treasurer

By: _____, Deputy

SCOTT COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of ASPEN RIDGE was filed in the office of the Registrar of Titles for record on this _____ day of _____, 20 ____, at _____ o'clock ____ M. as Document No. _____.

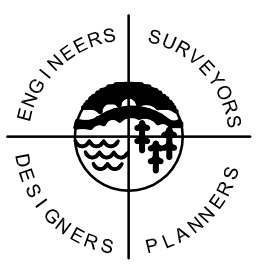
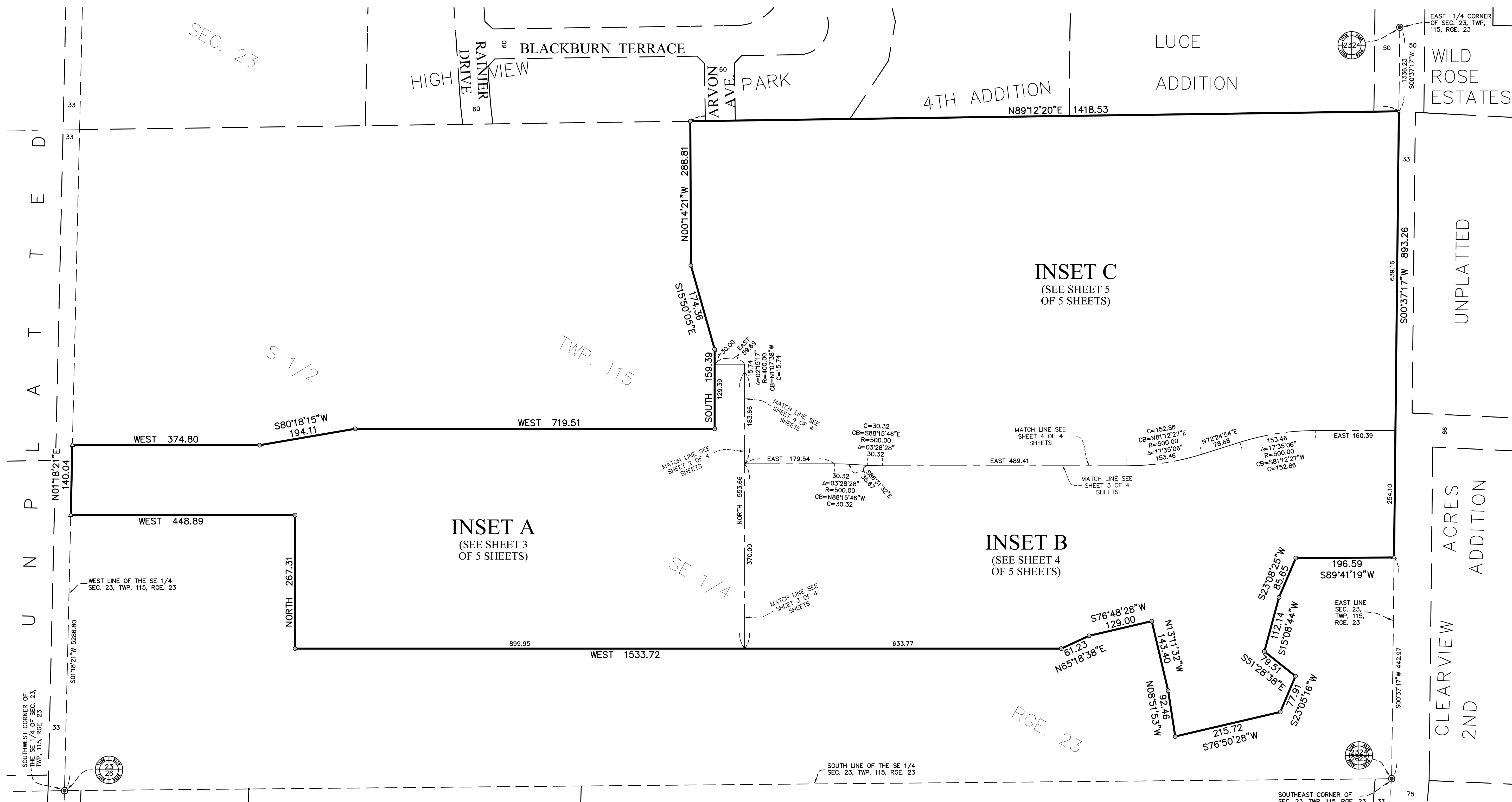
By: _____, Scott County Registrar of Titles (Torrens Property)



SATHRE-BERGQUIST, INC.

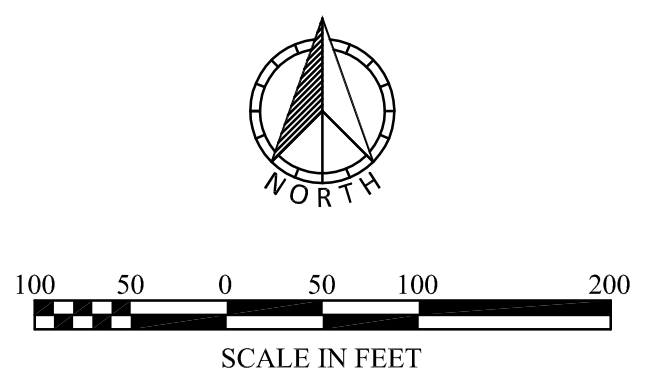
GREENVIEW

C.R. DOC. NO. _____



SATHRE-BERGQUIST, INC.

- Denotes a 1/2 inch by 14 inch iron pipe monument to be set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.
- △ Denotes a PK Nail set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.
- Denotes a Found Scott County Cast-Iron-Monument

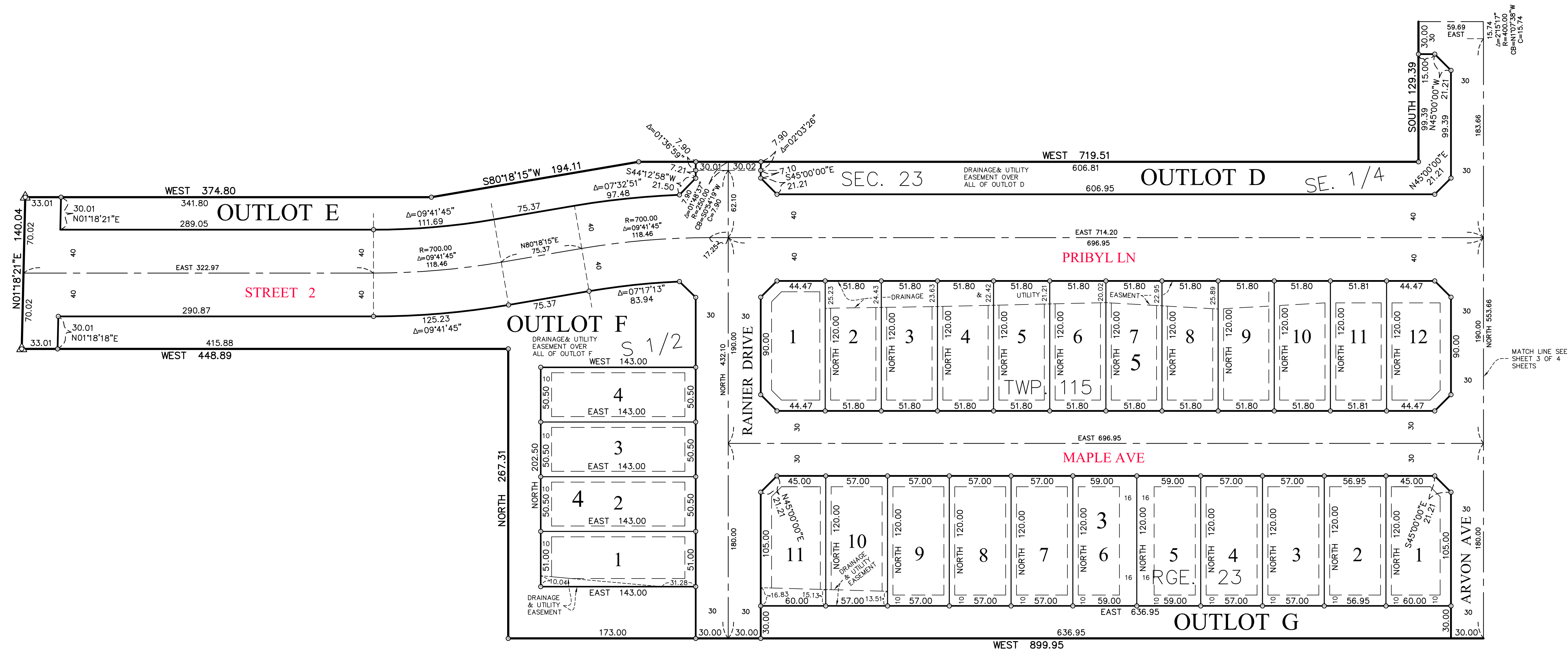


The basis for the bearing system is the east line of the Section 23, Township 115, Range 23 which is assumed to bear South 00 degrees 37 minutes 17 seconds West

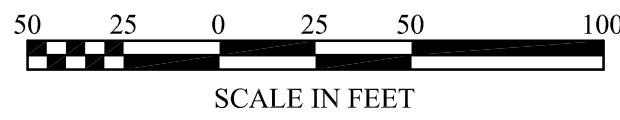
GREENVIEW

INSET A

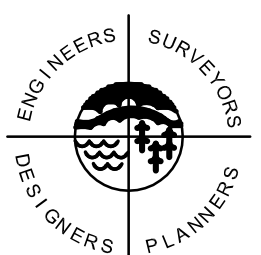
C.R. DOC. NO. _____



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The basis for the bearing system is the east line of the Section 23, Township 115, Range 23 which is assumed to bear South 00 degrees 37 minutes 17 seconds West (SEE SHEET 2 OF 5 SHEETS)

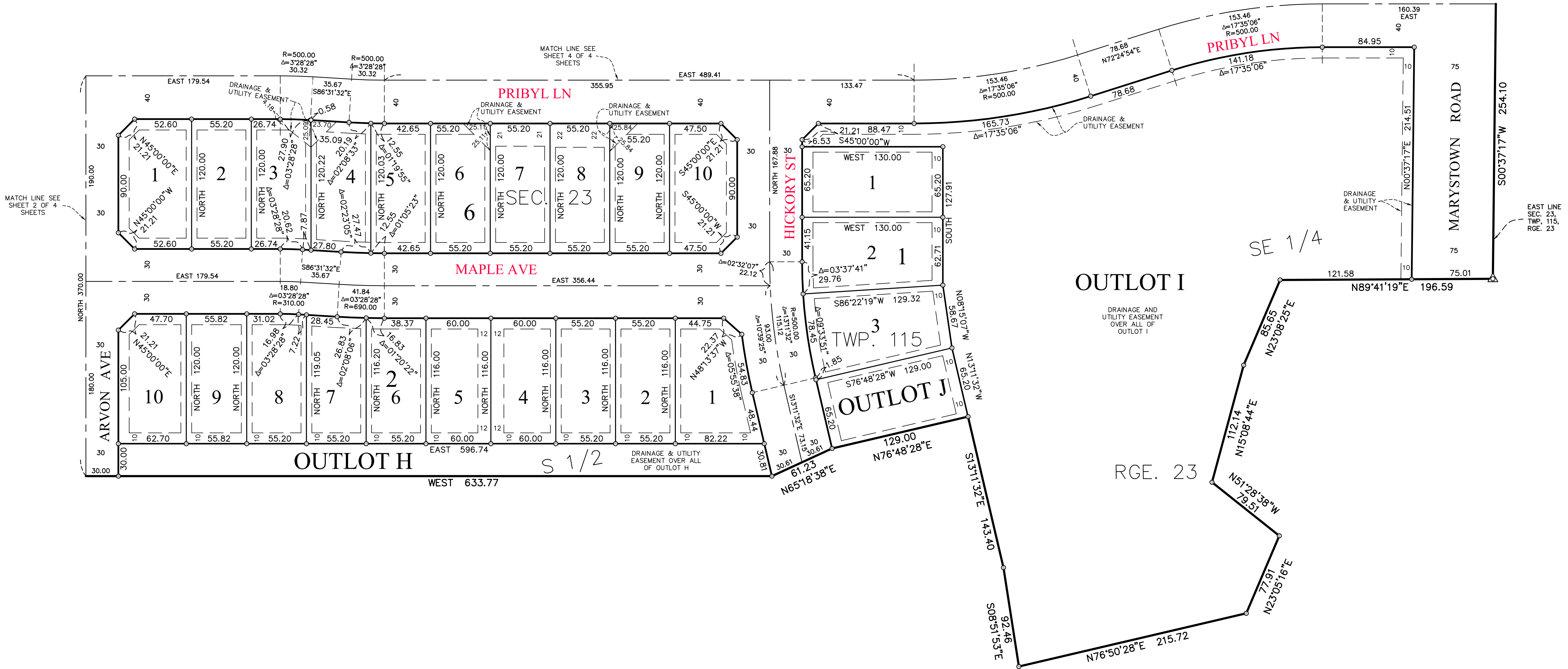


SATHRE-BERGQUIST, INC.

