Shakopee City Council Regular Meeting

Wednesday, November 4, 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 Southern Valley Alliance Update
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 Certification of Delinquent Sewer and Storm Drainage Accounts
   - 6.b Authorize Final Acceptance and Payment for the Lewis Street and 2nd Avenue Parking Lot Improvement Project
   - 6.c Firehouse Subs Public Safety Foundation's Updated Quarterly Grant Award
   - 6.d Surplus Property
   - 6.e Designate individuals authorized to perform certain banking transactions.

6.f 2027-2031 Capital Improvement Plan (CIP)

6.g Agreement between the City of Shakopee and the City of Bloomington for Animal Control Services

6.h 2026-2027 Snow Removal Locations for Sidewalks and Trails

6.i Accept Proposal from Short Elliott Hendrickson, Inc. (SEH) Proposal for Design and In-Construction Services for the 2027 Downtown ADA, Lighting & Tree Rehabilitation Improvements.

6.j Approve Extended Construction Hours for Shakopee Public Utilities Phase 1 Duct Bank Project

6.k Approve an Encroachment Agreement for 1742 and 1764 Marsh View Terrace

6.l Approve Extended Construction Hours for S.M. Hentges & Sons, Inc. for the Minnesota Riverbank Stabilization Project

6.m Minnesota Recreation & Park Foundation's New Initiative Grant Program Application

6.n Approval of the October 6, 2026, City Council Minutes

6.o First Amendment to Contract for Private Redevelopment â€“ Mystic Lake Amphitheater

6.p Monetary Donation in Honor of Xavier Gillen

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. Public Hearings

9.a Public Hearing for the 2025 Stagecoach Road Improvement Project

9.b Public Hearing for the 2026 Full-Depth Pavement Reconstruction Project

10. Recess for Economic Development Authority Meeting

11. Reconvene

12. General Business

    12.a Monthly Financial Review - September 2026

    12.b Preliminary and Final Plat of 3rd Ave West Apartments

13. Workshop

    13.a Data Center Discussion

14. Reports
    Liaison and Administration

    14.a City Bill List

    14.b News and Announcements

15. Other Business

16. Adjourn to November 17, 2026, at 7:00 pm

Shakopee City Council
November 4, 2026

4.a

Agenda Item: Southern Valley Alliance Update
Prepared by: Chelsea Petersen, Assistant City Administrator
Reviewed by:

Action to be considered:
Informational only

Motion Type:
Informational only

Background:
Captain Josh Davis will present an update on behalf of Southern Valley Alliance.

Recommendation:
Informational only

Budget Impact:
N/A

Attachments:

RESOLUTION R2026-150
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING CERTIFICATION OF UNPAID UTILITY CHARGES PURSUANT TO MINNESOTA STATUTES, §444.075, SUBD. 3 &3e FOR COLLECTION WITH PAYABLE 2027 PROPERTY TAXES

WHEREAS City staff sent out written notices on August 20, 2026, to 38 property owners with unpaid sewer system utility charges and unpaid storm water utility charges totaling $3,741.93, and

WHEREAS, said written notice requested that the property owners pay their delinquent utility accounts fully, or make arrangement for payment by October 20, 2026; and

WHEREAS, as of November 4, 2026, the unpaid balance has been reduced to 22 property owners in total with a balance of $2,426.02; and

WHEREAS, Minnesota Statutes, Section 444.075, Subd. 3 & 3e provides, with respect to municipal water, sanitary sewer and storm sewer charges, that "[t]he governing body may make the charges a charge against the owner, lessee, occupant or all of them and may provide and covenant for certifying unpaid charges to the county auditor with taxes against the property served for collection as other taxes are collected."

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

1. The unpaid utility charges, as set forth in the attached list, less any collections between October 27, 2026, and the certification date are hereby approved to be certified to the Scott County Auditor for collection as other property taxes are collected.
2. An additional $25.00 administrative fee will be added to the delinquent amount if the delinquent amount is not paid to the city on or before November 4, 2026.
3. The owner of any property so assessed may, at any time prior to December 4 ,2026, can pay the whole amount of the assessment on such property without interest to the City of Shakopee Finance Department.
4. Such assessments shall be payable in one installment, payable on or before December 4, 2026, and after November 4, 2026, and shall bear interest at the rate of 6 percent per annum from the date of the adoption of this assessment resolution.
5. The owner may thereafter pay Scott County Treasurer the installment and interest in the process of collection on the current tax list. To the one installment shall be added the interest on the entire assessment from the date of this resolution until December 31, 2026.
6. 24 delinquent accounts, with balances less than $25, totaling $353.76 are written off as uncollectible.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held this 4th day of November 2026.

_____
Mayor of the City of Shakopee

ATTEST:

_____
City Clerk

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

PID	Sum of Sewer	Sum of Storm	Sum of Fee Added	Sum of Total w/ Fee
270041660	143.64	14.79	25.00	183.43
270041680	106.70	24.07	25.00	155.77
270080500	39.75	8.84	25.00	73.59
270360210	57.13	5.80	25.00	87.93
270370040	72.54	8.98	25.00	106.52
270840320	28.94	-	25.00	53.94
271120030	64.52	11.88	25.00	101.40
271620040	123.76	8.98	25.00	157.74
272220140	54.56	5.80	25.00	85.36
272800400	111.72	18.28	25.00	155.00
272940170	170.32	8.98	25.00	204.30
273270570	68.66	8.99	25.00	102.65
273340020	192.03	-	25.00	217.03
273370350	92.32	9.00	25.00	126.32
273520660	16.60	12.05	25.00	53.65
273590770	109.12	11.60	25.00	145.72
273710320	105.73	11.89	25.00	142.62
273711200	120.39	-	25.00	145.39
273711260	77.96	8.70	25.00	111.66
273711660	230.47	40.87	25.00	296.34
273720390	80.23	11.88	25.00	117.11
274020050	118.71	8.84	25.00	152.55
Grand Total	**2,185.80**	**240.22**	**550.00**	**2,976.02**

Agenda Item: Authorize Final Acceptance and Payment for the Lewis Street and 2nd Avenue Parking Lot Improvement Project
Prepared by: Alex Enyi, Project Coordinator
Reviewed by: Alex Jordan, City Engineer

Action to be considered:
Adopt Resolution R2026-153, accepting work on the Lewis Street and 2nd Avenue Parking Lot Improvements Project, STORM 24-001, PA -24-03, and PA-24-05, and authorize final payment of $1,259.74 to GMH Asphalt Corporation.

Motion Type:
Simple Majority

Background:
On May 7, 2024, the City Council adopted Resolution R2024-055 accepting bids and awarding the contract for the Lewis Street and 2nd Avenue Parking Lot Improvements Project, STORM 24-001, PA -24-03, and PA-24-05 to GMH Asphalt Corporation.

All of the improvements have been constructed in accordance with the contract documents. Attached is the Certificate of Completion showing the original contract amount of $1,212,434.20 with actual final costs of $1,243,913.34. All required project documentation has been received and is compliant. The project will be closed out upon issuance of final payment to GMH Asphalt Corporation in the amount of $1,259.74.

Recommendation:
Adopt Resolution R2026-153.

Budget Impact:
The total final project amount is $1,402,053.06. The project is funded by the Storm Drainage Fund, Park Asset Internal Service Fund, Cost Sharing with the Lower Minnesota River Watershed District, and a Watershed Based Implementation Funding Grant. The following table provides a summary of the costs and funding comparing the estimated amount based on bid award versus the final actual amounts.

	Estimate Based on Bid Award	Final Project Costs
Costs		
$ 1,212,434.20	$1,212,434.20	$1,243,913.34
Contingency	$60,621.71	$0.00
Subtotal	$1,273,055.91	$1,243,913.34
Eng/Admin/Legal	$171,504.00	$158,139.72
Total Estimated Project Cost	$1,444,559.91	$1,402,053.06
Funding		
Storm Drainage Fund	$743,665.35	$700,937.76
Park Asset Internal Service Fund	$478,826.56	$479,047.30
LMRWD Cost Share	$100,000.00	$100,000.00
WBIF Grant	$122,068.00	$122,068.00
Total Funding	$1,444,559.91	$1,402,053.06

Attachments:

Lewis Street and 2nd Ave Parking Lot - Certificate of Acceptance.pdf
Resolution_R2026-153.docx

CERTIFICATE OF COMPLETION

CONTRACT NO(S): STORM 24-001, PA-24-03, PA-24-05 **DATE: October 29, 2026**

PROJECT DESCRIPTION: Lewis Street and 2nd Avenue Parking Lot Improvements

CONTRACTOR: GMH Asphalt Corporation
9180 Laketown Road
Chaska, MN 55318

ORIGINAL CONTRACT AMOUNT . . . . . $ 1,212,434.20

QUANTITY CHANGE AMOUNT . . . . . $ -0-

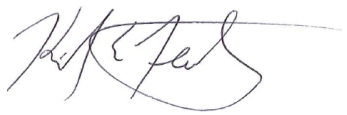
CHANGE ORDER NO. _____ THRU NO. _____ AMOUNT $_____

FINAL CONTRACT AMOUNT . . . . . $ 1,243,913.34

LESS PREVIOUS PAYMENTS . . . . . $ 1,242,653.60

FINAL PAYMENT . . . . . $ 1,259.74

I, hereby certify that the above described work was inspected under my direct supervision and that, to the best of my belief and knowledge, I find that the same has been fully completed in all respects according to the contract, together with any modifications approved by City Council. I, therefore, recommend above specified final payment be made to the above named Contractor.



Kirby Templin

RESOLUTION R2026-153
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA ACCEPTING WORK ON THE LEWIS STREET AND 2ND AVENUE PARKING LOT IMPROVEMENTS, STORM 24-001, PA-24-03, AND PA-24-05

WHEREAS, pursuant to a written contract signed with the City of Shakopee on May 7, 2024, GMH Asphalt Corporation, has satisfactorily completed the Lewis Street and 2nd Avenue Parking Lot Improvements Project in accordance with such contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA AS FOLLOWS: The work completed under said contract is hereby accepted and approved.

BE IT FURTHER RESOLVED AS FOLLOWS: The City Clerk and Mayor are hereby directed to issue a proper order for the final payment on such contract in the amount of $1,259.74, taking the contractor's receipt in full.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held this 4th day of November 2026.

_____
Mayor of the City of Shakopee

ATTEST:

_____
City Clerk

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

Agenda Item: Firehouse Subs Public Safety Foundation's Updated Quarterly Grant Award
Prepared by: Andrea Harrell, Grants and Special Projects Coordinator
Reviewed by: Chelsea Petersen, Assistant City Administrator

Action to be considered:
Adopt Resolution R2026-147, accepting the additional Firehouse Subs Public Safety Foundation's 2026 quarterly grant award and authorizing the City Administrator to execute the necessary contracts and agreements applicable to accepting this award.

Motion Type:
Simple Majority

Background:
At its July 21st, 2026 meeting, Council approved the Firehouse Subs Public Safety Foundation Quarterly Grant Program award for $13,650. The Firehouse Subs Public Safety Foundation has awarded an additional $688.50, totaling $14,338.50. The Firehouse Subs Safety Foundation grant is being utilized to purchase AEDs and AED Training Units.

Recommendation:
Adopt Resolution R2026-147.

Budget Impact:
A 0% match is required.

Attachments:
Resolution R2026-147 Updated AWARD.docx
Resolution R2026-103 AWARD.pdf

RESOLUTION R2026-147
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION'S UPDATED QUARTERLY GRANT PROGRAM AWARD

WHEREAS, the City of Shakopee applied to and was awarded the Firehouse Subs Public Safety Foundation's Quarterly Grant Program, previously approved via Resolution R2026-103 on 21st day of July 2026, and

WHEREAS, the grant is to provide AED and AED training equipment for the Fire Department, and

WHEREAS, the City of Shakopee was initially awarded the Firehouse Subs Public Safety Foundation grant for $13,650.00 to be provided in equipment or funding, and

WHEREAS, the City of Shakopee was awarded an additional $688.50 for a total award of $14,338.50, and

WHEREAS, the City of Shakopee recognized a 0% match is required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA AS FOLLOWS: the City of Shakopee recognizes it has been awarded a grant by the Firehouse Subs Public Safety Foundation, agrees to accept the grant award and grant agreement for the above-referenced project, and authorizes the City Administrator to execute the necessary contracts and agreements applicable to accepting this award. The City of Shakopee will comply with all applicable laws, requirements, and regulations as stated in the grant agreement.