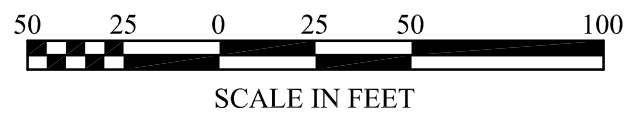
GREENVIEW

INSET B

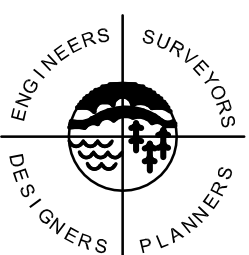
C.R. DOC. NO. _____



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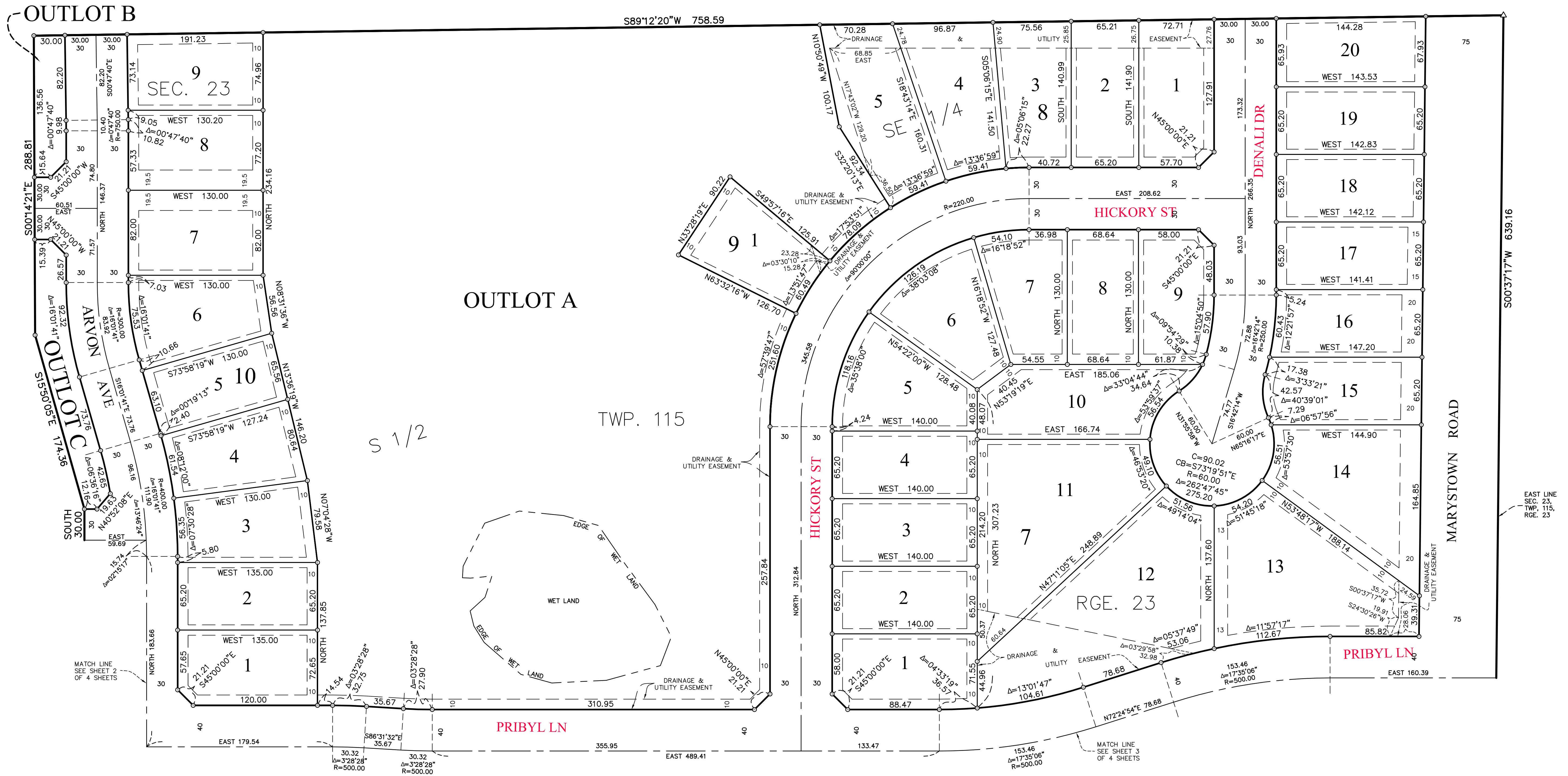
SATHRE-BERGQUIST, INC.

GREENVIEW

INSET C

C.R. DOC. NO. _____

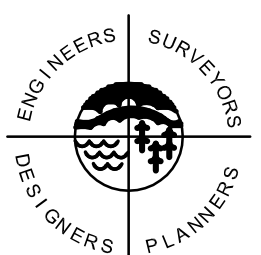
173



○ Denotes a 1/2 inch by 14 inch iron pipe monument to be set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.

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The basis for the bearing system is the east line of the Section 23, Township 115, Range 23 which is assumed to bear South 00 degrees 37 minutes 17 seconds West



SATHRE-BERGQUIST, INC.

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Final Plat – Greenview

PROJECT: PLAT-0000410-2026

DATE: September 10, 2026

Staff has reviewed the Final Plat application for the Greenview Development. Greenview is located south of County Road 78 (130th Street W), east of Zumbro Avenue, west of County Road 15 (Marystown Road), and north of County Road 14 (150th Street W).

This review should be considered preliminary, as additional comments may be provided with future submittals. At this time, the Engineering Department offers the following comments to the applicant and the Planning Department:

The following items need to be addressed/completed prior to release of the Final Plat for recording:

1. Plan review and plat review redlined comments are attached to this memo and must be addressed and approved by the City Engineer.
2. Address all Shakopee Public Utilities review comments related to the watermain.
3. Conduct a title search to confirm other interests on the property.
4. Easements shall be shown on the Final Plat as approved by the City Engineer and shall include, but not be limited to the following:
 - Verify that appropriate drainage and utility easements are provided for all public sanitary sewer, storm sewer, and watermain facilities. Minimum easement widths shall comply with Section 10.1.A-D of the City of Shakopee Design Criteria.
 - Refer to plan review redlined comments for specific locations where additional easement is required.
5. Any trail located within a private lot shall be protected by a standalone trail easement extending three (3) feet beyond each side of the trail, including the trail located between Lots 7 and 8, Block 10.

6. Submit temporary drainage and utility easements encompassing all of Outlots B, C, D, E, F, G, H, and J. The easements shall be recorded with the Final Plat and shall include language providing for their automatic termination upon the future platting of the respective outlots.
7. Submit and record a temporary construction easement with the Final Plat prior to construction of any public utilities or related improvements located on the O'Loughlin Property.
8. Submit and record a temporary drainage and utility easement with the Final Plat for the following storm sewer facilities:
 - Storm sewer MH A6 to MH A3
 - Storm sewer MH K16 to CBMH K15
 - Storm sewer MH G29 to MH G28
9. Execution of a Developer's Agreement that includes provisions for a letter of credit or cash security equal to 125 percent of the estimated total cost of the improvements, plus 100 percent of the estimated City inspection and administration costs.
10. Pay all applicable fees listed below, as required by the most current City of Shakopee Fee Schedule.
 - Street and Utility Fee
 - Watermain Fee
 - Trunk Stormwater Charge
 - Trunk Sanitary Sewer Charge
 - Sign Installation Fee
 - Bituminous Sealcoat Fee
 - Stormwater Management Plan Review Fees
11. Obtain final approval of the development's stormwater management plan.
12. Provide pretreatment for all storm sewer discharges entering a stormwater basin.
13. The maximum allowable depth of sanitary sewer is thirty (30) feet.
14. Manholes are required at the terminus of all active sanitary sewer stub-outs.
15. Sanitary sewer services shall not be extended to serve outlots. Sanitary sewer wye connections to the main are permitted for future service to the outlots.
16. Submit plans to Scott County for review of the proposed turn lanes on Marystown Road and comply with all Scott County review comments and permit requirements.
17. Pribyl Lane shall be designed as a collector street assuming 40 mph design speed and to State Aid standards. Provide storm sewer spread calculations.
18. The Developer shall construct Pribyl Lane in two phases with a completion date for both phases no later than December 31, 2027, excluding construction of the final wearing course of pavement. The final wearing course must be constructed by September 1, 2028. Submit financial security acceptable to the City to guarantee completion of the improvements in accordance with the approved construction schedule.

19. The Developer shall construct Zumbro Avenue in one phase with a completion date no later than December 31, 2027, excluding construction of the final wearing course of pavement. The final wearing course must be constructed by September 1, 2028. Submit financial security acceptable to the City to guarantee completion of the improvements in accordance with the approved construction schedule.
20. Provide a financial escrow equal to 125 percent of the estimated construction cost for construction of the trail north of Pribyl Lane along the west side of Marystown Road. The cost estimate shall be prepared by the Developer and approved by the City Engineer. The City may use these funds to design and construct the trail improvements when the City determines that the improvements are necessary.
21. Outlots A and I shall be deeded to the City of Shakopee.
22. Approval of the Final Plat does not constitute approval of the submitted construction plans.
23. Submit electronic AutoCAD and PDF files of the Final Plat to be recorded, referenced to the Scott County coordinate system.

The following items shall be addressed prior to approval of a grading permit, street and utility plans and/or a building permit:

24. The Developer, the Developer's contractors, and subcontractors shall submit proposed haul routes to the City Engineer for all import or export of soil, construction materials, construction equipment, construction debris, or other construction-related activities. All haul routes must be approved in writing by the City Engineer prior to use.
25. Submit a Construction Management Plan to the City prior to the commencement of any construction activities.
26. Submit a small utilities joint trench plan and construction detail.
27. Grade the entire site, as shown on the approved plans, in a single phase within one year of approval of the grading permit. Grading includes bringing the site to the proposed finished grade with materials acceptable to the City of Shakopee, providing topsoil in accordance with City requirements, establishing vegetation with seed, mulch and/or sod, and submitting an as-built record grading plan in accordance with Section 2.5 of the City of Shakopee Design Criteria.
28. Tracked construction equipment is not allowed on paved roads. If track marks are found on a paved surface, the full-width section of roadway shall be replaced from intersection to intersection at the Developer's expense.
29. Submit certified record plans in accordance with Section 2.5 and Section 11.2 (A-L) of the City of Shakopee Design Criteria. The record plans shall be certified and submitted to the Engineering Department. Also, provide a letter from the Engineer of Record certifying that all improvements were constructed in accordance with the approved plans and under the direct supervision of the Engineer of Record.

Recommendation

The Engineering Department recommends approval of the Final Plat application subject to the applicant addressing and completing the conditions listed above.

GREENVIEW

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home, LLC, a Delaware limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Scott, to wit:

Parcel A:

That part of the South Half of the Southeast Quarter of Section 23, Township 115, Range 23, Scott County, Minnesota, according to the Government Survey thereof, lying northerly of a line described as follows:

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EXCEPT

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Has caused the same to be surveyed and platted as GREENVIEW and does hereby donate and dedicate to the public for public use the public ways and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

Signed: U.S. Home, LLC, a Delaware limited liability company

Jonathan A. Aune, Vice President

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ____, by Jonathan A. Aune, Vice President of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____

SURVEYORS CERTIFICATE

I Colyn M. Tvete, do hereby certify that this plat GREENVIEW was prepared by me or under my direct supervision, that I am a duly licensed land surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year as indicated on this plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subdivision 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20 ____.

Colyn M. Tvete, Licensed Land Surveyor
Minnesota License No. 62269

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20 ____, by Colyn M. Tvete, Licensed Land Surveyor.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

CITY ATTORNEY, SHAKOPEE, MINNESOTA

I hereby certify that I have examined this plat of GREENVIEW, and do hereby recommend this plat for approval as to form, this _____ day of _____, 20 ____.

City Attorney, Shakopee, MN

CITY COUNCIL, SHAKOPEE, MINNESOTA

I hearby certify that on the _____ day of _____, 202__ the City Council of Shakopee, Minnesota approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd.2.

SIGNED: _____ its Mayor Attest: _____ its clerk

SCOTT COUNTY SURVEYOR:

Pursuant to Minnesota Statutes Section 389.09, Subd. 1 as amended, this plat has been reviewed and approved this _____ day of _____, 20 ____.

By: _____, Scott County Surveyor

SCOTT COUNTY AUDITOR / TREASURER:

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this _____ day of _____, 20 ____.

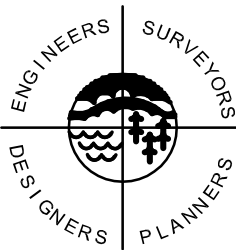
Scott County Auditor/Treasurer

By: _____, Deputy

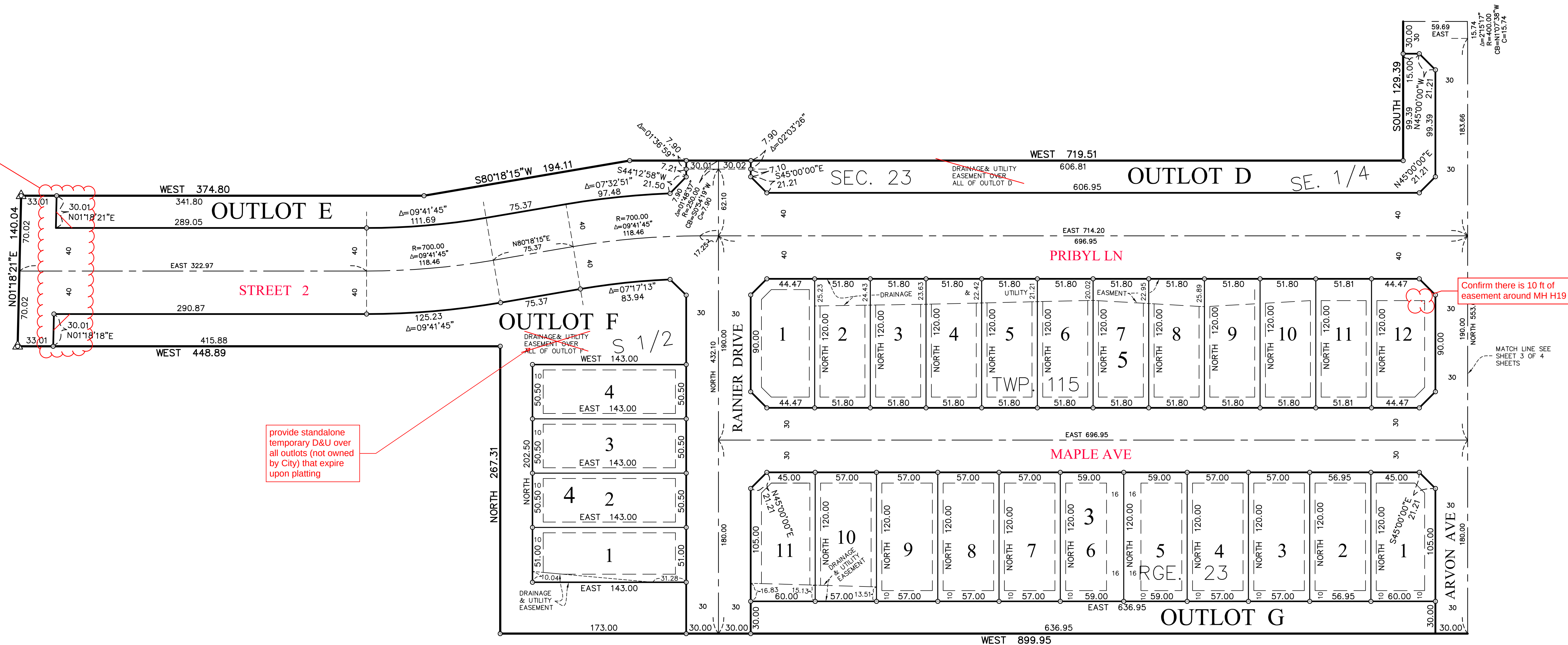
SCOTT COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of ASPEN RIDGE was filed in the office of the Registrar of Titles for record on this _____ day of _____, 20 ____, at _____ o'clock ____ M. as Document No. _____.