Adopted in the regular session of the City Council of the City of Shakopee, Minnesota, held this 5th day of November 2026.

_____
Matt Lehman,
Mayor of the City of Shakopee

ATTEST:

_____
Richard Parsons
City Clerk

RESOLUTION R2026-103
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION'S QUARTERLY GRANT PROGRAM GRANT AWARD AGREEMENT

WHEREAS, the City of Shakopee applied to the Firehouse Subs Public Safety Foundation's Quarterly Grant Program, previously approved via Resolution R2025-110 on 7th day of October 2025, and

WHEREAS, the grant is to provide AED and AED training equipment for the Fire Department, and

WHEREAS, the City of Shakopee was awarded the Firehouse Subs Public Safety Foundation grant for $13,650.00 to be provided in equipment or funding, and

WHEREAS, the City of Shakopee recognized a 0% match is required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA AS FOLLOWS: the City of Shakopee recognizes it has been awarded a grant by the Firehouse Subs Public Safety Foundation, agrees to accept the grant award and grant agreement for the above-referenced project, and authorizes the City Administrator to execute the necessary contracts and agreements applicable to accepting this award. The City of Shakopee will comply with all applicable laws, requirements, and regulations as stated in the grant agreement.

Adopted in the regular session of the City Council of the City of Shakopee, Minnesota, held this 21st day of July 2026.

Matt Lehman,
Mayor of the City of Shakopee

ATTEST:

Richard Parsons
City Clerk

RESOLUTION R2025-110
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE CITY TO SUBMIT FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION'S QUARTERLY GRANT PROGRAM APPLICATION

WHEREAS, the City of Shakopee supports the application made to the Firehouse Subs Public Safety Foundation's quarterly grant program, and

WHEREAS, the application is to obtain funding for the purchase of lifesaving equipment and prevention education tools to be utilized by the Fire Department, and

WHEREAS, the City of Shakopee recognizes a 0% match is required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA AS FOLLOWS: if the City of Shakopee is awarded a grant by the Firehouse Subs Public Safety Foundation, the City of Shakopee agrees to accept the grant award and may enter into an agreement with Firehouse Subs Public Safety Foundation for the above-referenced project. The City of Shakopee will comply with all applicable laws, requirements, and regulations as stated in the grant agreement.

Adopted in the regular session of the City Council of the City of Shakopee, Minnesota, held this 7th day of October 2025.

Matt Lehman,
Mayor of the City of Shakopee

ATTEST:

Richard Parsons
City Clerk

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

Agenda Item: Firehouse Subs Public Safety Foundation's Quarterly Grant Award
Prepared by: Andrea Harrell, Grants and Special Projects Coordinator
Reviewed by: Chelsea Petersen, Assistant City Administrator

Action to be considered:
Adopt Resolution R2026-103, accepting the Firehouse Subs Public Safety Foundation's 2026 quarterly grant award and authorizing the City Administrator to execute the necessary contracts and agreements applicable to accepting this award.

Motion Type:
Simple Majority

Background:
At its October 7th, 2025 meeting, Council approved the application to the Firehouse Subs Public Safety Foundation Quarterly Grant Program. The Firehouse Subs Public Safety Foundation provides grants quarterly to local public safety organizations, nonprofits, and schools to support their communities by creating lifesaving impacts. The Firehouse Subs Safety Foundation grant has been awarded for 5 AEDs and 5 AED Training Units to be provided via direct vendor purchase or grant funding.

Recommendation:
Adopt Resolution R2026-103.

Budget Impact:
A 0% match is required.

Attachments:
Resolution R2026-103 AWARD.docx
Resolution R2025-110.pdf

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. Sig Sauer 9mm handgun Serial #58B149912

The firearm will be destroyed.

Recommendation:
Approve policy/action as requested

Budget Impact:
None

Attachments:

Agenda Item: Designate individuals authorized to perform certain banking transactions.
Prepared by: Nate Reinhardt, Finance Director
Reviewed by:

Action to be considered:
Adopt Resolution R2026-148, a resolution designating individuals authorized to perform certain banking transactions.

Motion Type:
Adopt

Background:
It is recommended that the City Council on an annual basis authorize individuals to sign city checks and perform certain financial transactions and designate financial institutions to serve as depositories. A resolution was approved at the first City Council meeting in January 2026, however since that resolution was adopted Clifford Crimmins has replaced Melissa Schlingman as the the City's Accounting Manager. An updated resolution is provided that reflects that change and authorizes Clifford to complete banking transactions on behalf of the city.

This resolution does not change the current authorized positions who are designated to perform investing and banking transactions. Currently the Mayor and Finance Director sign all checks. While not legally required, it is considered a best practice to formally adopt a resolution of authorized individuals annually. Additionally, banks often require a formal action of the City Council recognizing the staff authorized to sign checks and authorize certain bank transactions.

The attached resolution also identifies the authorized depositories for City funds. This includes banks and investment brokers the City works with on a regular basis as well as those that may become a depository during the fiscal year. All brokers must file an appropriate Broker Certification Form, a requirement of Minnesota Statutes, to transact business with the City of Shakopee. All documentation is reviewed by the City's auditors during the financial audit each year.

The resolution will become effective with adoption.

Recommendation:
Adopt Resolution R2026-148, a resolution designating individuals authorized to perform certain banking transactions.

Budget Impact:
N/A

Attachments:
Res. 2026-148 Annual Authorized Signer Resolution 11-4-2026.docx

RESOLUTION NO. R2026-XXX

A RESOLUTION DESIGNATING INDIVIDUALS AUTHORIZED TO PERFORM CERTAIN BANK TRANSACTIONS

WHEREAS, Old National Bank is designated as a depository of city funds; and

WHEREAS, the following named institutions and brokers are hereby designated as additional depositories allowable for investment purposes;

a. U.S. Bank;
b. RBC Capital Markets, LLC;
c. Minnesota Municipal Money Market Fund (4M Fund);
d. Oppenheimer & Co., Inc;
e. Wells Fargo Securities, LLC;
f. Moreton Capital Markets, LLC;

WHEREAS, U.S. Bank Institutional Trust Services is hereby designated as the safekeeping depository for investment instruments in the City's investment portfolio and as clearinghouse for the City's investment portfolio transactions.

WHEREAS, the city must designate individuals authorized to sign checks, transfer funds and approve transactions on behalf of the city;

WHEREAS, Minnesota Statute Section 471.38 allows the use of electronic funds transfer, provided certain policy controls are in place, including that the governing body annually delegates the authority to the appropriate individual, for the following types of payments:

a. for a claim for a payment from an imprest payroll bank account or investment of excess money;
b. for a payment of tax or aid anticipation certificates;
c. for a payment of contributions to pension or retirement fund;
d. for vendor payments; and
e. for payment of bond principal, bond interest and a fiscal agent service charge.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA: that checks, drafts or other withdrawal orders issued against the funds of the city on deposit with said bank shall be signed by both Matt Lehman, Mayor and Nathan Reinhardt, Finance Director.

BE IT FURTHER RESOLVED that William Reynolds, City Administrator, Nathan Reinhardt, Finance Director, Clifford Crimmins, Accounting Manager, Kimberly Weckman, Accounting

Clerk, are authorized to act for the City in all of its business activities including investments, payroll withholdings, electronic funds transfers, debt service payments and other banking transactions as deemed appropriate.

BE IT FURTHER RESOLVED that Christie Rossow, HR Director, Patti Kent, HR Specialist, Jaime Nelson, HR Specialist and Kennedy Hutson, HR Specialist are authorized to act for the City in banking transactions related to payroll including payroll withholdings and payments of payroll and related costs.

IT IS FURTHER RESOLVED that effective November 1, 2026 this Resolution supersedes all prior and conflicting resolutions, including Resolution No. R2026-001.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota held this 4th day of November 2026.

_____

Mayor of the City of Shakopee

ATTEST:

_____

City Clerk

Shakopee City Council
November 4, 2026

6.f

Agenda Item: 2027-2031 Capital Improvement Plan (CIP)
Prepared by: Nate Reinhardt, Finance Director
Reviewed by:

Action to be considered:
Motion to accept the 2027-2031 Capital Improvement Plan (CIP)

Motion Type:
Simple Majority

Background:

The City Council and staff reviewed the draft 2027-2031 Capital Improvement Plan (CIP) at a workshop on August 14, 2026. A document that summarizes changes to the plan since that work shop has been included.

The CIP is part of the budget process, but is not a budget, it is a plan. It is also a plan that changes often. Once the CIP is officially adopted by Council, the 2027 projects will then be added to the 2027 budget for final approval in December. All future year's projects (2028 and beyond) are plans at this point that are subject to change and will be updated in future CIP's.

The proposed CIP document has been attached and will be placed on the city's website when approved.

Recommendation:
Approve the motion as requested

Budget Impact:
Projects slated for 2027 will be included in the 2027 budget. In addition, all projects over the $25,000 purchasing threshold will be brought forward to Council for final approval prior to entering into any contracts.

Attachments:
2027-2031 CIP Changes.pdf

CIP 2027-31 Final.pdf
CIP Work Session 11-4-2026 Powerpoint.pdf

City of Shakopee 2027-2031 CIP
Summary of Changes

Page number references from revised CIP

Changes were made to the Capital Improvement Plan since the August 4th draft provided to the City Council. Those changes are highlighted below:

1. Added or update various images throughout the CIP Book.
2. PA-27-03 Annual Parking Lot Rehabilitation. The 2031 annual parking lot rehab was missed in the original draft. Added $225,500 for the 2031 project cost. (See page 136)
3. TR-27-01 Citywide Tree Planting (See page 78). Added $525,000 to 2027 (revised total amount of $575,000) and updated the project description for:
    a. $125,000 for tree replacement along the Minnesota Riverbank (part of the Riverbank Stabilization project)
    b. $150,000 for downtown tree replacement
    c. $300,000 for tree replacement along Southbridge Parkway and dog park.
4. PR-27-003 Greenview Park. Added project as the Greenview development has received preliminary plat approval and the site is being graded. The land for the park is included in the preliminary plat. The total project cost is $425,000. (See page 22)
5. Updated the 15-year CIP with above changes (See pages 251-262)

The following projects were added or modified to coordinate with Scott County's 2027-2036 Transportation Improvement Program.

1. CIF-27-010 CSAH 17 Reconstruction (CSAH 82 to CSAH 42). Reduced the City's share of the project from $1,015,000 to $700,000 in 2027. (See page 52)
2. CIF-27-008 CH 18 Trail (Preserve Trail to Crossing Boulevard). Moved from 2027 to 2028 and reduced the cost from $320,000 to $247,800. (See page 48)
3. CIF-22-006 CSAH 16 Trail Extension. Moved from 2027 to 2028 and increased the cost from $86,000 to $190,000. (See page 34)
4. CIF-28-012 Scott County Traffic Signal Replacements. New project added for county signal replacements. $264,000 has been included in 2028, 2030 and 2032. (See page 57)
5. CIF-30-011 Scott County Annual Overlay Program. New project added for the city cost of ADA improvements with overlay projects on roads within city limits. (See page 66)



CITY OF SHAKOPEE

Capital Improvement Plan 2027–31

SHAKOPEE

INNOVATING. ENTERTAINING. THRIVING.

City of Shakopee | 485 Gorman St., Shakopee, MN 55379
952-233-9300 | www.ShakopeeMN.gov

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Project Summary

(Tab Insert)

Capital Improvement Plan
Shakopee, MN
Administrative Summary

Visions and Goals

The Capital Improvements Program (CIP) is a five-year plan to provide and maintain public facilities for the citizens and businesses of Shakopee, balanced against the constraints of available resources.