By: _____, Scott County Registrar of Titles (Torrens Property)



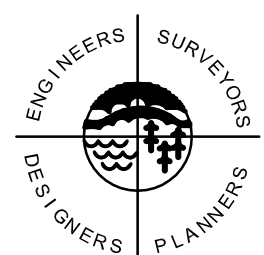
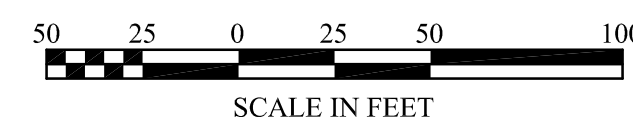
SATHRE-BERGQUIST, INC.



- Denotes a 1/2 inch by 14 inch iron pipe monument to be set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.
- △ Denotes a PK Nail set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.



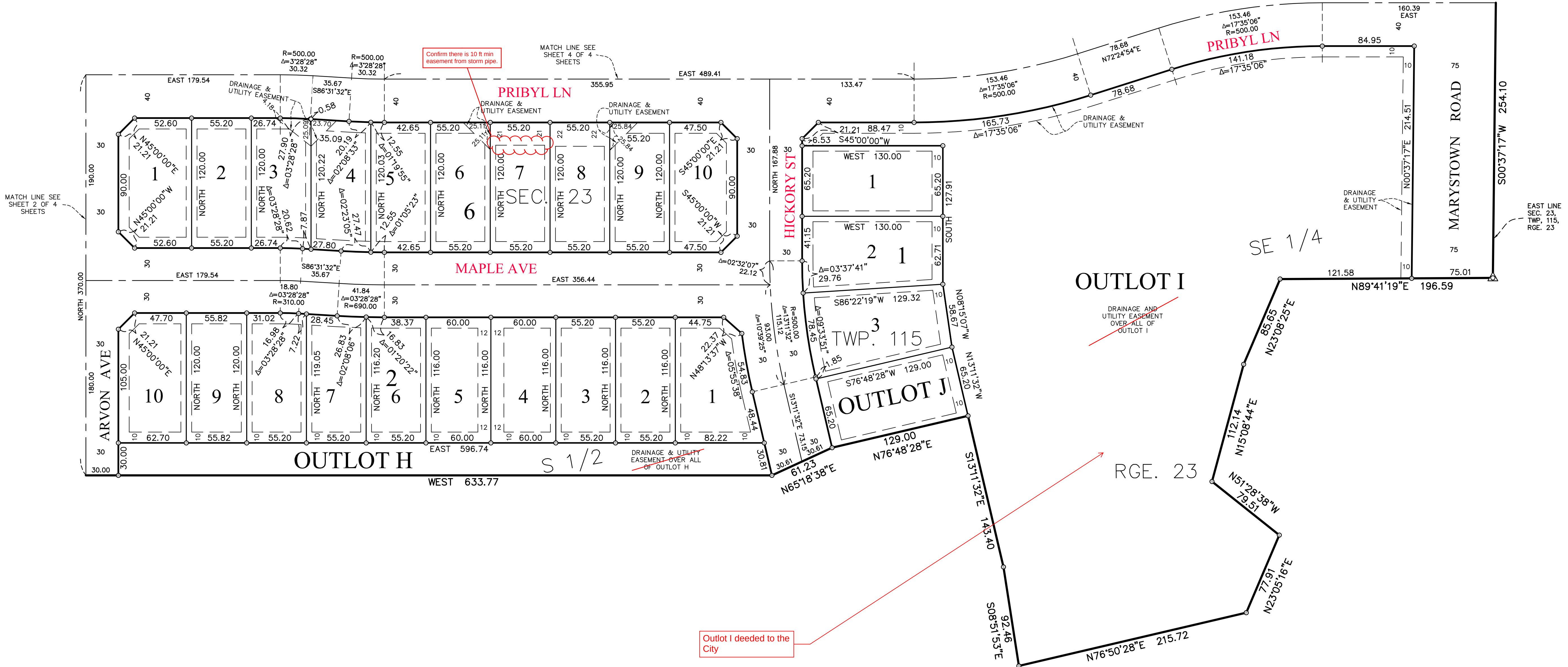
The basis for the bearing system is the east line of the
Section 23, Township 115, Range 23 which is assumed to bear
South 00 degrees 37 minutes 17 seconds West
(SEE SHEET 2 OF 5 SHEETS)



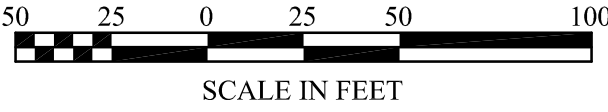
SATHRE-BERGQUIST, INC.

GREENVIEW
INSET B

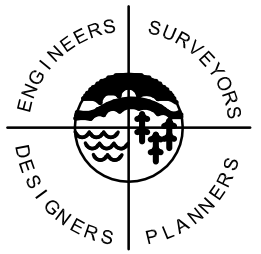
C.R. DOC. NO. _____



- Denotes a 1/2 inch by 14 inch iron pipe monument to be set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.
- △ Denotes a PK Nail set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.



The basis for the bearing system is the east line of the Section 23, Township 115, Range 23 which is assumed to bear South 00 degrees 37 minutes 17 seconds West



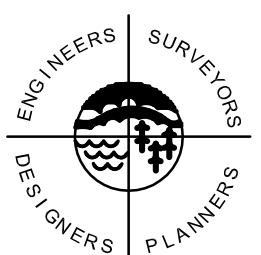
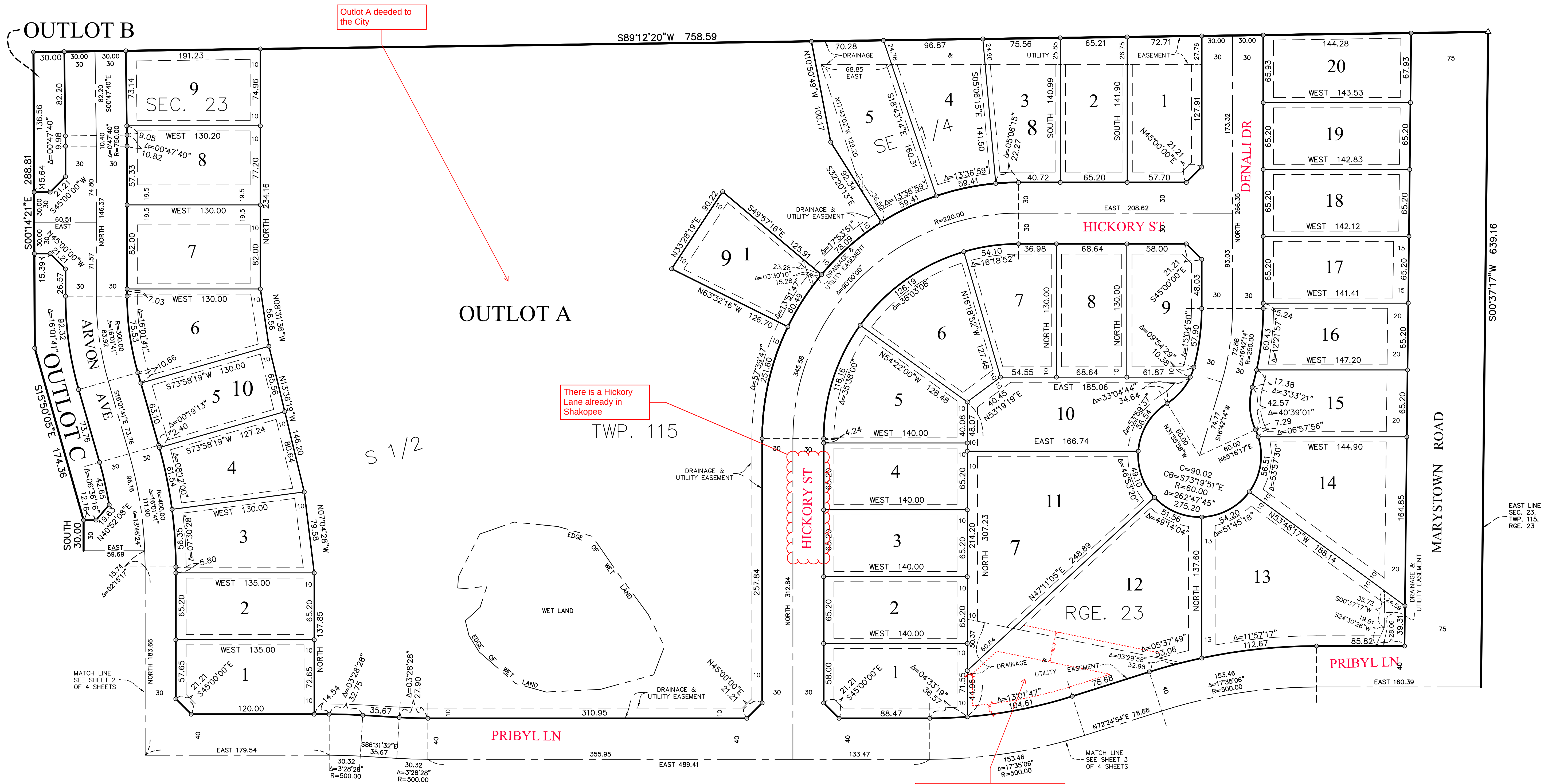
SATHRE-BERGQUIST, INC.

GREENVIEW

INSET C

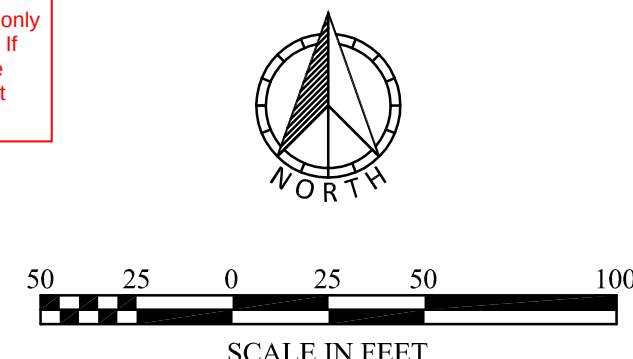
C.R. DOC. NO. _____

182



SATHRE-BERGQUIST, INC.

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- △ Denotes a PK Nail set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.



The basis for the bearing system is the east line of the Section 23, Township 115, Range 23 which is assumed to bear South 00 degrees 37 minutes 17 seconds West

NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHAKOPEE'S GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES.
- THE CONTRACTOR SHALL INSTALL A STEEL MARKER POST AT THE END OF EACH SANITARY SEWER SERVICE. THE DEVELOPER SHALL PROVIDE GPS COORDINATES OF EACH MARKER POST AND GPS COORDINATES OF EACH SANITARY SEWER SERVICE WYE. FINAL RECORD DRAWINGS SUBMITTED TO THE CITY SHALL HAVE A TABLE IDENTIFYING EACH SANITARY SEWER SERVICE WITH AFOREMENTIONED GPS COORDINATES.

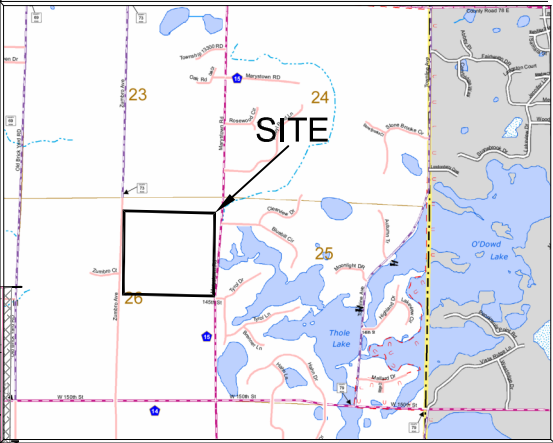
Escrow/security Required for Future Improvements:

- Escrow-Trail along Zumbro north of Pribyl Lane
- Security-Construction of Pribyl Lane between Rainier Drive to Zumbro & Zumbro to the southern plat boundary for Phase 2.

Required Easements:

- Temporary Construction Easement for work that extends to the O'Loughlin Property
- Temporary D&U where the permanent improvements will extend onto the O'Loughlin Property
- Trail Easement (Lots 7 & 8, Block 10)
- Temporary D&U over outlots that will be replatted.

LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
01	TITLE SHEET
02-10	FINAL STREET PLAN
11-12	INTERSECTION PLAN
13	SIDEWALK SIGNAGE AND STRIPING PLAN
14-19	TRAIL PLAN
20-43	FINAL TURN LANE PLAN
44-51	FINAL SEWER AND WATER PLAN
52-60	FINAL STORM SEWER PLAN
61-66	FINAL GRADING PLAN
67-74	EROSION CONTROL PLAN
75-76	FINAL SEEDING PLAN
77-85	CONSTRUCTION DETAILS

DEVELOPMENT DATA

50' Lots - 71
55' Lots - 41
65' Lots - 86
Total Lots - 198

Street: 60' ROW
34' B-B
CDS - 60' R

PARKWAY
80' ROW
42' B-B

SETBACKS
Frontyard Setback: 25'
Corner Setback: 15'
Sideyard Setback: 7.5'/7.5'
Rearyard Setback: 30'

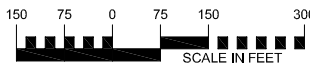
PREPARED BY

ENGINEER
SATHRE-BERGQUIST, INC.
14000 25th Ave N, Suite 120
Plymouth, MN 55447
PHONE: (952) 476-6000
FAX: (952) 476-0104
CONTACT: CHARLES A. WIEMERSLAGE, P.E.
EMAIL: CWIEMERSLAGE@SATHRE.COM

PREPARED FOR

DEVELOPER
LENNAR
16305 36th Ave N, Suite 600
Plymouth, MN 55446
CONTACT: JOSH METZER
PHONE: (612) 360-9881
EMAIL: JOSH.METZER@LENNAR.COM

OVERHEAD UTILITIES ARE REQUIRED TO BE PLACED UNDERGROUND



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
Layout	1	CAW	8/11/26	CITY COMMENTS - SCOTT COUNTY COMMENTS
DRAWN				
RSM				
CHECKED				
CAW				
DATE				
06/17/26				

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

Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/17/26 Lic. No. 49180



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

SHAKOPEE,
MINNESOTA

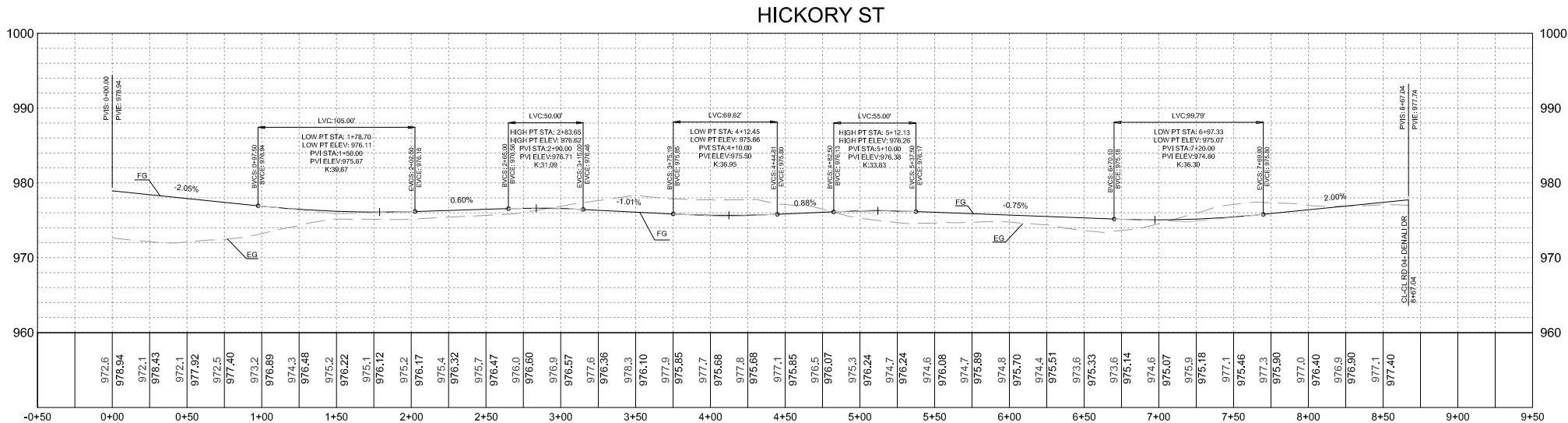
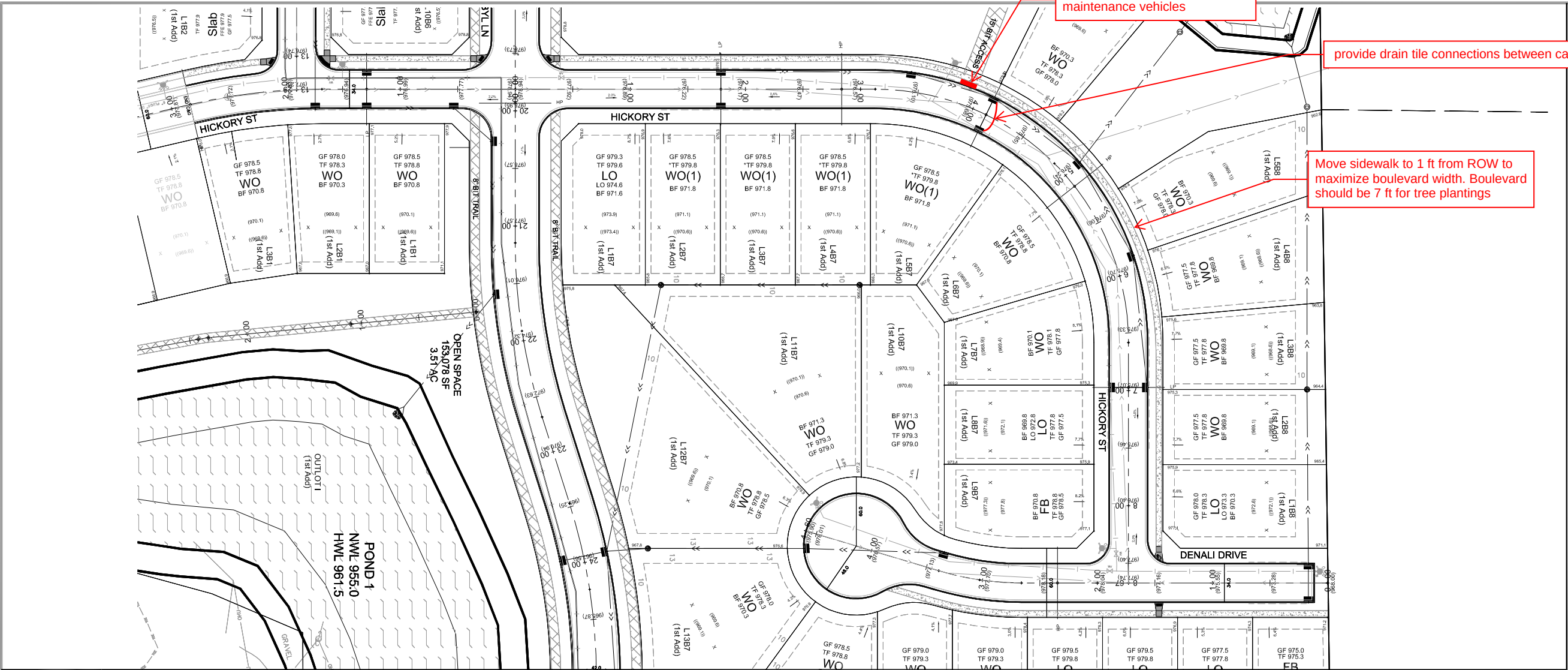
TITLE SHEET
GREENVIEW
LENNAR

FILE NO.

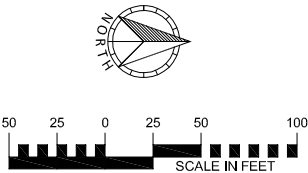
5401-703

01

93



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSEL
GARAGE SETBACK LINE		GSEL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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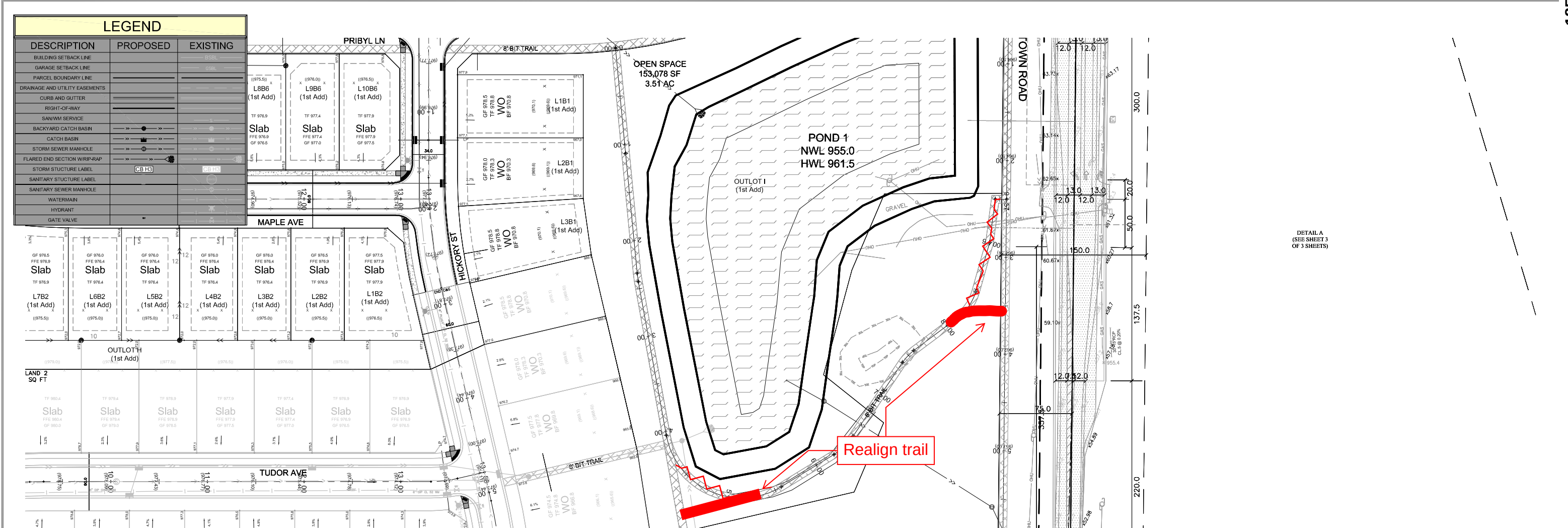


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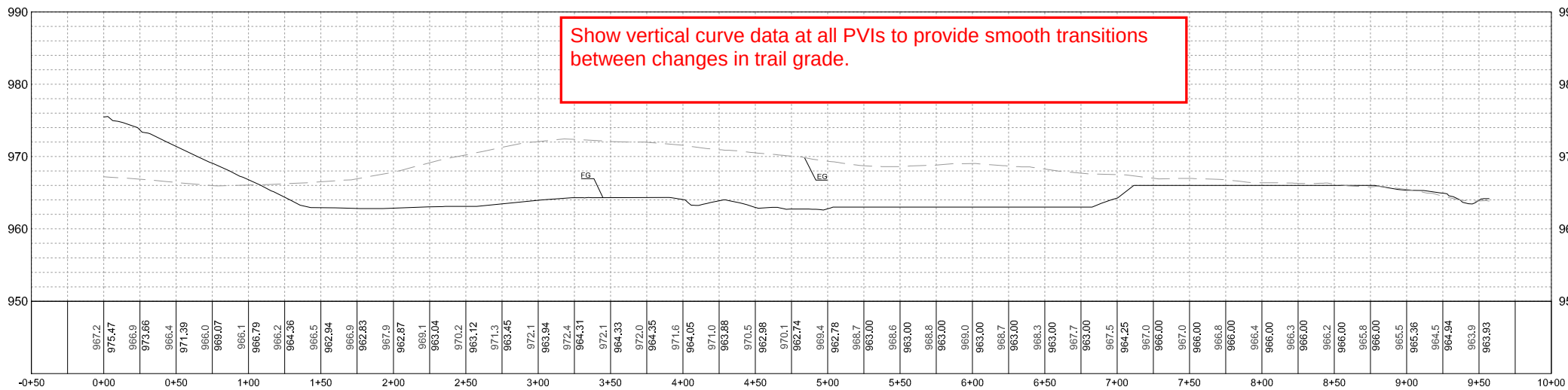
CITY PROJECT NO.
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SHAKOPEE, MINNESOTA

FINAL STREET PLAN
GREENVIEW
LENNAR

FILE NO.
5401-703
05
93



POND 1 TRAIL



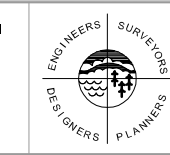
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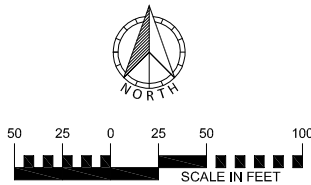


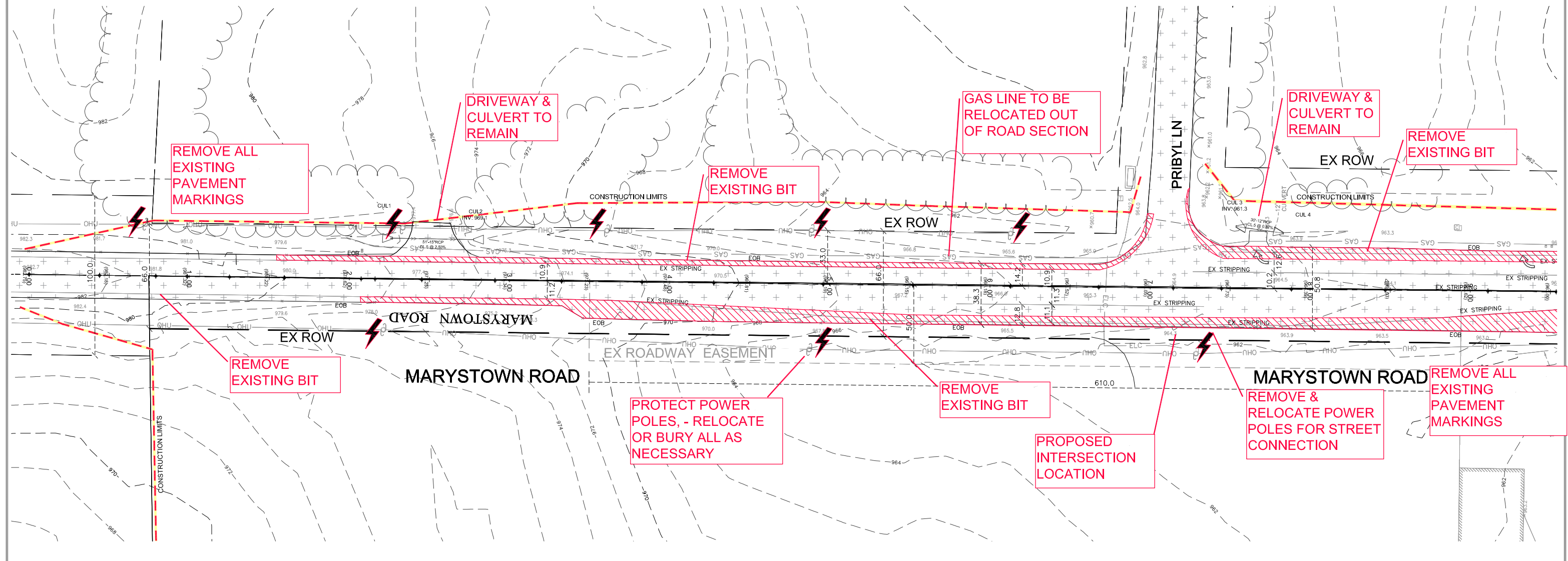
SATHRE-BERGQUIST, INC.
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CITY PROJECT NO.
--
SHAKOPEE, MINNESOTA

**TRAIL PLAN
GREENVIEW
LENNAR**

FILE NO.
5401-703
16
93



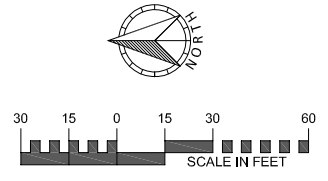


MARYSTOWN ROAD REMOVAL NOTES:

- EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE REMOVED (WATER BLASTED) BEFORE FINAL PERMANENT STRIPING IS PLACED (NO GRINDING ON PERMANENT PAVEMENT).
- SAW CUTS SHALL BE AT FOG LINE OR MID-LANE OUT OF WHEEL TRACK.
- CONTRACTOR TO CONTACT SCOTT COUNTY HIGHWAY DEPARTMENT 48 HOURS BEFORE STRIPING CONSTRUCTION.
- CONTRACTOR TO SUPPLY TRAFFIC CONTROL PLAN FOR COUNTY APPROVAL PRIOR TO CONSTRUCTION (UTILITY & STREET).
- ALL WORK IN ROW SHALL CONFORM TO 2025 SPEC