Capital Improvements are the projects that require the expenditure of public funds for the acquisition, construction or replacement of the infrastructure necessary for communities. Capital planning is critical to continuation of essential public services, as well as being an important component of a community's economic development program.

The creation and update of multi-year capital plan allows for the community to plan for the current and longer term needs of the constituents. This plan is often integrated with the maintenance needs and funding sources that will provide for the delivery of services to a community.

Capital projects are different from the operating budgets of a City, as they often represent large financial obligations that may span more than one year. The unique nature of capital projects allows for a different presentation to the governing board, than the process used for operational budget discussions. The information and tracking needs of projects requires an adequate system of management, to ensure the impact to the capital plan, as well as the operational budgets.

The development of a capital improvement plan is prepared with the following elements:

Identification of needs, utilizing strategic plans, comprehensive plans as well as input from citizens, staff and Council;

Determination of the projects specific to repair, maintenance, replacement or new construction;

Recognition of the revenue sources that will be utilized to fund the planned projects;

Need for debt issuance for future needs; and

Identification of the need for policy updates or creation.

It is critical that the full cost of the projects be developed as well as the timing and coordination of the project with other entities, both public and private. The planning process that brings all the impacted parties into play will result in a program that can clearly detail not only the original construction costs, but future year maintenance and operational costs. With this information as a base, the future year plans as well as affordability of the projects can be evaluated, based on more consistent and reliable information, establishing a strong and consistent Capital Improvement Program.

The plan for the City of Shakopee lists the projects scheduled for the upcoming 5 years, and details the activities for the Capital Project Funds, Internal Service Funds, and the Sanitary and Surface Water Enterprise funds.

CIP is prepared by city staff. It is then submitted to the City Council for approval, as the 5-year program is utilized by staff for the long range planning and budget needs of the City.

Policies

See Budget Book for a comprehensive listing of all financial-related policies.

Process

Funding Priority - Reinvestment for the replacement, maintenance or increased efficiency of existing systems will have priority over the expansion of existing systems or the provision of new facilities and services. Priority rankings include:

1. Have to do. Projects necessary for public health and safety, or to meet legal mandates.
Examples: Street and utility reconstruction projects to maintain the safe operations of city roadway and utility systems. Purchase of fire selfcontained breathing apparatus essential for the city's ability to safely fight fires and meet regulatory requirements.

2. Smart to do. Projects which help maintain or make existing systems more efficient. Cost benefits and coordination with related projects will be considered.
Examples: Scheduled equipment replacement to reduce equipment breakdown and repair costs. Lighting conversion to LED for energy efficiency purposes.

3. Want to do. Projects expanding existing systems, providing new services, or for general community betterment.
Examples: New parks or expansion of existing trail systems. Construction of an innovation center providing a place for training and business incubation not previously provided by the city.

This rating system is assigned by staff, and is not necessarily reflective of overall priorities and sequencing.

Process Calendar

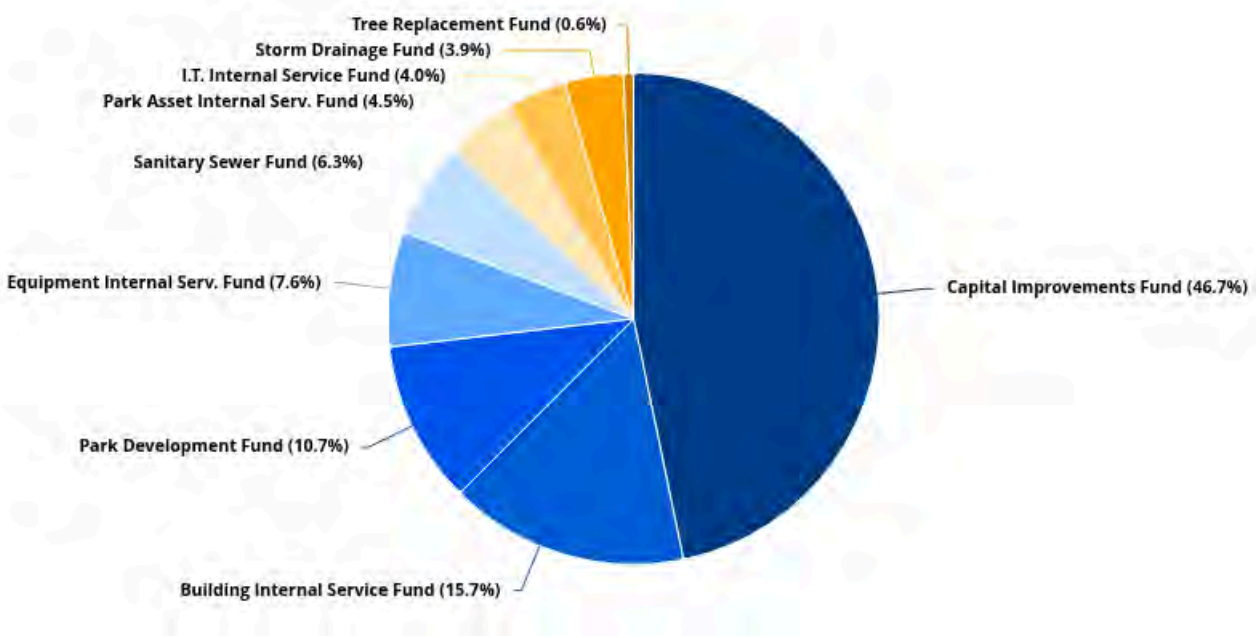
Spring 2026 - 2027-2031 CIP workpapers rolled out to departments
August 4, 2026 - Draft 2027-2031 CIP reviewed by City Council
November 4, 2026 - 2027-2031 CIP accepted by City Council
December 15, 2026 - 2027 CIP projects adopted as part of the City's annual budget.

2027 through 2031

Capital Improvement Plan

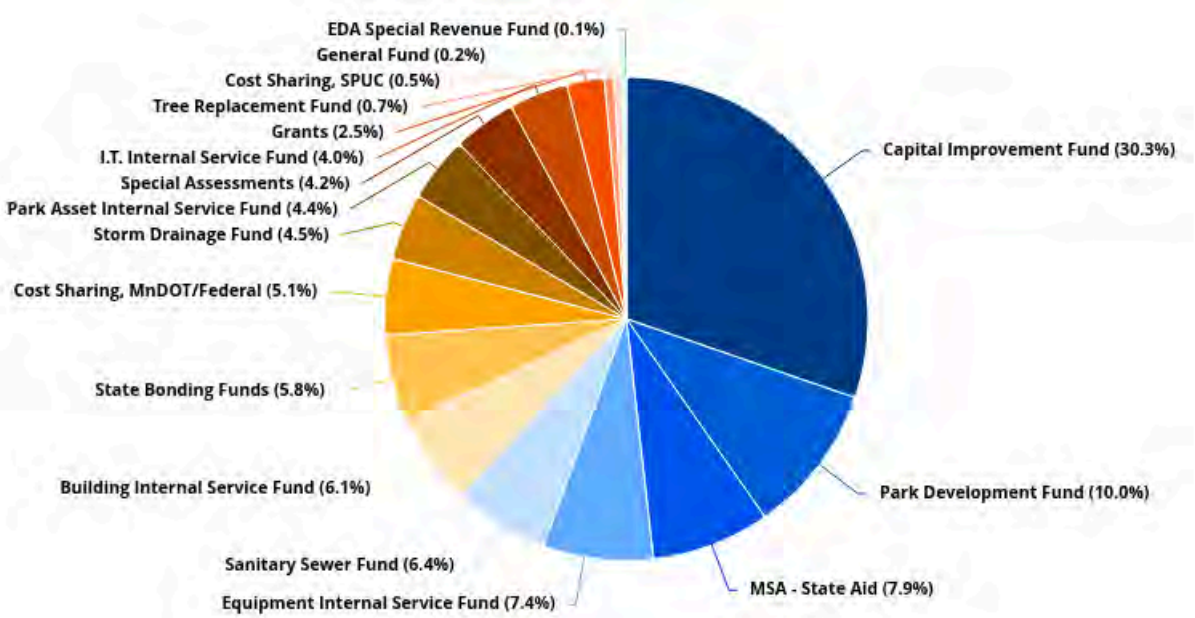
Shakopee, MN

Department Summary



Department	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	9,161,000	6,625,000	1,802,000	905,000	340,000	**18,833,000**
Capital Improvements Fund	9,588,000	10,246,800	16,485,000	9,709,000	9,980,500	**56,009,300**
Equipment Internal Serv. Fund	1,459,100	2,484,100	953,900	1,474,600	2,694,200	**9,065,900**
I.T. Internal Service Fund	843,000	863,000	965,000	1,176,500	915,500	**4,763,000**
Park Asset Internal Serv. Fund	798,500	783,600	1,418,500	851,000	1,587,500	**5,439,100**
Park Development Fund	5,025,000	1,350,000	6,450,000			**12,825,000**
Sanitary Sewer Fund	1,454,000	751,800	3,389,900	680,000	1,215,000	**7,490,700**
Storm Drainage Fund	1,682,400	328,400	795,900	1,479,600	328,400	**4,614,700**
Tree Replacement Fund	575,000	50,000	50,000	50,000	50,000	**775,000**
GRAND TOTAL	**30,586,000**	**23,482,700**	**32,310,200**	**16,325,700**	**17,111,100**	**119,815,700**

Funding Source Summary



Source	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	661,000	3,625,000	1,802,000	905,000	340,000	**7,333,000**
Capital Improvement Fund	7,814,450	6,168,000	9,682,000	6,358,000	6,267,000	**36,289,450**
Cost Sharing, MnDOT/Federal	5,250,000		850,000			**6,100,000**
Cost Sharing, SPUC	58,000	50,000	335,000	65,000	65,000	**573,000**
EDA Special Revenue Fund		25,000	25,000	25,000	25,000	**100,000**
Equipment Internal Service Fund	1,219,500	2,484,100	953,900	1,474,600	2,694,200	**8,826,300**
General Fund	239,600			25,000		**264,600**
Grants		3,000,000				**3,000,000**
I.T. Internal Service Fund	843,000	863,000	965,000	1,151,500	915,500	**4,738,000**
MSA - State Aid	700,000	3,501,800	2,400,000	1,051,000	1,848,500	**9,501,300**
Park Asset Internal Service Fund	898,500	783,600	1,118,500	851,000	1,587,500	**5,239,100**
Park Development Fund	4,175,000	1,350,000	6,450,000			**11,975,000**
Sanitary Sewer Fund	1,522,000	788,800	3,419,900	635,000	1,285,000	**7,650,700**
Special Assessments	801,050	315,000	355,000	2,000,000	1,590,000	**5,061,050**
State Bonding Funds	4,000,000		3,000,000			**7,000,000**
Storm Drainage Fund	1,795,900	478,400	903,900	1,734,600	443,400	**5,356,200**
Tree Replacement Fund	608,000	50,000	50,000	50,000	50,000	**808,000**
GRAND TOTAL	**30,586,000**	**23,482,700**	**32,310,200**	**16,325,700**	**17,111,100**	**119,815,700**