REMOVALS

OVERHEAD UTILITIES ARE REQUIRED TO BE PLACED UNDERGROUND



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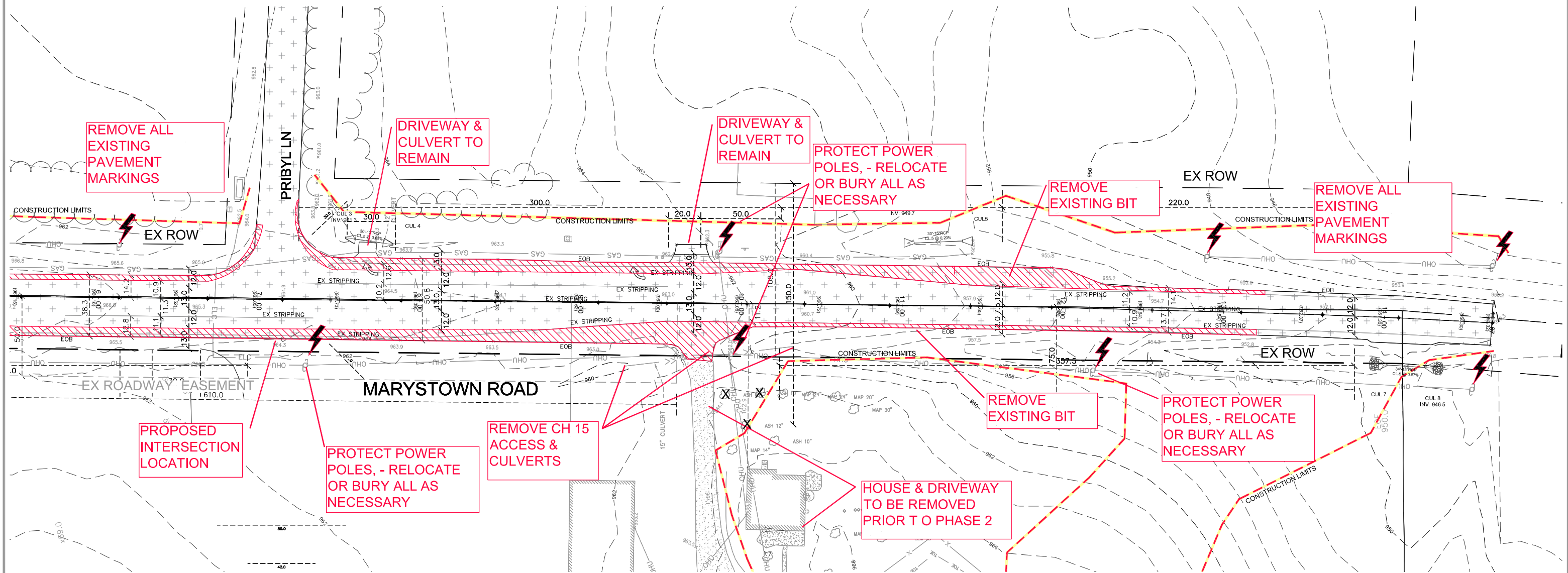
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 SATHRE-BERGQUIST, INC. 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000	CITY PROJECT NO. --	MARYTOWN ROAD / CTH 15 REMOVALS GREENVIEW LENNAR	FILE NO. 5401-703
	SHAKOPEE, MINNESOTA		28 93



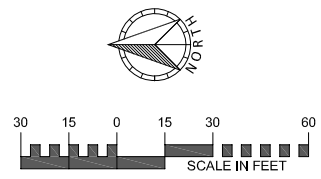
MARYTOWN ROAD / CTH 15 REMOVALS

MARYTOWN ROAD REMOVAL NOTES:

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2. SAW CUTS SHALL BE AT FOG LINE OR MID-LANE OUT OF WHEEL TRACK.
3. CONTRACTOR TO CONTACT SCOTT COUNTY HIGHWAY DEPARTMENT 48 HOURS BEFORE STRIPING CONSTRUCTION.
4. CONTRACTOR TO SUPPLY TRAFFIC CONTROL PLAN FOR COUNTY APPROVAL PRIOR TO CONSTRUCTION (UTILITY & STREET).
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REMOVALS

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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
SHAKOPEE, MINNESOTA

MARYTOWN ROAD / CTH 15 REMOVALS
GREENVIEW
LENNAR

FILE NO.
5401-703
29
93

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB HD	CB HD
DRAINTILE W/CLEANOUTS		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

The stub located on the property line will need a construction easement from the O'Loughlin's to be constructed as shown

GENERAL NOTES:

INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)
INDICATES SERVICE ELEVATION
INDICATES RISER HEIGHT (IF NEEDED)

INSTALL SERVICES UNDER STORM

INDICATES SERVICES TO BE INSTALLED UNDER STORM WITH MINIMUM SEPARATION OF 18" OR PROVIDE MINIMUM OF 12" AND 4" OF INSULATION BETWEEN STORM AND SERVICES.

UNPLANTED

RECORD PLANS ACCEPTED

SHAKOPEE PUBLIC UTILITIES

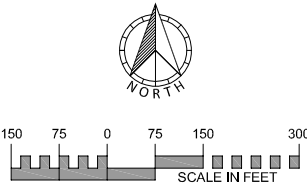
DATE

APPROVED FOR ONE YEAR FROM THIS DATE

ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH SHAKOPEE PUBLIC UTILITIES WATER POLICY MANUAL DATED 1/5/2026

SHAKOPEE PUBLIC UTILITIES

DATE



- REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
- ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
- WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
- ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
- ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
- ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
- ALL SEWER AND WATER SERVICES ARE EXTENDED TO EASEMENT.
- ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. BUTTERFLY VALVES SHALL ONLY BE INSTALLED WHEN APPROVED BY SPU.
- THE CITY OF SHAKOPEE CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" AND SHAKOPEE PUBLIC UTILITIES WATER POLICY MANUAL SHALL GOVERN.
- INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL). INSTALL HYDRANTS 4' BEHIND THE CURB ON THE WALK SIDE OF THE BLVD. 8.5FT BURY POLY WRAP ALL HYDRANT BARRELS
- BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
- ALL WATERMAIN SHALL BE DIP CL 52 & WRAPPED IN V-BIO ENHANCED POLYETHYLENE ENCASUREMENT.
- MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTION POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVIEWED & ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
- ALL SANITARY SEWER MANHOLES TO MEET CITY DETAIL
- HDPE OR EPP ADJUSTING RINGS. MINIMUM 4" MAXIMUM 12"
- ALL BELOW GRADE BOLTS, T-BOLTS, NUTS AND RODDING SHALL BE ASTM F 593 TYPE 316. THIS APPLIES TO ALL FITTINGS, GATE VALVES, AND HYDRANTS.
- SANITARY SEWER PIPE MATERIAL SHALL BE:
SDR-35 FOR DEPTHS UP TO 16'
SDR 26 FOR DEPTHS 18' TO 26'
SDR-18, AWWA C900, FOR DEPTHS GREATER THAN (TO BE APPROVED BY CITY ENGINEER)
- WATER SERVICE MATERIAL SHALL BE 1" SEAMLESS COPPER WATER TUBE, TYPE K, WITH SOLID CORE TRACER WIRE AND 1.5" OR LARGER WHEN FIRE SPRINKLERS ARE REQUIRED OR DESIGN DICTATES. WATER SERVICE TAPS SHALL BE MADE ONLY TO EPOXY COATED DIP OR STAINLESS STEEL FITTINGS (SADDLES).
- ALL SANITARY SEWER WYES SHALL BE SERVICES SHALL BE 4" SDR-26.
- SEWER RISERS SHALL BE USED FOR SEWERS AT DEPTH OF 15FT OR GREATER. WHEN SEWER IS DEEPER THAN 20FT USE ROMAC COUPLER AT CONNECTION TO MAIN

Sanitary Table									
Start Structure	Start Rim Elev	Start Inv	Size	Material	Length	Slope	End Structure	End Rim Elev	End Inv
E1	975.8	949.20	8.0"	PVC SDR 35	113.2 LF	2.56%	T3	976.1	946.30
E2	977.7	956.40	8.0"	PVC SDR 35	275.4 LF	2.58%	E1	975.8	949.30
E3	972.0	957.60	8.0"	PVC SDR 35	149.3 LF	0.74%	E2	977.7	956.50
E4	977.4	963.10	8.0"	PVC SDR 35	158.1 LF	4.17%	E2	977.7	956.50
E5	976.0	963.90	8.0"	PVC SDR 35	113.2 LF	0.62%	E4	977.4	963.20
N1	980.0	961.00	8.0"	PVC SDR 35	187.4 LF	0.59%		960.2	959.90
N2	980.3	964.50	8.0"	PVC SDR 35	136.6 LF	2.49%	N1	980.0	961.10
N3	978.7	965.60	8.0"	PVC SDR 35	187.9 LF	0.53%	N2	980.3	964.60
N4	978.4	966.30	8.0"	PVC SDR 35	134.4 LF	0.45%	N3	978.7	965.70
N5	992.5	980.40	8.0"	PVC SDR 35	330.7 LF	4.93%		979.6	964.08
NW1	977.6	976.90	8.0"	PVC SDR 35	16.0 LF	0.63%		977.5	976.80
S2A	982.2	949.50	15.0"	PVC SDR 26	118.9 LF	0.17%	S2	982.1	949.30
S3	986.3	957.90	12.0"	PVC SDR 26	346.9 LF	0.26%	S2	982.1	957.00
S4	990.7	958.90	12.0"	PVC SDR 26	350.0 LF	0.26%	S3	986.3	958.00
S4A	988.2	959.40	12.0"	PVC SDR 26	150.4 LF	0.27%	S4	990.7	959.00
S5	992.4	980.70	8.0"	PVC SDR 35	265.8 LF	0.98%	S4	990.7	978.10
S6	993.7	982.30	8.0"	PVC SDR 35	71.9 LF	2.09%	S5	992.4	980.80
S7	994.7	983.70	8.0"	PVC SDR 35	54.5 LF	2.39%	S6	993.7	982.40
S8	997.6	985.80	8.0"	PVC SDR 35	136.7 LF	1.46%	S7	994.7	983.80
S10	977.5	948.50	18.0"	PVC SDR 26	347.8 LF	0.14%	S9	974.3	948.00
S11	983.5	970.70	8.0"	PVC SDR 35	320.0 LF	1.75%	S10	977.5	965.10
S12	991.0	976.90	8.0"	PVC SDR 35	376.9 LF	1.62%	S11	983.5	970.80
S13	989.8	977.80	8.0"	PVC SDR 35	122.8 LF	0.65%	S12	991.0	977.00
S14	991.4	979.30	8.0"	PVC SDR 35	36.9 LF	6.23%	S12	991.0	977.00
S15	986.8	974.80	8.0"	PVC SDR 35	327.5 LF	2.35%		978.2	967.10
S16	990.7	977.70	8.0"	PVC SDR 35	137.3 LF	2.04%	S15	986.8	974.90
S17	993.4	978.50	8.0"	PVC SDR 35	99.0 LF	0.51%	S16	990.7	978.00
S18	992.6	979.30	8.0"	PVC SDR 35	105.3 LF	0.66%	S17	993.4	978.60
S19	992.9	979.90	8.0"	PVC SDR 35	82.6 LF	0.61%	S18	992.6	979.40
S20	995.5	982.70	8.0"	PVC SDR 35	198.2 LF	1.36%	S19	992.9	980.00
S21	997.3	985.30	8.0"	PVC SDR 35	177.5 LF	1.41%	S20	995.5	982.80
T1	946.0	945.22	18.0"	PVC SDR 26	188.0 LF	0.20%		945.6	944.84
T2	963.4	945.77	18.0"	PVC SDR 26	374.0 LF	0.12%	T1	946.1	945.32
T3	976.1	946.20	18.0"	PVC SDR 26	256.3 LF	0.13%	T2	963.4	945.87
T4	975.8	946.50	18.0"	PVC SDR 26	90.4 LF	0.22%	T3	976.1	946.30
T5	976.2	946.80	18.0"	PVC SDR 26	174.3 LF	0.11%	T4	975.8	946.60
T6	977.2	947.40	18.0"	PVC SDR 26	400.0 LF	0.12%	T5	976.2	946.90
T8	973.8	957.50	8.0"	PVC SDR 35	148.5 LF	0.42%		977.5	956.87
T9	970.1	958.10	8.0"	PVC SDR 26	120.1 LF	0.42%	T8	973.8	957.60
T10	978.0	966.00	8.0"	PVC SDR 26	382.7 LF	2.19%	T8	973.8	957.60

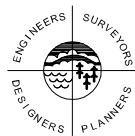
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CHARLES A. WIEMERSLAGE, P.E.
Date: 06/17/26 Lic. No. 49180