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Building Internal Service Fund								
Innovation Center/Incubator	*BA-20-005*	2	8,500,000	4,000,000				**12,500,000**
Misc Building Improvements	*BA-27-001*	2	60,000	65,000	70,000	75,000	80,000	**350,000**
Elevator Code Updates	*BA-27-002*	1	30,000					**30,000**
Community Center Rooftop Unit	*BA-27-003*	1	30,000					**30,000**
Fire Station #2 Water Heaters	*BA-27-004*	1	30,000					**30,000**
Fire Station #2 Water Softener	*BA-27-005*	2	15,000					**15,000**
500 Gorman Building LED Lighting	*BA-27-006*	2	75,000					**75,000**
Police Department LED Lighting Upgrades	*BA-27-007*	2	80,000					**80,000**
Police Department A/C Condenser	*BA-27-008*	1	175,000					**175,000**
City Hall Exterior Updates	*BA-27-009*	2	20,000					**20,000**
City Hall Carpet	*BA-27-010*	2	15,000					**15,000**
Public Works RTU Controllers	*BA-27-011*	2	30,000					**30,000**
Community Room AV Replacement	*BA-27-012*	3	50,000					**50,000**
Sand Venture Filters 1-3 Media Replacement	*BA-27-013*	1	51,000					**51,000**
Community Center HVAC Rooftop Unit	*BA-28-002*	1		50,000				**50,000**
Outdoor LED Lighting Conversions	*BA-28-003*	2		100,000				**100,000**
500 Gorman Building Roof Replacement	*BA-28-005*	1		800,000				**800,000**
Ice Arena Water Heaters	*BA-28-006*	2		80,000				**80,000**
Library A/C Condenser	*BA-28-007*	1		170,000				**170,000**
Community Center Pool Heat Exchangers	*BA-28-008*	2		200,000				**200,000**
Community Center Rooftop Units	*BA-28-009*	1		310,000	360,000			**670,000**
Community Center Locker Room Conversion	*BA-28-010*	3		150,000				**150,000**
Aquatic Center Pool Flooring	*BA-28-011*	2		200,000				**200,000**
Police Department Roof	*BA-28-012*	1		500,000				**500,000**
Police Department Carpet Replacement	*BA-29-002*	2			130,000			**130,000**
Police Department Back Parking Lot Mill & Overlay	*BA-29-003*	1			150,000			**150,000**
Fire Station #1 Garage Heaters	*BA-29-005*	1			75,000			**75,000**
Public Works Make-Up Air Units	*BA-29-006*	1			100,000			**100,000**
Library Parking Lot Reconstruction	*BA-29-007*	1			142,000			**142,000**
Police Department IT Room AC Mini-Split	*BA-29-008*	1			40,000			**40,000**
Public Works Gate and Fencing	*BA-29-009*	2			200,000			**200,000**
Car Wash Replacement	*BA-29-010*	1			300,000			**300,000**
Community Center Water Heater	*BA-29-011*	2			15,000			**15,000**
Fire Station #1 Carpet	*BA-29-012*	2			100,000			**100,000**
Police Department Gate Openers	*BA-29-013*	1			70,000			**70,000**
Fire Station #2 A/C Mini Split	*BA-29-014*	1			50,000			**50,000**
Community Center Air Handler	*BA-30-002*	1				100,000		**100,000**
500 Gorman Building Rooftop Units	*BA-30-003*	1				350,000		**350,000**
Ice Arena Rubber Floor Replacement	*BA-30-004*	3				150,000		**150,000**
Library Boilers	*BA-30-005*	1				130,000		**130,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Police Department Garage Doors	*BA-30-006*	1				100,000		**100,000**
Library Interior LED Lighting Upgrade	*BA-31-002*	2					90,000	**90,000**
Library Ceiling	*BA-31-003*	1					50,000	**50,000**
Public Works A/C Mini Split	*BA-31-004*	1					30,000	**30,000**
Fire Station #1 Apparatus Bay Windows	*BA-31-005*	2					90,000	**90,000**
Building Internal Service Fund Total			**9,161,000**	**6,625,000**	**1,802,000**	**905,000**	**340,000**	**18,833,000**

Capital Improvements Fund

Downtown ADA, Lighting & Tree Rehab	*CIF-22-003*	1	1,133,000					**1,133,000**
CSAH 16 Trail Extension	*CIF-22-006*	2		190,000				**190,000**
2027 Full-Depth Pavement Reconstruction	*CIF-27-001*	1	5,050,000					**5,050,000**
Annual Bituminous Mill and Overlay	*CIF-27-002*	1	1,160,000	3,350,000	1,120,000	620,000	1,650,000	**7,900,000**
Annual Trail Rehabilitation (along roadways)	*CIF-27-003*	1	315,000	370,000	165,000	250,000	162,000	**1,262,000**
Annual Pavement Rejuvenation	*CIF-27-004*	1	165,000	120,000	205,000	105,000	135,000	**730,000**
Annual Pavement Rehabilitation	*CIF-27-005*	1	210,000	280,000	280,000	285,000	290,000	**1,345,000**
Alley Reconstruction (Concrete)	*CIF-27-007*	1	115,000					**115,000**
CH 18 Trail (Preserve Trail to Crossings Boulevard)	*CIF-27-008*	3		247,800				**247,800**
CSAH 16/Dean Lakes Trail Intersection Improvements	*CIF-27-009*	3	390,000					**390,000**
CSAH 17 Reconstruction (CSAH 82 to CSAH 42)	*CIF-27-010*	3	700,000					**700,000**
2028 Full-Depth Pavement Reconstruction	*CIF-28-001*	1	350,000	5,000,000				**5,350,000**
Annual Safety Improvements	*CIF-28-006*	2		125,000	125,000	125,000	125,000	**500,000**
Scott County Traffic Signal Replacements	*CIF-28-012*	3		264,000		264,000		**528,000**
2029 Full-Depth Pavement Reconstruction	*CIF-29-001*	1		300,000	4,650,000			**4,950,000**
Downtown Quiet Zone Improvements	*CIF-29-007*	3			9,490,000			**9,490,000**
2030 Full-Depth Pavement Reconstruction	*CIF-30-001*	1			450,000	6,950,000		**7,400,000**
CSAH 15 Reconstruction (CSAH 16 to CSAH 78)	*CIF-30-007*	3				485,000		**485,000**
Scott County Annual Overlay Program	*CIF-30-011*	3				175,000		**175,000**
2031 Full-Depth Pavement Reconstruction	*CIF-31-001*	1				450,000	6,900,000	**7,350,000**
4th Avenue Retaining Wall Replacement	*CIF-31-007*	2					170,000	**170,000**
Big Woods Trail Reconstruction	*CIF-31-008*	2					98,500	**98,500**
2032 Full-Depth Pavement Reconstruction	*CIF-32-001*	1					450,000	**450,000**
Capital Improvements Fund Total			**9,588,000**	**10,246,800**	**16,485,000**	**9,709,000**	**9,980,500**	**56,009,300**