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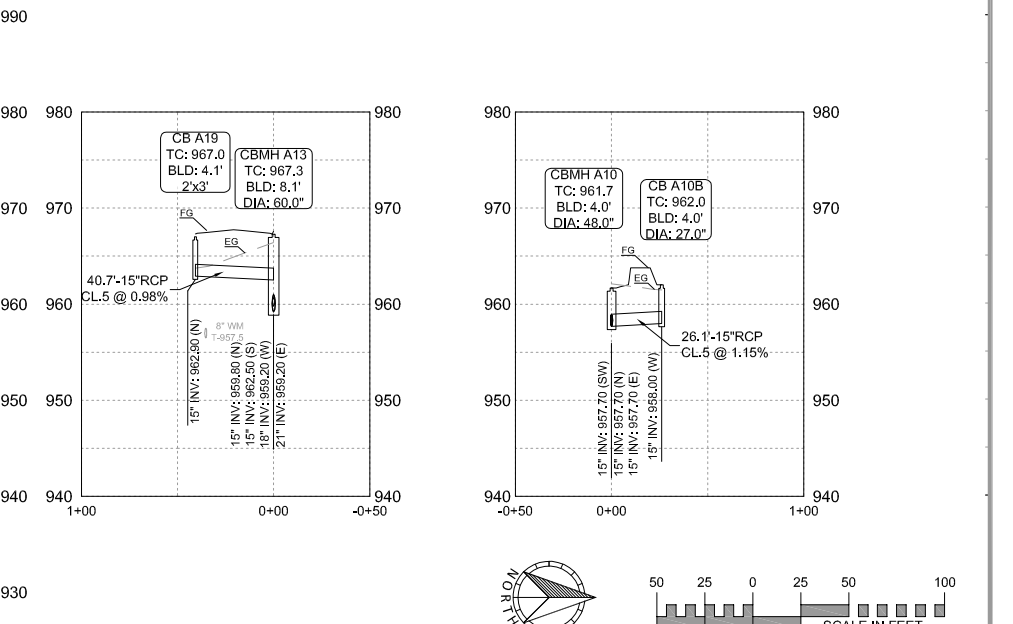
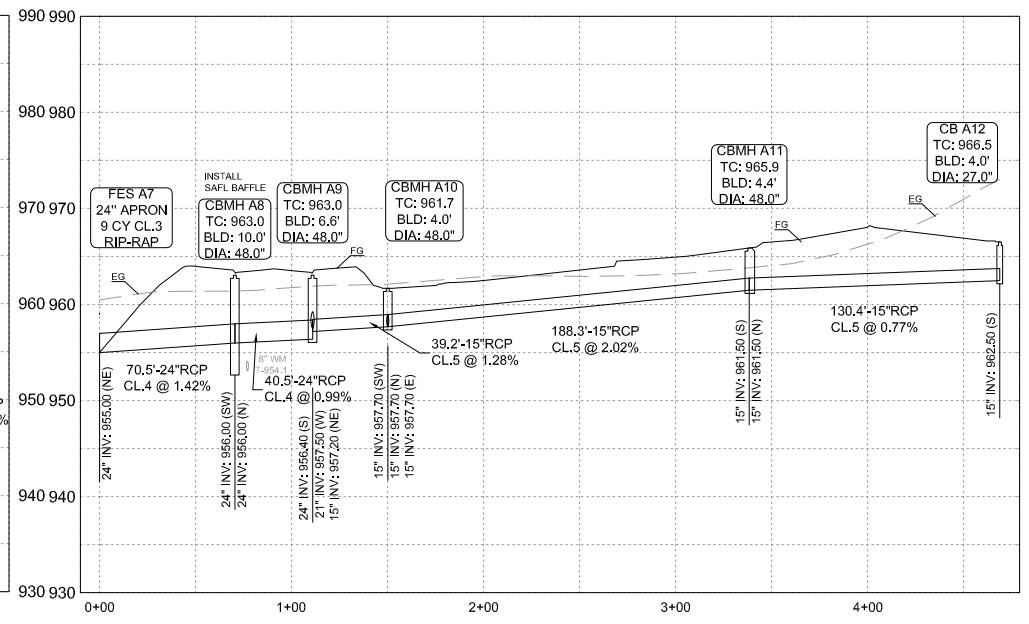
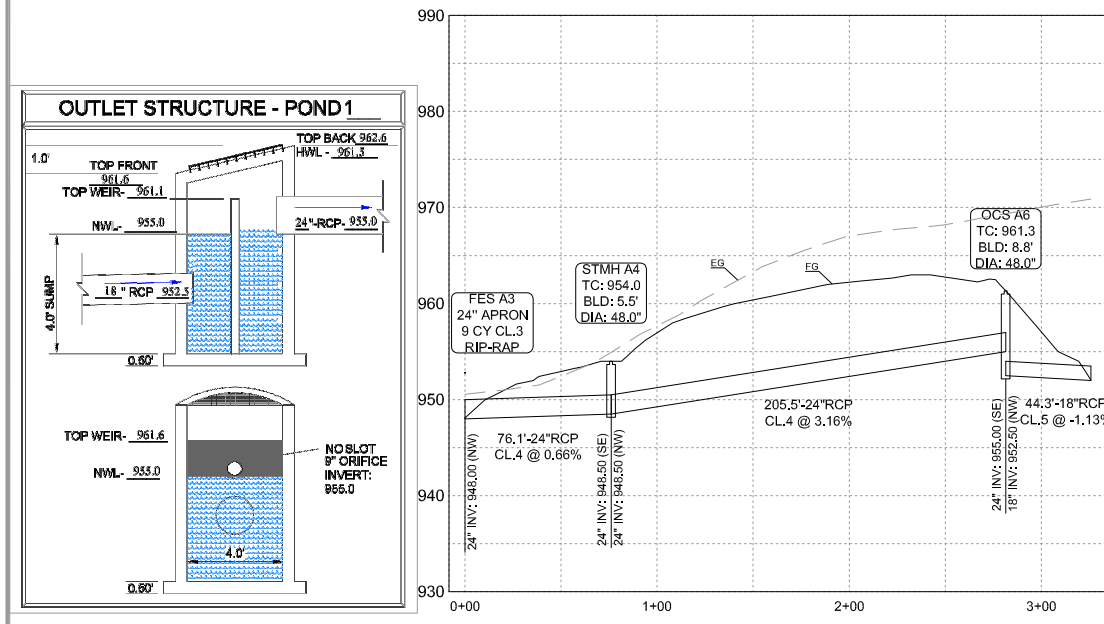
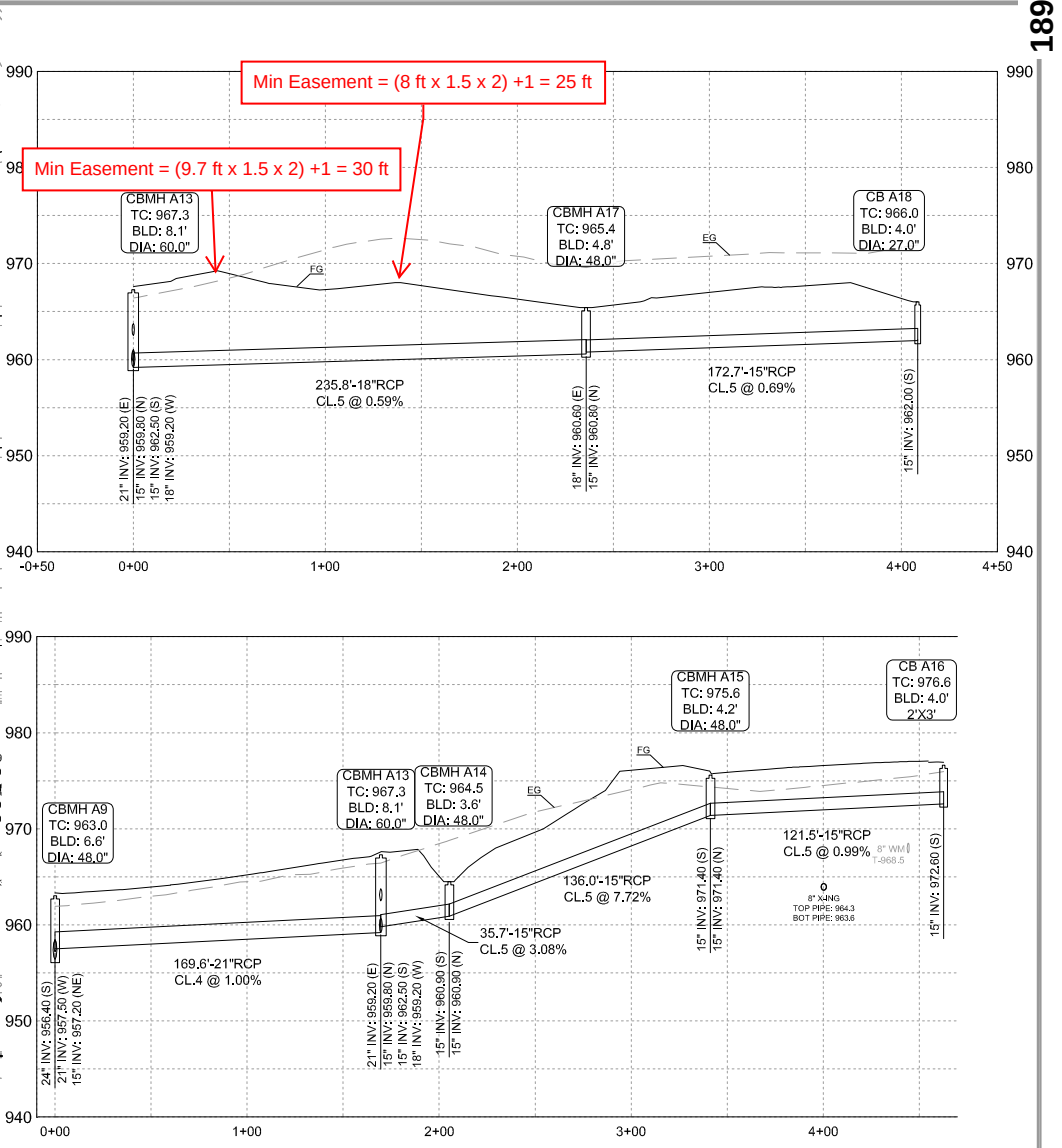
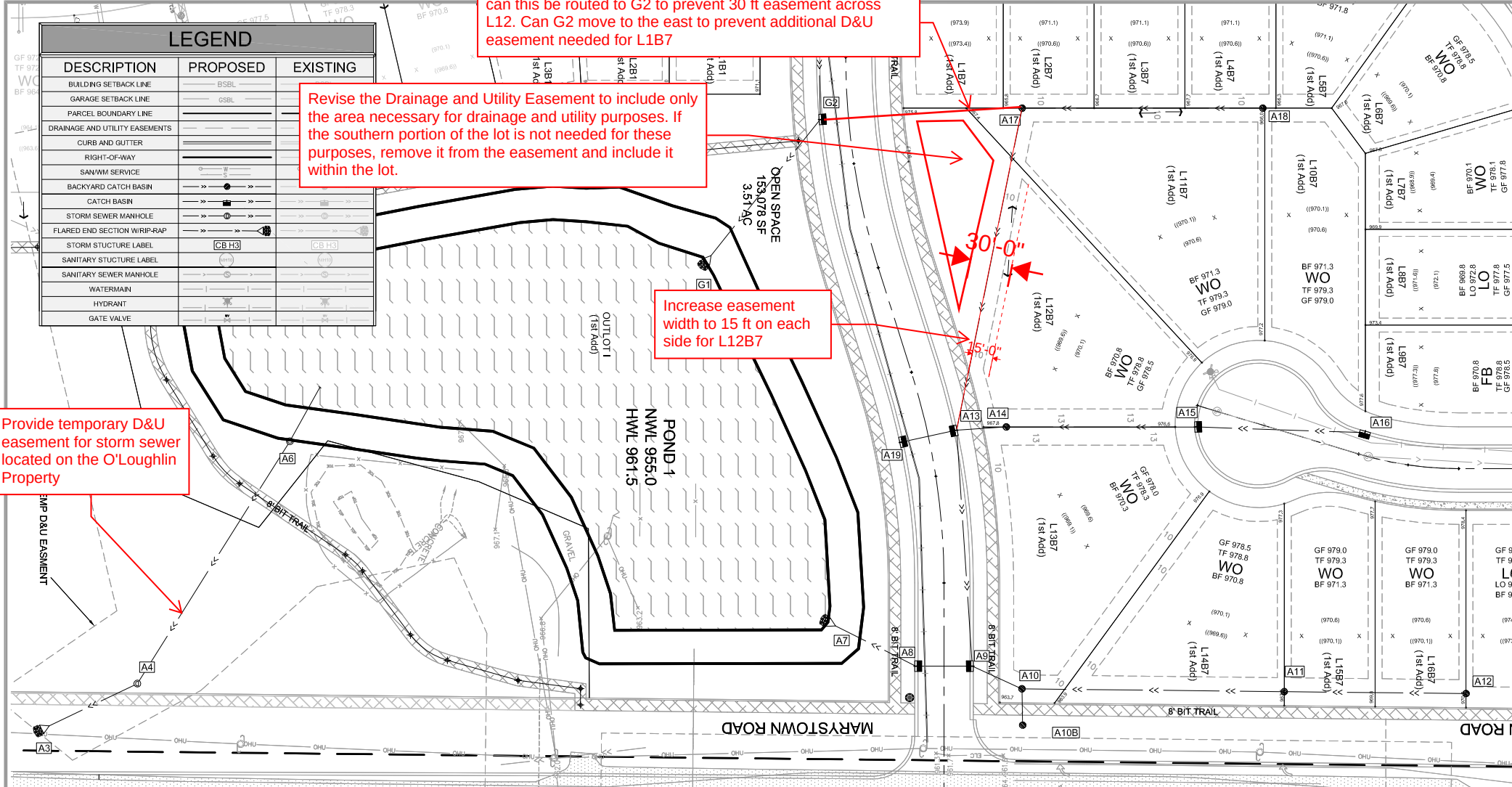
FINAL SANITARY SEWER & WATERMAIN PLAN

GREENVIEW
LENNAR

FILE NO.
5401-703

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/17/26 Lic. No. 49180

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ENGINEERS SURVEYORS DESIGNERS PLANNERS

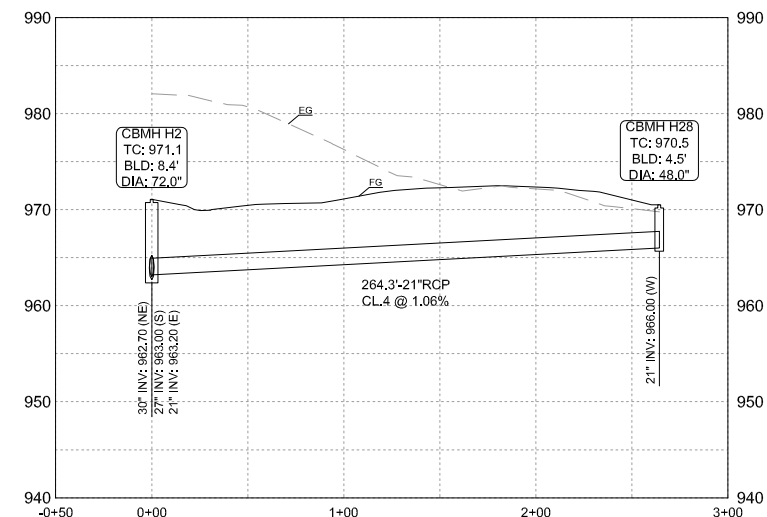
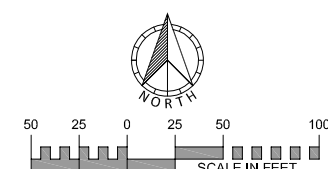
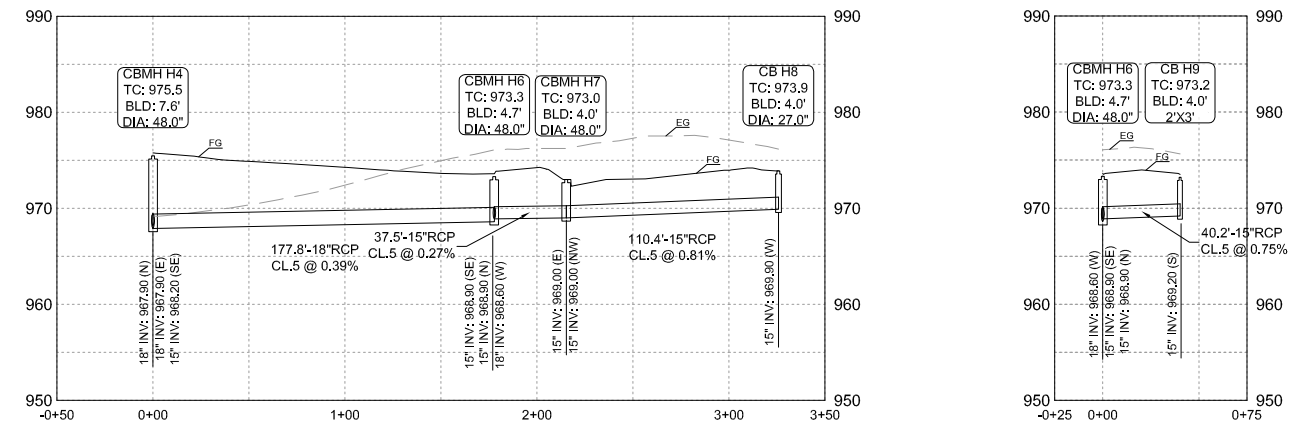
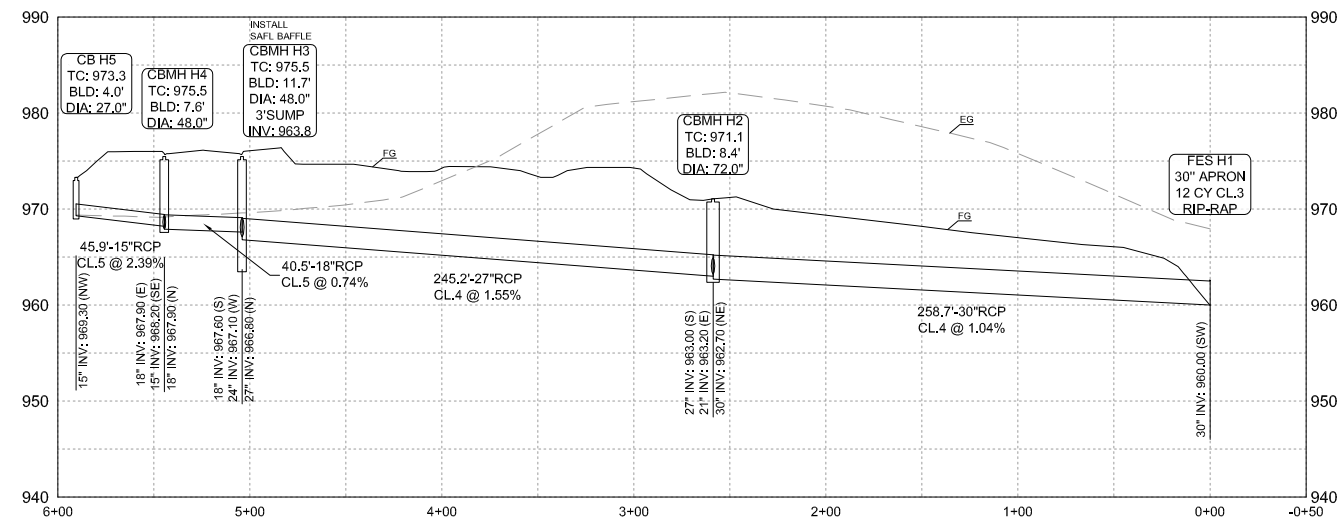
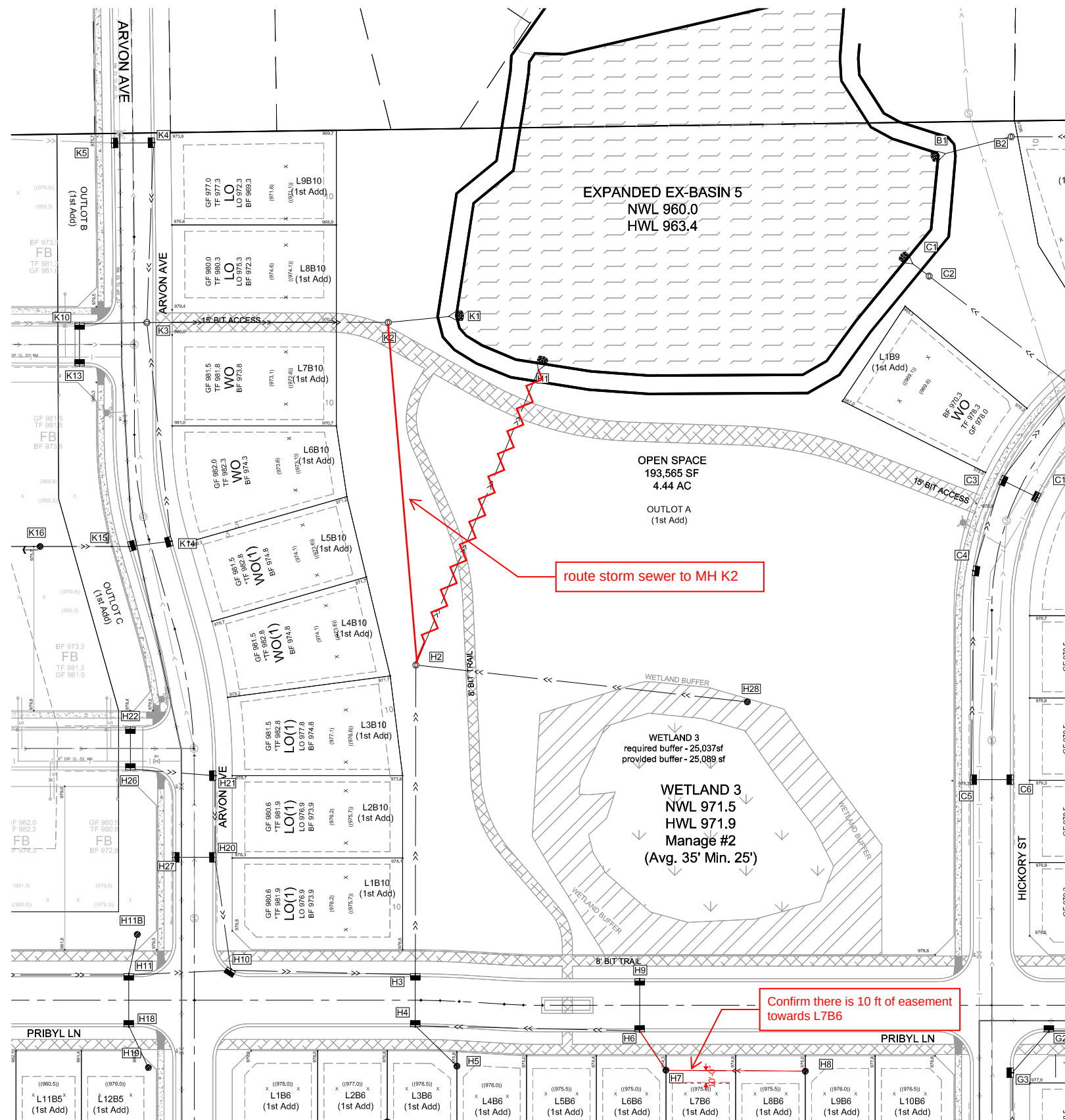
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SHAKOPEE, MINNESOTA

FINAL STORM SEWER PLAN
GREENVIEW
LENNAR

FILE NO.
5401-703

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LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/IR-RAP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