Equipment Internal Serv. Fund

Police: Marked Patrols	*Equip-27-311*	2	324,000	425,000	352,000	362,800	364,800	**1,828,600**
Police: Unmarked Administrative	*Equip-27-312*	2	43,000					**43,000**
Police: Code Compliance Truck (NEW)	*Equip-27-313*	2	59,000					**59,000**
Fire: 1 EMS Rescue Truck	*Equip-27-321*	2	450,000					**450,000**
Fire: Battalion Chief Pickup Truck (New)	*Equip-27-323*	2	125,000				140,700	**265,700**
Fire: Air Compressor & Fill Station	*Equip-27-324*	1	70,000					**70,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Inspections: Electric Vehicles (NEW)	*Equip-27-331*	2	55,600					**55,600**
Public Works Street - Skidsteer Loader	*Equip-27-421*	2	8,600	8,800	9,000	9,200	9,500	**45,100**
Public Works Street: Paving Roller	*Equip-27-422*	2	70,000					**70,000**
Public Works Park: Skidsteer Loaders	*Equip-27-461*	2	17,200	17,600	18,000	18,400	19,000	**90,200**
Public Works Park: Tractor	*Equip-27-462*	2	121,700					**121,700**
Public Works Park: 2-Ton (class 5) Truck	*Equip-27-463*	2	115,000			125,600		**240,600**
Facilities: Front Mower	*Equip-28-181*	2		22,800		16,900		**39,700**
Fire: Fire Radios (46)	*Equip-28-321*			339,000				**339,000**
Fire: Brush Truck	*Equip-28-322*	2		169,000				**169,000**
Fire: Pressure Washer	*Equip-28-323*			18,500				**18,500**
Public Works Street: Plow Truck	*Equip-28-422*	2		710,800			1,165,200	**1,876,000**
Public Works Street: Grader	*Equip-28-423*	2		234,000				**234,000**
Public Works Park: Air Compressor	*Equip-28-462*	2		40,000				**40,000**
Public Works Park: 2-Ton (class 5) Bucket Truck	*Equip-28-463*	2		168,000				**168,000**
Public Works Park - UTV	*Equip-28-464*	2		11,700		12,400		**24,100**
Public Works Park: Front Mower	*Equip-28-465*	2		45,600		33,800		**79,400**
Public Works Park:Pro Core Turf Aerator	*Equip-28-466*	2		55,500				**55,500**
Public Works Park: Large Mower	*Equip-28-467*	2		180,000				**180,000**
Parks & Recreation: Enclosed Trailer	*Equip-28-671*	2		15,000				**15,000**
Parks & Recreation: Front Mower	*Equip-28-673*	2		22,800		16,900		**39,700**
Fire: Base Radios (2)	*Equip-29-321*				17,000			**17,000**
Fire: Administration Vehicles	*Equip-29-322*	2			174,000			**174,000**
Fire: Administration Vehicle	*Equip-29-323*	2			87,000			**87,000**
Inspections: Electric Vehicles	*Equip-29-331*	2			59,000		125,200	**184,200**
Public Works Street: 1-Ton Ford F350 Truck 4X4	*Equip-29-421*	2			79,900			**79,900**
Shop: Forklift	*Equip-29-441*	2			50,000			**50,000**
Public Works Park: Band 250X Brush Chipper	*Equip-29-462*	2			80,000			**80,000**
Parks & Recreation: JLG JLG Scissors	*Equip-29-671*	2			28,000			**28,000**
Facilities: 1/2 Ton (Class 2) Pickup Truck	*Equip-30-182*	2				67,500		**67,500**
Fire: Administration Vehicle	*Equip-30-321*	2				90,000		**90,000**
Fire: Boat & Trailer	*Equip-30-322*	2				184,000		**184,000**
Fire: Vertical Mast Lift FS1	*Equip-30-323*	2				20,000		**20,000**
Public Works Street - Asphalt Truck	*Equip-30-422*	2				270,000		**270,000**
Public Works Street - 2-Ton (class 5) Truck	*Equip-30-423*	2				125,600		**125,600**
Public Works Park - Line Striper	*Equip-30-462*	2				30,000		**30,000**
Public Works Park - Pickup Sander	*Equip-30-466*	2				13,500		**13,500**
Parks & Recreation: (Class 3) Pickup Truck	*Equip-30-672*	2				78,000		**78,000**
Police: SWAT Van	*Equip-31-312*	2					100,000	**100,000**
Fire: Administration Vehicle	*Equip-31-323*	2					92,700	**92,700**
Fire: Vertical Mast Lift FS2	*Equip-31-324*	2					21,000	**21,000**
Street: Trailer - DOT	*Equip-31-422*	2					19,300	**19,300**
Street: Attenuator	*Equip-31-423*	2					40,500	**40,500**
Street: Case Loader	*Equip-31-424*	2					352,000	**352,000**
Shop: Fuel System	*Equip-31-441*	2					60,000	**60,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Park: Garbage Truck	*Equip-31-461*	2					165,000	**165,000**
Park: Trailer - DOT	*Equip-31-462*	2					19,300	**19,300**
Equipment Internal Serv. Fund Total			**1,459,100**	**2,484,100**	**953,900**	**1,474,600**	**2,694,200**	**9,065,900**
I.T. Internal Service Fund								
IT Operational Expenses	*IT-001*	2	30,000	30,000	30,000	32,000	32,000	**154,000**
Computer Replacements	*IT-002*	2	100,000	100,000	120,000	120,000	100,000	**540,000**
Software Purchases and Maintenance	*IT-003*	2	285,000	295,000	300,000	305,000	310,000	**1,495,000**
LOGIS Services	*IT-004*	2	275,000	280,000	285,000	290,000	300,000	**1,430,000**
General Consulting Services	*IT-005*	2	60,000	65,000	65,000	65,000	70,000	**325,000**
Printer Replacements	*IT-006*	2	20,000	20,000	20,000	20,000	20,000	**100,000**
Network Device Replacement	*IT-008*	2	30,000	30,000	20,000	20,000	20,000	**120,000**
Wireless Access	*IT-009*	2	3,000	3,000	85,000	3,500	3,500	**98,000**
Surveillance Camera Upgrades	*IT-010*	2	15,000	15,000	15,000	16,000	15,000	**76,000**
Building Security	*IT-011*	2	25,000	25,000	25,000	25,000	25,000	**125,000**
ERP System	*IT-012*	2				280,000		**280,000**
I.T. Internal Service Fund Total			**843,000**	**863,000**	**965,000**	**1,176,500**	**895,500**	**4,743,000**
Park Asset Internal Serv. Fund								
Southbridge Park Vegetation Management	*PA-26-06*	3		360,000	415,000			**775,000**
Annual Trail Reconstruction	*PA-27-01*	2	158,000	86,000	88,500	90,000	92,000	**514,500**
Annual Fence Replacement	*PA-27-02*	2	20,000	20,000	20,000	21,000	21,000	**102,000**
Annual Parking Lot Rehabilitation	*PA-27-03*	2	126,000	157,600	230,000	312,000	225,500	**1,051,100**
Hamlet Park Playground Replacement/furnishings	*PA-27-04*	3	172,000					**172,000**
Cloverleaf Tennis/Basketball Court	*PA-27-05*	3	147,500					**147,500**
1st Ave Retaining Walls-CR 69 downtown tunnel area	*PA-27-06*	3	175,000					**175,000**
Pheasant Run Playground and Furnishing	*PA-28-04*	3		160,000				**160,000**
Tahpah Park Lights (Field 2 & 3)	*PA-29-04*	2			505,000			**505,000**
Whispering Oaks Playground and Furnishings	*PA-29-05*	3			130,000			**130,000**
Memorial Dock Replacement	*PA-29-06*	2			20,000			**20,000**
Cloverleaf Playground and Furnishings	*PA-30-04*	3				191,000		**191,000**
Langdon Terrace Playground and Furnishings	*PA-30-05*	3				162,000		**162,000**
Lions Park and Vierling Greenway Trail Connection	*PA-30-06*	3			10,000	75,000		**85,000**
Parklets Downtown	*PA-31-04*	2					288,000	**288,000**
Schleper Stadium ADA Ramp Rehabilitation	*PA-31-05*	1					70,000	**70,000**
O'Dowd Parking Lot and Park Rehab	*PA-31-06*	3					366,000	**366,000**
Savanna Oaks Playground and Furnishings	*PA-31-07*	3					165,000	**165,000**
Royalty Park Playground and Furnishings	*PA-31-08*	3					180,000	**180,000**
Hackney Park Playground and Furnishings	*PA-31-09*	3					180,000	**180,000**
Park Asset Internal Serv. Fund Total			**798,500**	**783,600**	**1,418,500**	**851,000**	**1,587,500**	**5,439,100**
Park Development Fund								
Riverfront Marina/Schroeder House	*PR-19-002*	2	1,350,000					**1,350,000**
Windermere Bluff Regional Corridor	*PR-22-010*	3	550,000					**550,000**
Cultural Corridor	*PR-24-002*	2	1,400,000					**1,400,00**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Memorial Park Playground Replacement	*PR-27-001*	2	300,000					**300,000**
Chute Park	*PR-27-002*	3	1,000,000					**1,000,000**
Greenview Park	*PR-27-003*	3	425,000					**425,000**
Lions Park Outdoor Rink	*PR-28-003*	2		950,000	1,200,000			**2,150,000**
Eagle Ridge Community Park	*PR-29-001*	3		300,000	3,500,000			**3,800,000**
Windermere CH69 Park	*PR-29-002*	3		100,000	1,750,000			**1,850,000**
Park Development Fund Total			**5,025,000**	**1,350,000**	**6,450,000**	**0**	**0**	**12,825,000**
Sanitary Sewer Fund								
Trunk Sewer Extensions	*Sewer-27-001*	2	189,000	189,000	195,000	200,000	200,000	**973,000**
South Louisville Jackson Lift Station	*Sewer-27-002*	1	1,165,000					**1,165,000**
Western Pick-up Sander	*Sewer-28-002*	2		12,800				**12,800**
Sewer Jetter Replacement	*Sewer-28-003*	2		450,000				**450,000**
L16 Dual Forcemain Improvements	*Sewer-29-002*	2	100,000	100,000	3,040,000			**3,240,000**
1-Ton (class 3) Truck Replacement	*Sewer-29-003*	2			79,900			**79,900**
SCADA System Expansion	*Sewer-30-002*	1			75,000	300,000		**375,000**
Sanitary Sewer: Easement Machine	*Sewer-30-003*	2				30,000		**30,000**
West End Lift Station	*Sewer-30-005*	1				150,000	1,015,000	**1,165,000**
Sanitary Sewer Fund Total			**1,454,000**	**751,800**	**3,389,900**	**680,000**	**1,215,000**	**7,490,700**
Storm Drainage Fund								
Arbor Bluff Stream Stabilization and Regional Pond	*Storm-25-002*	2	750,000					**750,000**
Annual Erosion/Pond Cleaning/ Outlet Improvements	*Storm-27-001*	2	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Annual Native Vegetation Management	*Storm-27-002*	2	103,000	106,000	110,000	113,000	117,000	**549,000**
Public Works Surface Water: Skidsteer Track Loader	*Storm-27-003*	2	10,400	10,700	10,900	11,200	11,400	**54,600**
Public Works Surface Water: Tractor	*Storm-27-004*	2	99,000					**99,000**
Public Works Surface Water: Skid Pressure Washer	*Storm-27-005*	2	20,000					**20,000**
West End Regional Pond and Trunk Oversizing	*Storm-27-006*	2	450,000					**450,000**
West End Weather Station	*Storm-27-007*	2	50,000					**50,000**
Public Works Surface Water: UTV	*Storm-28-004*	2		11,700		12,400		**24,100**
Public Works Surface Water: Sweeper	*Storm-29-004*	2			475,000			**475,000**
Valley View Drainage	*Storm-30-005*	3				93,000		**93,000**
NW Shakopee Storm Water BMP Retrofit	*Storm-30-006*	3				1,050,000		**1,050,000**
Storm Drainage Fund Total			**1,682,400**	**328,400**	**795,900**	**1,479,600**	**328,400**	**4,614,700**
Tree Replacement Fund								
Citywide Tree Planting	*TR-27-001*	2	575,000	50,000	50,000	50,000	50,000	**775,000**
Tree Replacement Fund Total			**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**
GRAND TOTAL			**30,586,000**	**23,482,700**	**32,310,200**	**16,325,700**	**17,091,100**	**119,795,700**

Park Development Fund

(Tab Insert)

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Park Development Fund								
Riverfront Marina/Schroeder House	*PR-19-002*	2	1,350,000					**1,350,000**
Windermere Bluff Regional Corridor	*PR-22-010*	3	550,000					**550,000**
Cultural Corridor	*PR-24-002*	2	1,400,000					**1,400,000**
Memorial Park Playground Replacement	*PR-27-001*	2	300,000					**300,000**
Chute Park	*PR-27-002*	3	1,000,000					**1,000,000**
Greenview Park	*PR-27-003*	3	425,000					**425,000**
Lions Park Outdoor Rink	*PR-28-003*	2		950,000	1,200,000			**2,150,000**
Eagle Ridge Community Park	*PR-29-001*	3		300,000	3,500,000			**3,800,000**
Windermere CH69 Park	*PR-29-002*	3		100,000	1,750,000			**1,850,000**
Park Development Fund Total			**5,025,000**	**1,350,000**	**6,450,000**	**0**	**0**	**12,825,000**
Cost Sharing, MnDOT/Federal			750,000					**750,000**
Park Asset Internal Service Fund			100,000					**100,000**
Park Development Fund			4,175,000	1,350,000	6,450,000			**11,975,000**
Park Development Fund Sources Total			**5,025,000**	**1,350,000**	**6,450,000**	**0**	**0**	**12,825,000**
GRAND TOTAL			**5,025,000**	**1,350,000**	**6,450,000**	**0**	**0**	**12,825,000**

Project Name **Riverfront Marina/Schroeder House**
Project # **PR-19-002**

Total Project Cost	$1,350,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Improvement
Category	Park Improvements	Priority	2 - Smart to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

The Parks System Master Plan provides guidance for this development. This will provide public access to the MN River. In cooperation with Three Rivers Park System, there may be an opportunity for boat rentals that would exit the river on the Three River's Landing property. This park development will also allow for the preservation and reuse of the Schroeder House, the owner of the Shakopee Brick Company. The house will be used for a public purpose as part of the parks master plan. The city already owns the property to the west as part of Huber Park. Funding for the restoration of the house may come from the State Historic Preservation Grant program. The Marina is in the RIverfront project and the grant is for the ramp in the Marina.

Justification

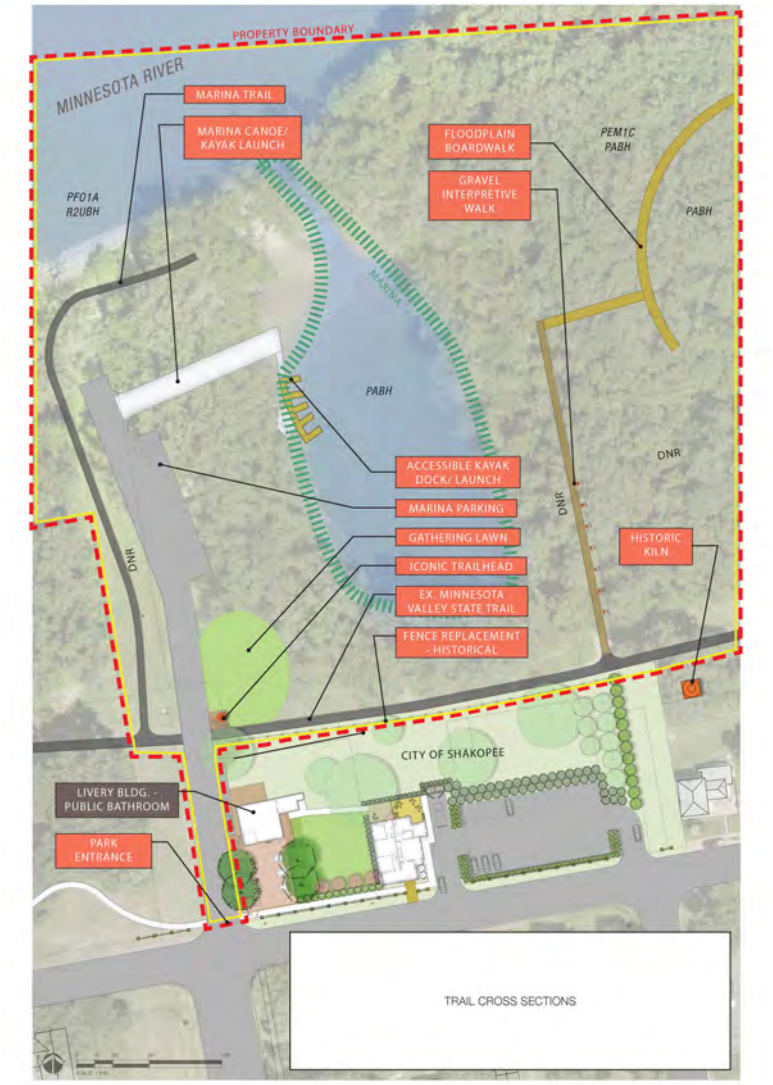
This is a very historic house and site and will also provide the public with access to the river. The use of the house as a potential event site will also provide the community with another option. The event portion would be likely run by a private operator with the city reserving use of the space for public meetings.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	1,350,000	0	0	0	0	**1,350,000**
Total	**1,350,000**	**0**	**0**	**0**	**0**	**1,350,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Development Fund	1,350,000	0	0	0	0	**1,350,000**
Total	**1,350,000**	**0**	**0**	**0**	**0**	**1,350,000**

Project Name **Riverfront Marina/Schroeder House**
Project # **PR-19-002**

Department	Park Development Fund	Contact	Director of Planning & Development



Recreation Site Plan: Sweeney's Marina and Schroeder House & Livery

CONFLUENCE

Shakopee, MN

May 27, 2021

Project Name **Windermere Bluff Regional Corridor**
Project # **PR-22-010**

Total Project Cost	$550,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Improvement
Category	Planning & Development	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

Acquisition of Windermere Bluff for future Park Development along with eventual trail improvements. The first piece will be the NorCor Farm section. The landowners have agreed to donate half of the value. There are additional portions of land that will be acquired as part of future developments all the way to CH 69.

Justification

Critical piece of bluff identified in the AUAR and Parks Master Plan for preservation and natural uses.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	500,000	0	0	0	0	**500,000**
Planning/Design	50,000	0	0	0	0	**50,000**
Total	**550,000**	**0**	**0**	**0**	**0**	**550,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Development Fund	550,000	0	0	0	0	**550,000**
Total	**550,000**	**0**	**0**	**0**	**0**	**550,000**

Project Name **Windermere Bluff Regional Corridor**
Project # **PR-22-010**

Department	Park Development Fund	Contact	Director of Planning & Development



Project Name **Cultural Corridor**
Project # **PR-24-002**

Total Project Cost	$1,400,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Huber Park
Category	Park Improvements	Priority	2 - Smart to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

The Parks System Master Plan provides guidance for the remodeling and development of Huber Park addressing riverfront, connection improvements, playground update, veterans memorial feature, another small shelter, etc. Integrate park and trail to include overlooks and trail segments, connecting to the river. The city has also completed a cultural corridor plan in cooperation with Scott County Historical Society, SMSC and Three Rivers Park District. The City received a matching grant of $750,000 as part of a Congressional appropriation. As the Riverbank project is developed out, this project will be implemented at the same time. It will also include the start of the Dakota Sculpture Garden on the western most section of the river on a new plaza. The SMSC through its Cultural Center has agreed to facilitate the artists for this portion of the project.

Justification

Huber Park is proposed to become one of the signature parks in the Parks Master Plan. This already includes a new playground, riverbank stabilization and creation of a natural flooding area that will protect the main elements of the park. Playground has its own CIP.

The Cultural Coridor extends from the Holmes Street Bridge to the Landing and has been design collaboration with the SMSC, Scott County, Three Rivers Park Distirct, Shakopee Heritage Society and the Scott County Historical Society. As part of this project, it will also celebrate artists from the Dakota community with a new plaza between the two bridges that will feature a permanent sculpture installation.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	1,400,000	0	0	0	0	**1,400,000**
Total	**1,400,000**	**0**	**0**	**0**	**0**	**1,400,000**

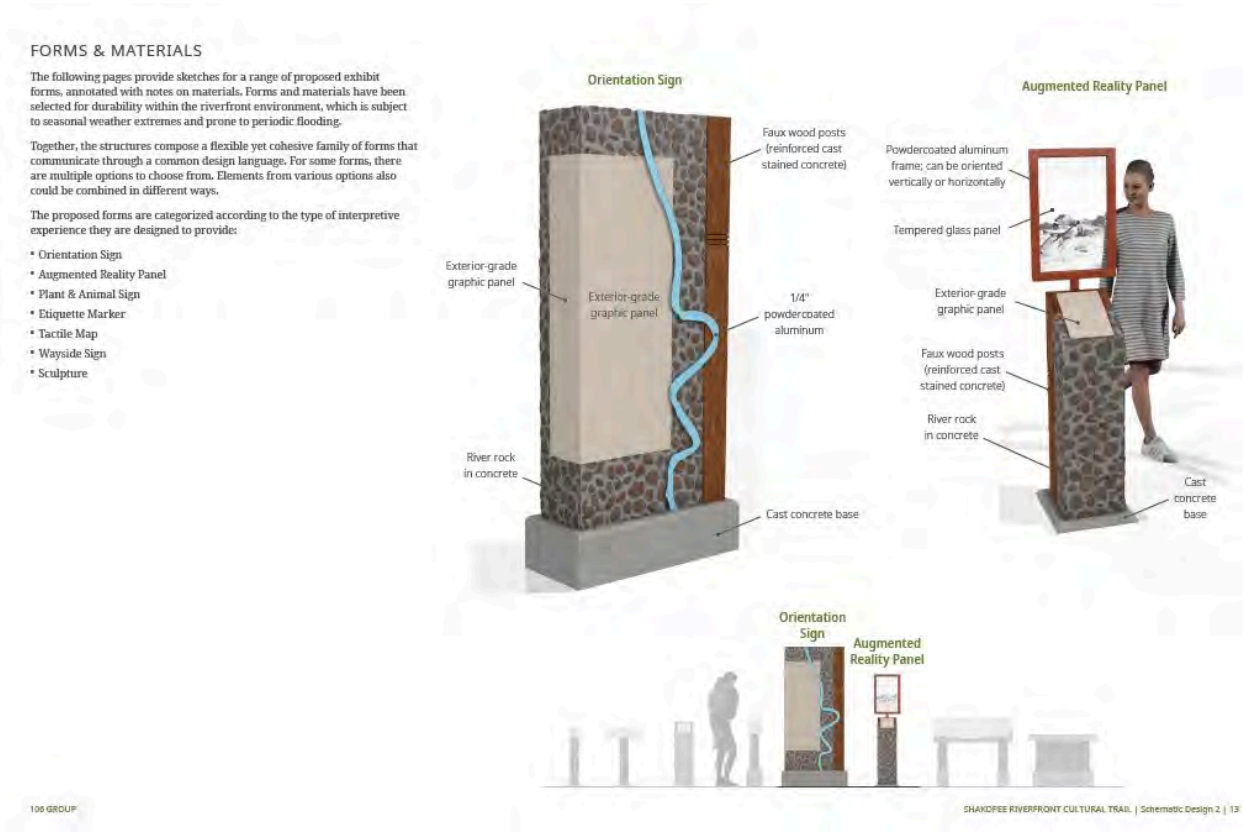
Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Cost Sharing, MnDOT/Federal	750,000	0	0	0	0	**750,000**
Park Development Fund	650,000	0	0	0	0	**650,000**
Total	**1,400,000**	**0**	**0**	**0**	**0**	**1,400,000**

Budget Impact

The project is contingent upon Federal and/or State grants and cost sharing.

Project Name **Cultural Corridor**
Project # **PR-24-002**

Department	Park Development Fund	Contact	Director of Planning & Development



Project Name **Memorial Park Playground Replacement**
Project # **PR-27-001**

Total Project Cost	$300,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Memorial Park
Category	Playground Equipment	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Park Development Fund		

Description

The city removed the Memorial Park Playground because it was unsafe and also located on a known burial mound. This park is still used by many and residents have asked for a new playground.

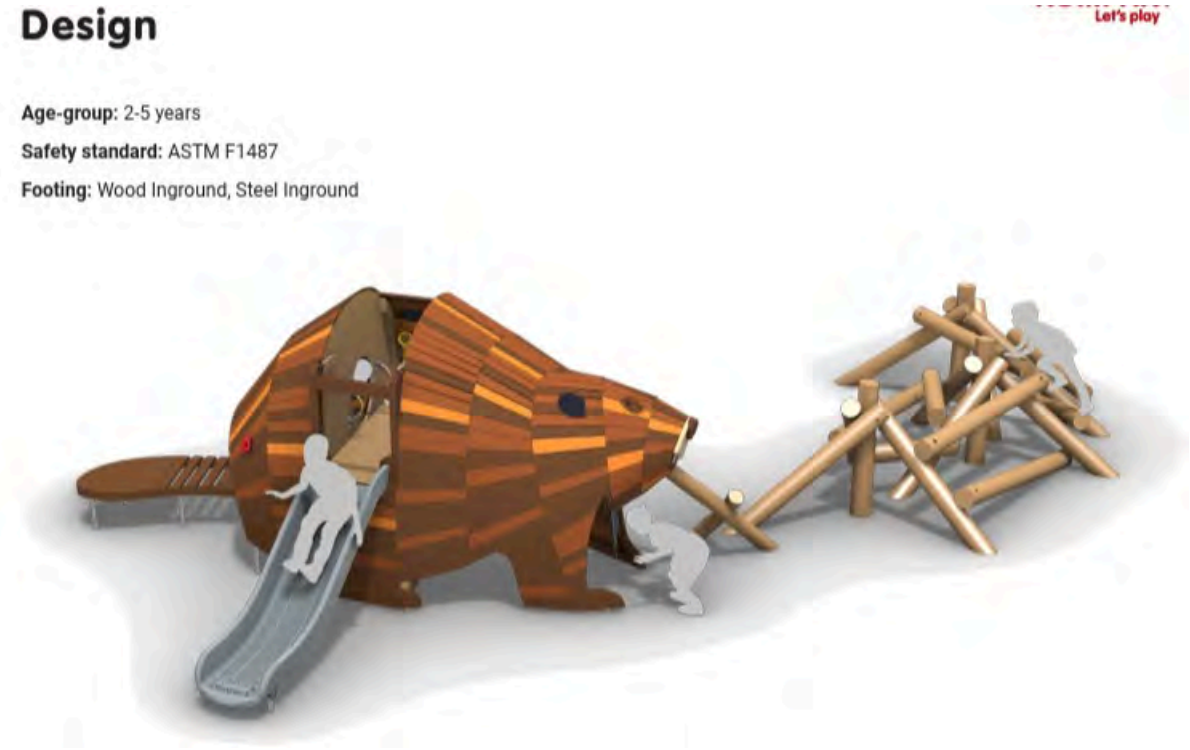
Justification

Playground will be located in a previously disturbed location where the former Chamber of Commerce building was located. The new playground reflects the nature of the area and will be highly visible from the street.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	250,000	0	0	0	0	**250,000**
Planning/Design	50,000	0	0	0	0	**50,000**
Total	**300,000**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Development Fund	200,000	0	0	0	0	**200,000**
Park Asset Internal Service Fund	100,000	0	0	0	0	**100,000**
Total	**300,000**	**0**	**0**	**0**	**0**	**300,000**

Department	Park Development Fund	Contact	Director of Planning & Development



Project Name **Chute Park**
Project # **PR-27-002**

Total Project Cost	$1,000,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Neighborhood Park
Category	Park Improvements	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

Canterbury Park proposes contributing property near its track for a city park. The proposed park is situated near the 6-furlong chute of Canterbury's horse racing track and practice track. It is located at the nexus of the Winners Circle Development, the Trackside Subdivision and the first phases of the Canterbury Development.

The park area for your consideration is approximately 2.0 acres in size. That area does not include the pond area. The attached figure(s) depict the park site and its relationship to the rest of the development. Notably the park is surrounded by new development around Canterbury's west end including the Triple Crown Apartments (315 units + 321 units), Omry Senior Apartments (144 units), and the Canterbury Crossing project (110 Pulte townhomes, 44 Artessa Senior Cooperatives). We estimate about 1900 new residents living at Canterbury existing projects and many more residents in the legacy surrounding neighborhood.

The development has matured to the point where some early goals of the master planning can be realized. One of the goals was to provide linkages to the rest of the development that lead to areas of interest along the way. Something that captures the essence of living in an equine/horseracing environment. The attached Figures show a phased plan that illustrate trails weaving throughout the existing, planned, future development and the Canterbury Commons Park. The trails ultimately lead to the entertainment district and music amphitheater.

Justification

Canterbury has contributed millions in Park Development Funding over the past several years. This creates a pocket park near much of the residential area.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	1,000,000	0	0	0	0	**1,000,000**
Total	**1,000,000**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Development Fund	1,000,000	0	0	0	0	**1,000,000**
Total	**1,000,000**	**0**	**0**	**0**	**0**	**1,000,000**

Project Name **Chute Park**
Project # **PR-27-002**

Department	Park Development Fund	Contact	Director of Planning & Development



Project Name **Greenview Park**
Project # **PR-27-003**

Total Project Cost	$425,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Neighborhood Park
Category	Park Improvements	Priority	3 - Want to do
Status	Active	Useful Life	20 years
Fund	Park Development Fund		

Description

Greenview development by Lennar has purchased the last large parcel adjacent to Louisville Township border. The project has received preliminary plat approval and is in site grading. The city has already purchased the playground equipment at a deep discount and these fund will be for installation and park establishment. The land for the park has already been included in the preliminary plat.

Justification

Playground equipment is in storage and will be installed as the neighborhood is built out.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	250,000	0	0	0	0	**250,000**
Equip/Vehicles/Furnishings	150,000	0	0	0	0	**150,000**
Planning/Design	25,000	0	0	0	0	**25,000**
Total	**425,000**	**0**	**0**	**0**	**0**	**425,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Development Fund	425,000	0	0	0	0	**425,000**
Total	**425,000**	**0**	**0**	**0**	**0**	**425,000**

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Project Name **Lions Park Outdoor Rink**
Project # **PR-28-003**

Total Project Cost	$2,150,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Lions Park
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	20 years

Description

Permanent regulation sized chilled outdoor ice skating rink with boards, mats and rented chiller to be installed in the Lions Park main parking lot from Halloween until mid-March (dependent on weather).

Justification

With the investments at SandVenture, this would allow the community room to be used, provides restroom access and access to Tommy's Restaurant. The chiller would be installed permanently in the parking lot and mats and boards will be picked up and stored each year. Chilled ice should be viable from Halloween to mid-March depending on weather. This would allow parties, broom ball, open skating etc. Since the Community Center ice is so heavily used and flooded rinks last at most two months, this provides an outdoor experience while also using existing assets in a central location.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	0	0	1,000,000	0	0	**1,000,000**
Building Construction	0	750,000	0	0	0	**750,000**
Equip/Vehicles/Furnishings	0	0	200,000	0	0	**200,000**
Engineering/Administration	0	200,000	0	0	0	**200,000**
Total	**0**	**950,000**	**1,200,000**	**0**	**0**	**2,150,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Development Fund	0	950,000	1,200,000	0	0	**2,150,000**
Total	**0**	**950,000**	**1,200,000**	**0**	**0**	**2,150,000**

Project Name **Lions Park Outdoor Rink**
Project # **PR-28-003**

Department	Park Development Fund	Contact	Director of Planning & Development



Project Name **Eagle Ridge Community Park**
Project # **PR-29-001**

Total Project Cost	$3,800,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Neighborhood Park
Category	Planning & Development	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

New park in the Gravel Pit that includes lake, trails, playground

Justification

Part of a major redevelopment that will generate the funds for the park development. Depends on the development project moving forward.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	3,500,000	0	0	**3,500,000**
Planning/Design	0	300,000	0	0	0	**300,000**
Total	**0**	**300,000**	**3,500,000**	**0**	**0**	**3,800,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Development Fund	0	300,000	3,500,000	0	0	**3,800,000**
Total	**0**	**300,000**	**3,500,000**	**0**	**0**	**3,800,000**

Project Name **Eagle Ridge Community Park**
Project # **PR-29-001**

Department	Park Development Fund	Contact	Director of Planning & Development



Project Name **Windermere CH69 Park**
Project # **PR-29-002**

Total Project Cost	$1,850,000	Contact	Director of Planning & Development
Department	Park Development Fund	Type	Neighborhood Park
Category	Planning & Development	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

New park that was in the Parks Master Plan at the corner of CH69 that serves the western end of Windermere. Will have fields and play area. This has already been sketched out by D.R. Horton as part of the future development and ties into the master parks and trail plan for the area. Will include a field along with preservation of a bluff node that is heavily wooded.

Justification

Park is for the homes on the west end of Windermere as identified in the Park Master Plan.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	0	0	1,000,000	0	0	**1,000,000**
Land Acquisition & ROW	0	0	750,000	0	0	**750,000**
Planning/Design	0	100,000	0	0	0	**100,000**
Total	**0**	**100,000**	**1,750,000**	**0**	**0**	**1,850,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Development Fund	0	100,000	1,750,000	0	0	**1,850,000**
Total	**0**	**100,000**	**1,750,000**	**0**	**0**	**1,850,000**

Capital Improvement Fund

(Tab Insert)

2027 through 2031

Projects & Funding Source by Department

Shakopee, MN

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Capital Improvements Fund								
Downtown ADA, Lighting & Tree Rehab	*CIF-22-003*	1	1,133,000					**1,133,000**
CSAH 16 Trail Extension	*CIF-22-006*	2		190,000				**190,000**
2027 Full-Depth Pavement Reconstruction	*CIF-27-001*	1	5,050,000					**5,050,000**
Annual Bituminous Mill and Overlay	*CIF-27-002*	1	1,160,000	3,350,000	1,120,000	620,000	1,650,000	**7,900,000**
Annual Trail Rehabilitation (along roadways)	*CIF-27-003*	1	315,000	370,000	165,000	250,000	162,000	**1,262,000**
Annual Pavement Rejuvenation	*CIF-27-004*	1	165,000	120,000	205,000	105,000	135,000	**730,000**
Annual Pavement Rehabilitation	*CIF-27-005*	1	210,000	280,000	280,000	285,000	290,000	**1,345,000**
Alley Reconstruction (Concrete)	*CIF-27-007*	1	115,000					**115,000**
CH 18 Trail (Preserve Trail to Crossings Boulevard)	*CIF-27-008*	3		247,800				**247,800**
CSAH 16/Dean Lakes Trail Intersection Improvements	*CIF-27-009*	3	390,000					**390,000**
CSAH 17 Reconstruction (CSAH 82 to CSAH 42)	*CIF-27-010*	3	700,000					**700,000**
2028 Full-Depth Pavement Reconstruction	*CIF-28-001*	1	350,000	5,000,000				**5,350,000**
Annual Safety Improvements	*CIF-28-006*	2		125,000	125,000	125,000	125,000	**500,000**
Scott County Traffic Signal Replacements	*CIF-28-012*	3		264,000		264,000		**528,000**
2029 Full-Depth Pavement Reconstruction	*CIF-29-001*	1		300,000	4,650,000			**4,950,000**
Downtown Quiet Zone Improvements	*CIF-29-007*	3			9,490,000			**9,490,000**
2030 Full-Depth Pavement Reconstruction	*CIF-30-001*	1			450,000	6,950,000		**7,400,000**
CSAH 15 Reconstruction (CSAH 16 to CSAH 78)	*CIF-30-007*	3				485,000		**485,000**
Scott County Annual Overlay Program	*CIF-30-011*	3				175,000		**175,000**
2031 Full-Depth Pavement Reconstruction	*CIF-31-001*	1				450,000	6,900,000	**7,350,000**
4th Avenue Retaining Wall Replacement	*CIF-31-007*	2					170,000	**170,000**
Big Woods Trail Reconstruction	*CIF-31-008*	2					98,500	**98,500**
2032 Full-Depth Pavement Reconstruction	*CIF-32-001*	1					450,000	**450,000**
Capital Improvements Fund Total			**9,588,000**	**10,246,800**	**16,485,000**	**9,709,000**	**9,980,500**	**56,009,300**

Capital Improvement Fund	7,814,450	6,168,000	9,682,000	6,358,000	6,267,000	**36,289,450**
Cost Sharing, MnDOT/Federal			850,000			**850,000**
Cost Sharing, SPUC	58,000	50,000	35,000	65,000	65,000	**273,000**
EDA Special Revenue Fund		25,000	25,000	25,000	25,000	**100,000**
MSA - State Aid	700,000	3,501,800	2,400,000	1,051,000	1,848,500	**9,501,300**
Sanitary Sewer Fund	68,000	37,000	30,000	55,000	70,000	**260,000**
Special Assessments	801,050	315,000	355,000	2,000,000	1,590,000	**5,061,050**
State Bonding Funds			3,000,000			**3,000,000**
Storm Drainage Fund	113,500	150,000	108,000	155,000	115,000	**641,500**

Department	Project # Priority	2027	2028	2029	2030	2031	Total
Tree Replacement Fund		33,000					**33,000**
Capital Improvements Fund Sources Total		**9,588,000**	**10,246,800**	**16,485,000**	**9,709,000**	**9,980,500**	**56,009,300**
GRAND TOTAL		**9,588,000**	**10,246,800**	**16,485,000**	**9,709,000**	**9,980,500**	**56,009,300**

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Project Name **Downtown ADA, Lighting & Tree Rehab**
Project # **CIF-22-003**

Total Project Cost	$1,133,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Construction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

Replacement of the pavers and pedestrian curb ramps in the downtown area as well as streetlights, pedestrian lights and trees. The project will be completed in segments (block by block) annually beginning in 2024. Note: Multiple streetlights were replaced as part of the 2017 Downtown Streetscape Project and two development projects - the style of lighting used for those projects would be carried forward to match the replacement of the streetlights throughout the downtown area. It should also be noted that a planning study was completed in 2022 to develop a coordinated project scope meeting the goals of Envision Shakopee, the Park and Trails Master Plan, and the river park master planning. A street lighting feasibility study was done in 2022 as part of the preliminary design and is attributed to the prior expenditures for the project.

Justification

A streetlight condition report was performed in 2015 for the downtown streetlights. Out of the total count of 231 streetlights, 45 were missing, 73 were in good condition, 76 fair, and 37 poor. There are two different pole styles: 171 concrete poles and 60 Corten steel poles. Many streets light poles have fallen and have not been replaced due to unavailability of the lighting style. In addition, the wiring system has aged and many areas have been patched together to maintain a working system. The feasibility report completed in 2022 identified the scope of the lighting replacement and estimated cost of the improvements. Additionally, ADA compliance needs to be completed in the Downtown that will include replacing many of the pedestrian curb ramps. Sidewalk repairs will also be included as part of the City's Sidewalk and Trail Inspection, Replacement, and Maintenance Policy. The block pavers will also be removed and replaced with concrete.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	1,000,700	0	0	0	0	**1,000,700**
	Engineering/Administration	132,300	0	0	0	0	**132,300**
	Total	**1,133,000**	**0**	**0**	**0**	**0**	**1,133,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	1,100,000	0	0	0	0	**1,100,000**
	Tree Replacement Fund	33,000	0	0	0	0	**33,000**
	Total	**1,133,000**	**0**	**0**	**0**	**0**	**1,133,000**

Budget Impact

The street lighting, paver and pedestrian ramp improvements will be funded by the CIF and the tree replacement will be funded by the tree replacement fund.

Project Name **Downtown ADA, Lighting & Tree Rehab**
Project # **CIF-22-003**

Department	Capital Improvements Fund	Contact	City Engineer



Downtown Lighting, ADA &
Tree Replacement Project

N

Project Name **CSAH 16 Trail Extension**
Project # **CIF-22-006**

Total Project Cost	$190,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Trails	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Improvement Fund		

Description

This project is proposed to construct a missing trail segment along CSAH 16 between CSAH 18 and CSAH 21. It includes acquiring the needed trailway easement for the missing segment between Spring Lake Drive and Portage Lane. Retaining walls will also be necessary in certain areas. Construction has been delayed to future years to allow for time to acquire easements and coordinate the design. Preliminary design and easement acquisition commenced in 2022, and is attributed to the prior expenditures for the project. Scott County is the lead agency for delivering this project.

Justification

The missing trail segments are needed to complete the trail system along CSAH 16 from CSAH 83 to CSAH 18.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	190,000	0	0	0	**190,000**
	Total	**0**	**190,000**	**0**	**0**	**0**	**190,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	190,000	0	0	0	**190,000**
	Total	**0**	**190,000**	**0**	**0**	**0**	**190,000**

Budget Impact

It is expected the county will pay 50% as part of their funding policy and include in the county TIP.

Project Name **CSAH 16 Trail Extension**
Project # **CIF-22-006**

Department	Capital Improvements Fund	Contact	City Engineer



PROJECT LOCATION

Project Name **2027 Full-Depth Pavement Reconstruction**
Project # **CIF-27-001**

Total Project Cost	$5,050,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the full depth reconstruction of the bituminous roadway for Shenandoah Drive from 4th Ave to Unbridled Ave, Vierling Drive from Ramsey St to Eagle Creek Blvd, and portions of Pierce Street, McDevitt St, Shumway Street, Thomas Avenue, Hennes Avenue, Menke Circle and Menke Avenue. Additional storm sewer improvements, as well as utility and curb and gutter repairs and improvements will be evaluated and included with this project.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	4,600,000	0	0	0	0	**4,600,000**
	Engineering/Administration	450,000	0	0	0	0	**450,000**
	Total	**5,050,000**	**0**	**0**	**0**	**0**	**5,050,000**

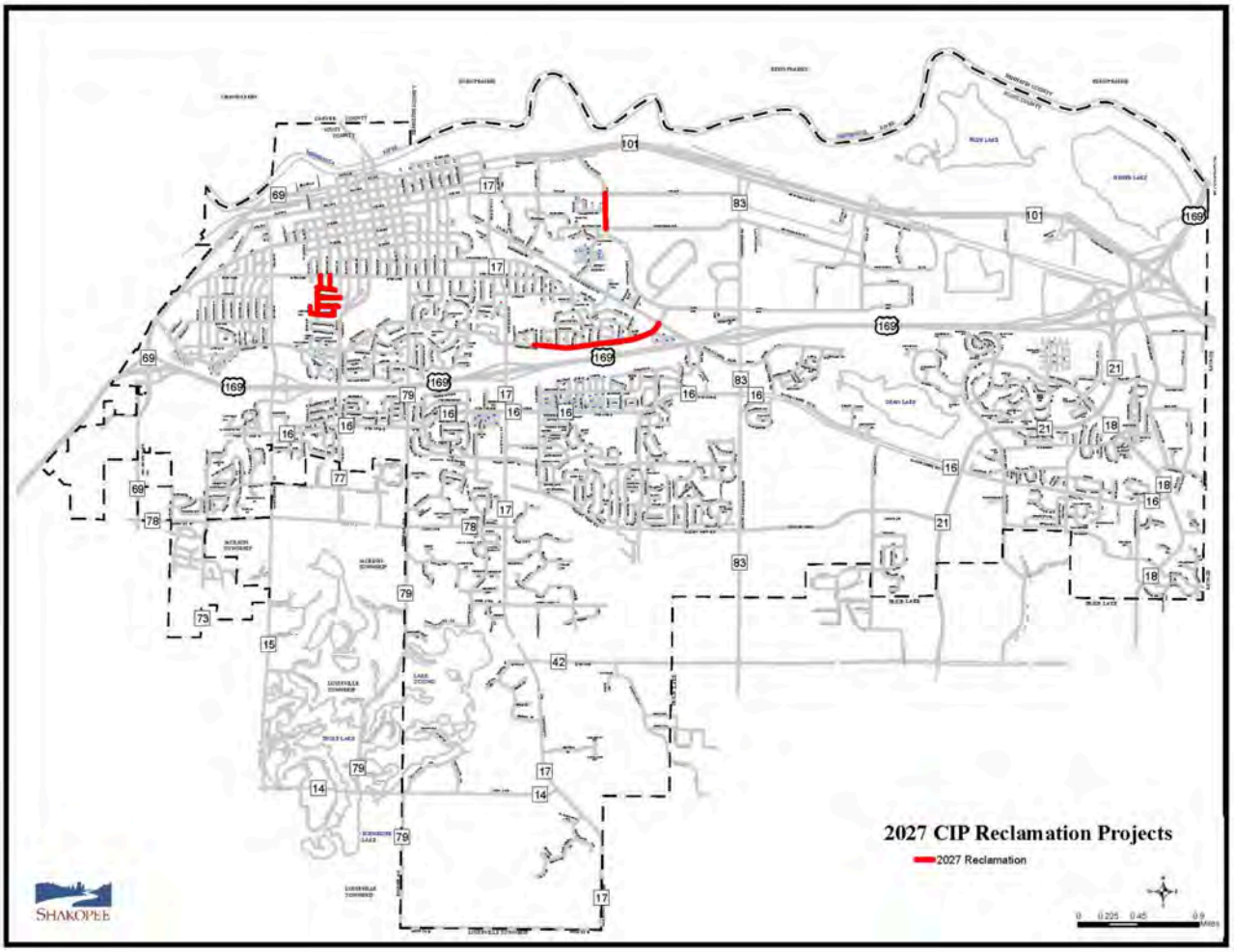
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	4,080,000	0	0	0	0	**4,080,000**
	Special Assessments	770,000	0	0	0	0	**770,000**
	Storm Drainage Fund	90,000	0	0	0	0	**90,000**
	Sanitary Sewer Fund	60,000	0	0	0	0	**60,000**
	Cost Sharing, SPUC	50,000	0	0	0	0	**50,000**
	Total	**5,050,000**	**0**	**0**	**0**	**0**	**5,050,000**

Budget Impact

The reconstruction of roadways is necessary to replace the complete pavement section after they have degraded beyond the point where maintenance such as overlays, potholes repair and patching is effective.

Project Name **2027 Full-Depth Pavement Reconstruction**
Project # **CIF-27-001**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Annual Bituminous Mill and Overlay**
Project # **CIF-27-002**

Total Project Cost	$7,900,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Paving	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Capital Improvement Fund		

Description

The 2026 project includes the rehabilitation of the bituminous asphalt surface of the following streets: the River Valley Estates neighborhood, the Park Meadows neighborhood, Thrush Street between Omega Drive and Archer Street, and downtown areas between 4th and 6th Avenues bounded by Webster St and Scott St. The rehabilitation work includes milling the pavement surface, crack sealing, full depth spot repair and patching, spot curb and gutter repair, spot sidewalk repair, upgrading sidewalk/trail pedestrian curb ramp facilities and a bituminous asphalt pavement overlay.

The 2027 project includes the rehabilitation of the bituminous asphalt surface of the following streets: the XXXXXXXX The rehabilitation work includes milling the pavement surface, crack sealing, full depth spot repair and patching, spot curb and gutter repair, spot sidewalk repair, upgrading sidewalk/trail pedestrian curb ramp facilities and a bituminous asphalt pavement overlay.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure. The City must reconstruct pedestrian ramp facilities to comply with its ADA Transition plan adopted in 2018, increasing the cost of these projects compared to previous years' projects.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	1,042,000	3,020,000	1,012,000	562,000	1,500,000	**7,136,000**
	Engineering/Administration	118,000	330,000	108,000	58,000	150,000	**764,000**
	Total	**1,160,000**	**3,350,000**	**1,120,000**	**620,000**	**1,650,000**	**7,900,000**

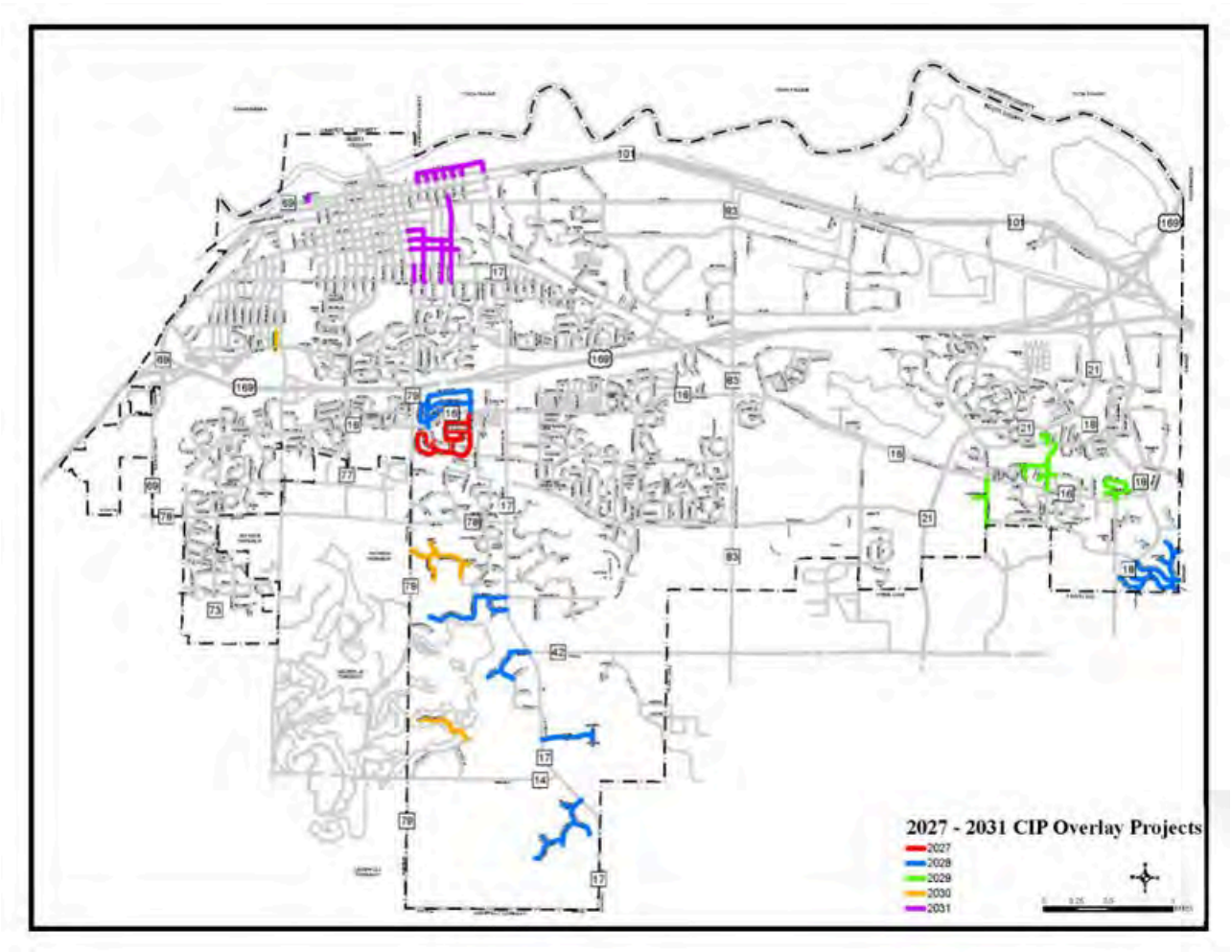
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	1,132,000	3,278,000	1,097,000	605,000	1,610,000	**7,722,000**
	Storm Drainage Fund	12,000	30,000	8,000	5,000	15,000	**70,000**
	Cost Sharing, SPUC	8,000	20,000	10,000	5,000	15,000	**58,000**
	Sanitary Sewer Fund	8,000	22,000	5,000	5,000	10,000	**50,000**
	Total	**1,160,000**	**3,350,000**	**1,120,000**	**620,000**	**1,650,000**	**7,900,000**

Budget Impact

Bituminous rehabilitation projects are more cost effective than reconstructing pavements. Streets will be evaluated on a yearly basis and may be moved up or moved back in the CIP. Required ADA improvements are generally unfunded mandates to improve accessibility and to minimize liability.

Project Name **Annual Bituminous Mill and Overlay**
Project # **CIF-27-002**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Annual Trail Rehabilitation (along roadways)**
Project # **CIF-27-003**

Total Project Cost	$1,262,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Trails	Priority	1 - Have to do
Status	Active	Useful Life	10 years
Fund	Capital Improvement Fund		

Description

This project includes the reconstruction of existing bituminous trails in the city, along city or county roadways. The 2027 project includes the trail along the south side of Vierling Drive between CH 17 and Eagle Creek Boulevard.

Justification

The age and condition of the bituminous trail segments require rehabilitation. The City must reconstruct pedestrian ramp facilities to comply with its ADA Transition plan adopted in 2018, increasing the cost of future overlay projects compared to previous years' projects.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	277,000	325,000	145,000	220,000	138,000	**1,105,000**
	Engineering/Administration	38,000	45,000	20,000	30,000	24,000	**157,000**
	Total	**315,000**	**370,000**	**165,000**	**250,000**	**162,000**	**1,262,000**