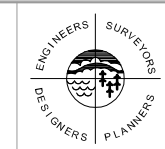
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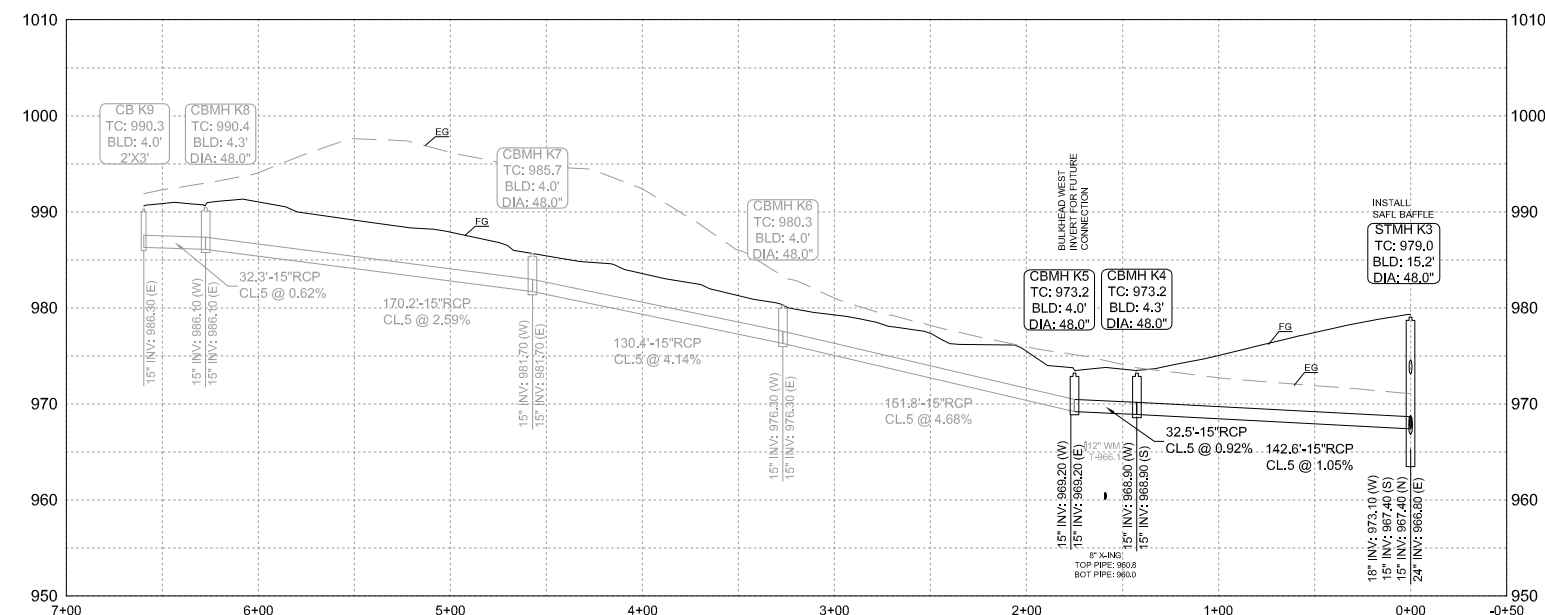
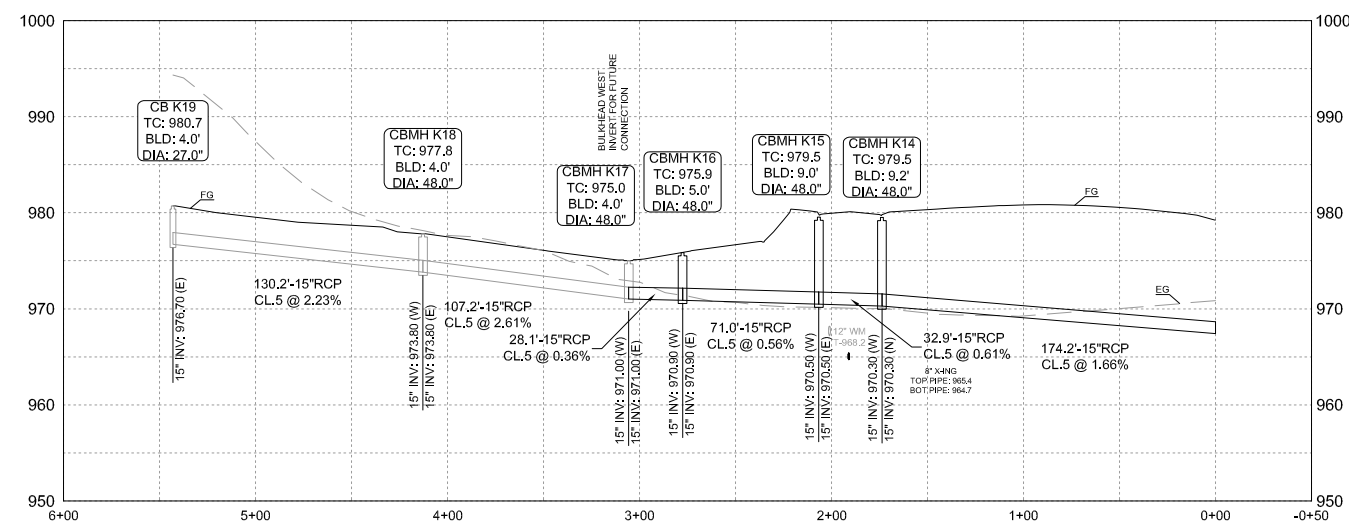
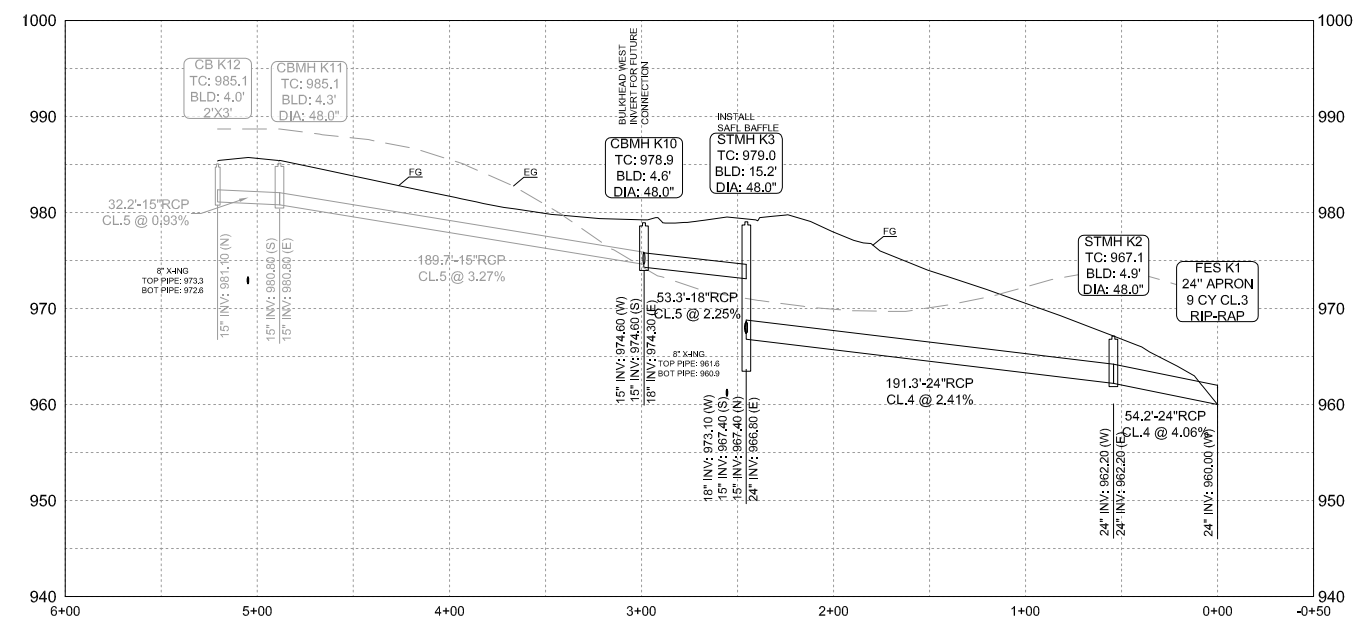
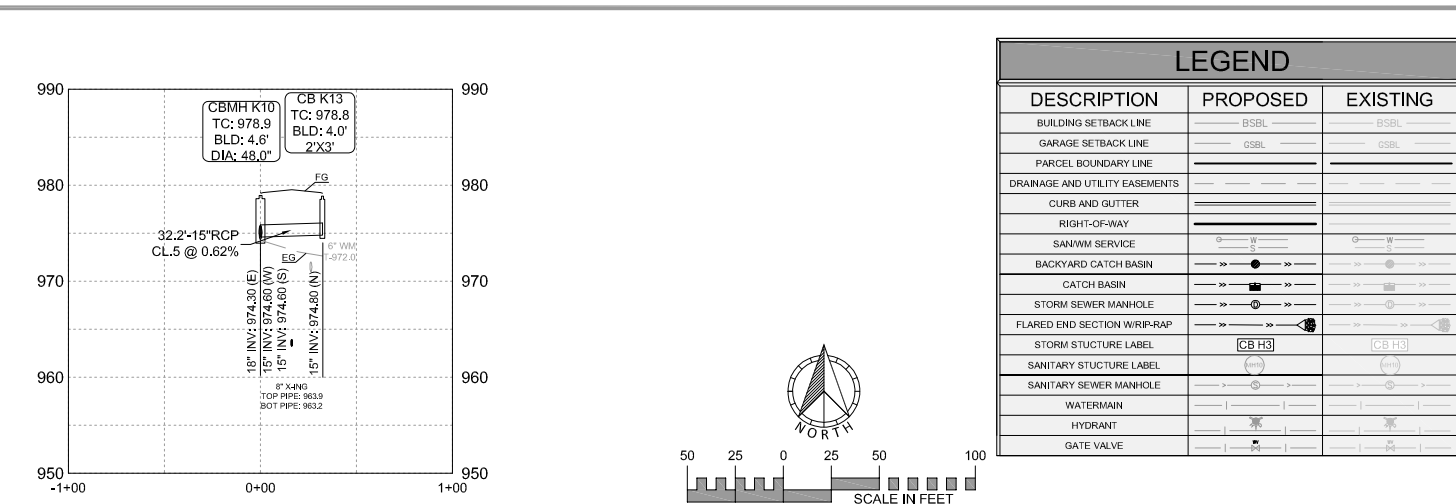
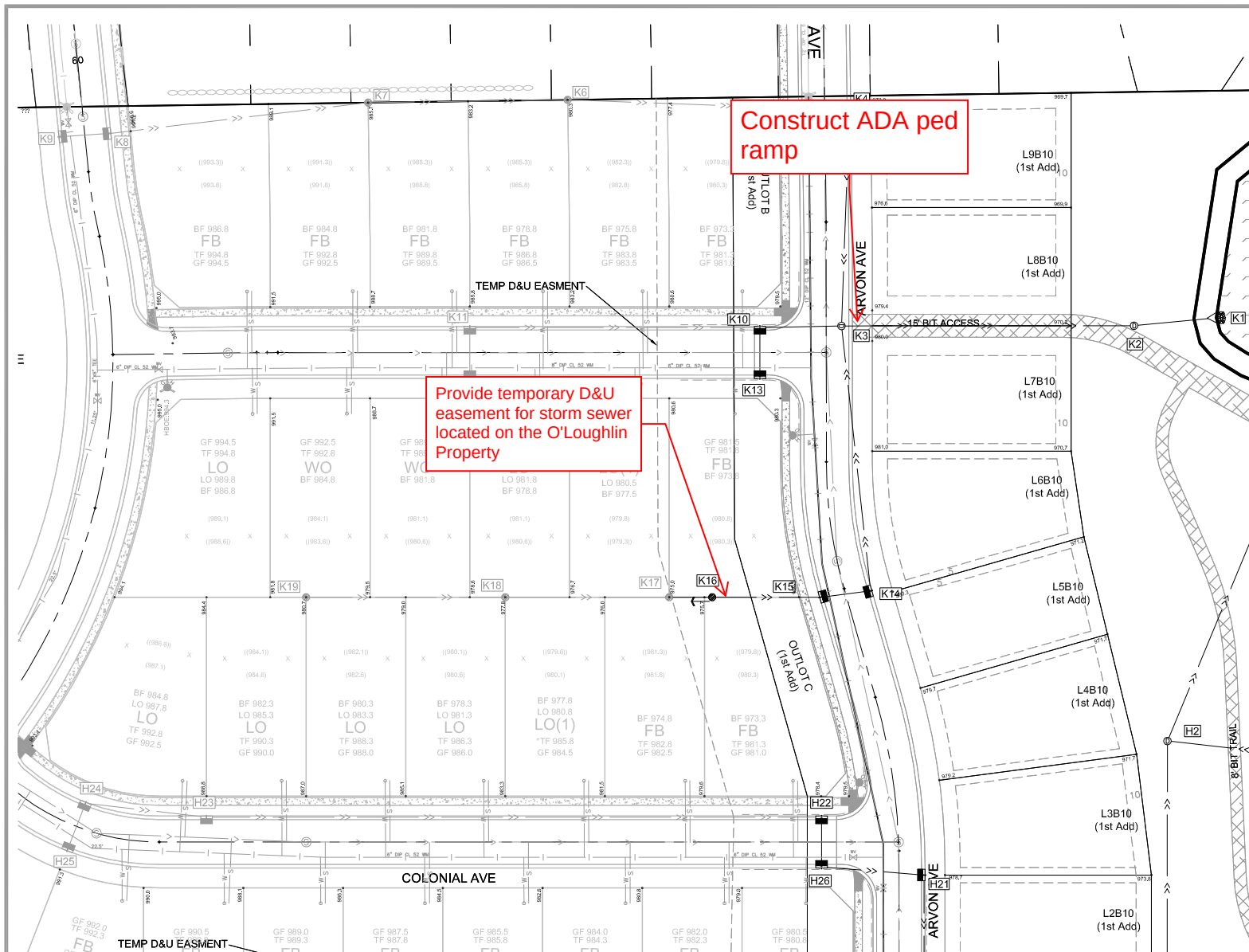


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LENNAR

FILE NO.	5401-703
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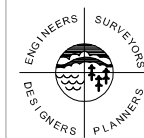
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CHARLES A. WIEMERSLAGE, P.E.
Date: 06/17/26 Lic. No. 49/80



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SHAKOPEE,
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FINAL STORM SEWER PLAN
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5401-703

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MEMORANDUM

TO: Darin Manning, Project Engineer, PE
FROM: Kirby Templin, Water Resources-Environmental Manager, PE
SUBJECT: Greenview – Stormwater Review Comments - 8
DATE: September 10, 2026

This memo summarizes the stormwater review comments for the Greenview Development final plat application. The following comments must be addressed prior to the issuance of a utility and/or building permit.

The following documents were submitted for review:

- Highview SWMP 20260806_noEXappC_v1, Dated 8/6/2026
- Appendix C - HydroCAD Report_EX_20260806_v1, Dated 8/6/2026
- Appendix E - 00-1118124 Stormwater Management Plan (02-07-2019)_v1, Dated 2/7/2019

General

1. Provide a comment response memo.
2. The stormwater documents submitted for review were not for the proposed Greenview development and instead were for a development in the City of Lakeville. Please submit stormwater documentation for the Greenview development that addresses the following stormwater comments that were previously provided and could not be verified.
3. It did not appear the stormwater management plan included the documentation needed to verify the flow depths from the EOF flow depth analysis. Include the inflow rate that was used in the analysis in the table, and include the model information that was used to determine the flow depth in the appendix.

Storm Sewer Comments

4. It does not appear the following pipe routing in the storm sewer calculation is correct based on the proposed storm sewer plan. Review and update plans, storm calculation figure and/or storm sewer calculations as needed.
 - a. Calculations show C2 to C3 whereas the Figure show C2 to C7.
 - b. Calculations show G2 to G3 whereas the plans show G2 to G2B.
 - c. Update storm sewer calculations and routing as needed based on any comments.

5. Upsize the following storm sewer pipe segments.
 - a. (A7 to A8) to a 24-inch Pipe.
 - b. (A8 to A9) to a 24-inch Pipe.
 - c. (A9 to A13) to a 21-inch Pipe.
 - d. (C2 to C3) to a 21-inch Pipe.
 - e. (E1 to E2) to a 30-inch Pipe.
 - f. (E3 to E4) to a 27-inch Pipe.
 - g. (E4 to E5) to a 27-inch Pipe.
 - h. (E5 to E6) to a 27-inch Pipe.
 - i. (E6 to E7) to a 27-inch Pipe.
 - j. (E8 to E9) to a 24-inch Pipe.
 - k. (E9 to E10) to a 24-inch Pipe.
 - l. (E10 to E11) to a 21-inch Pipe.
 - m. (E11 to E12) to a 21-inch Pipe.
 - n. (E12 to E13) to a 18-inch Pipe.
 - o. (G5 to G6) to a 27-inch Pipe.
 - p. (G6 to G7) to a 24-inch Pipe.
 - q. (G7 to G8) to a 24-inch Pipe.
 - r. (G9 to G10) to a 21-inch Pipe.
 - s. (G10 to G11) to a 21-inch Pipe.
 - t. (G5 to G14) to a 18-inch Pipe.
 - u. (H1 to H2) to a 30-inch Pipe.
 - v. (H2 to H3) to a 27-inch Pipe.
 - w. (H10 to H20) to a 21-inch Pipe.
 - x. (H21 to H26) to a 18-inch Pipe.
 - y. (H10 to H11) to a 18-inch Pipe.
 - z. (K1 to K2) to a 24-inch Pipe.
 - aa. (K2 to K3) to a 24-inch Pipe.
 - bb. (K3 to K10) to a 18-inch Pipe.
 - cc. (I2 to I10) to a 18-inch Pipe.
 - dd. (I3 to I4) to a 21-inch Pipe.
 - ee. (I4 to I5) to a 21-inch Pipe.
 - ff. (I5 to I6) to a 21-inch Pipe.
6. Include a label for the baffle and skimmer for the pretreatment at the last sump structure prior to discharging to a basin. A SAFL Baffle and Skunk/Snout, or Preserver Energy Dissipator and Skimmer, or Environment 21 V2B1 pretreatment (or equivalent) are acceptable. Include callouts on the plans and details for the skimmer and baffle products.
7. A baffle-skimmer-sump is proposed at C3, however, this structure is a drop structure and not suitable for a baffle-skimmer-sump. Adjust the structure so it is not a drop structure. If that is not feasible, instead include a baffle-skimmer-sump at all the upstream structures.
8. A baffle-skimmer-sump is proposed at K3, however, this structure is a drop structure and not suitable for a baffle-skimmer-sump. Adjust the structure so it is not a drop structure. If that is not feasible, instead include a baffle-skimmer-sump at all the upstream structures.



Shakopee City Council
September 15, 2026

10.a

Agenda Item: City Bill List
Prepared by: Becky Smith, Accounting Specialist
Reviewed by:

Action to be considered:

Review of City Bill List

Motion Type:

Informational only

Background:

The City Bill has been provided to the City Council.

Recommendation:

Review of City Bill List

Budget Impact:

N/A

Attachments:



Shakopee City Council September 15, 2026

10.b

Agenda Item: News and Announcements
Prepared by: Rick Parsons
Reviewed by:

Action to be considered:

No action, item is informational only.

Motion Type:

Informational only

Background:

Announcements and Upcoming Events:

- Fire Department Open House
 - The Fire Department Open House will be Monday, October 5, at the newly remodeled Fire Station 2 located at 1001 Vierling Drive W. Stop by with the whole family anytime from 5-7 pm to check out the fire trucks, watch demonstrations, and enjoy some games and activities.
- 2026 Fall Clean-up Day
 - 2026 Fall Clean-up Day is on Saturday, October 17, from 7:30 - 11:30 am at the Shakopee Public Works Facility.
- Election Judges Needed
 - Are you interested in serving your community and learning more about elections? The City of Shakopee is recruiting for election judges for the November 3rd, 2026, general election. After completing an election judge training session, judges can sign-up to work a full-day or a half-day on election day. Training sessions begin in late September. Learn more and [apply on the city website](#).
- Shakopee Community Center is turning 9
 - The Shakopee Community Center is turning 9! We are celebrating with a \$9 membership special! Join anytime during September and pay just \$9 for your first month or 9% off an annual membership.
- 2026 Fall Yard Waste Drop-Off Event
 - In partnership with SMSC, Dakota Prairie Composting is offering free fall yard waste drop-off for the month of October. Drop off your yard waste at 12386 Chestnut Blvd.

Shakopee residents must show ID.

- Constitution Week Proclamation

- September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States by the Constitutional Convention. The Constitution stands as a testament to the tenacity of Americans throughout history to maintain their liberties, freedoms and inalienable rights. Constitution Week is celebrated annually during the week of September 17-23 to commemorate the Constitution's history and importance, and to encourage learning about this important document.

Recommendation:

Please review the information on upcoming news and announcements.

Budget Impact:

N/A.

Attachments: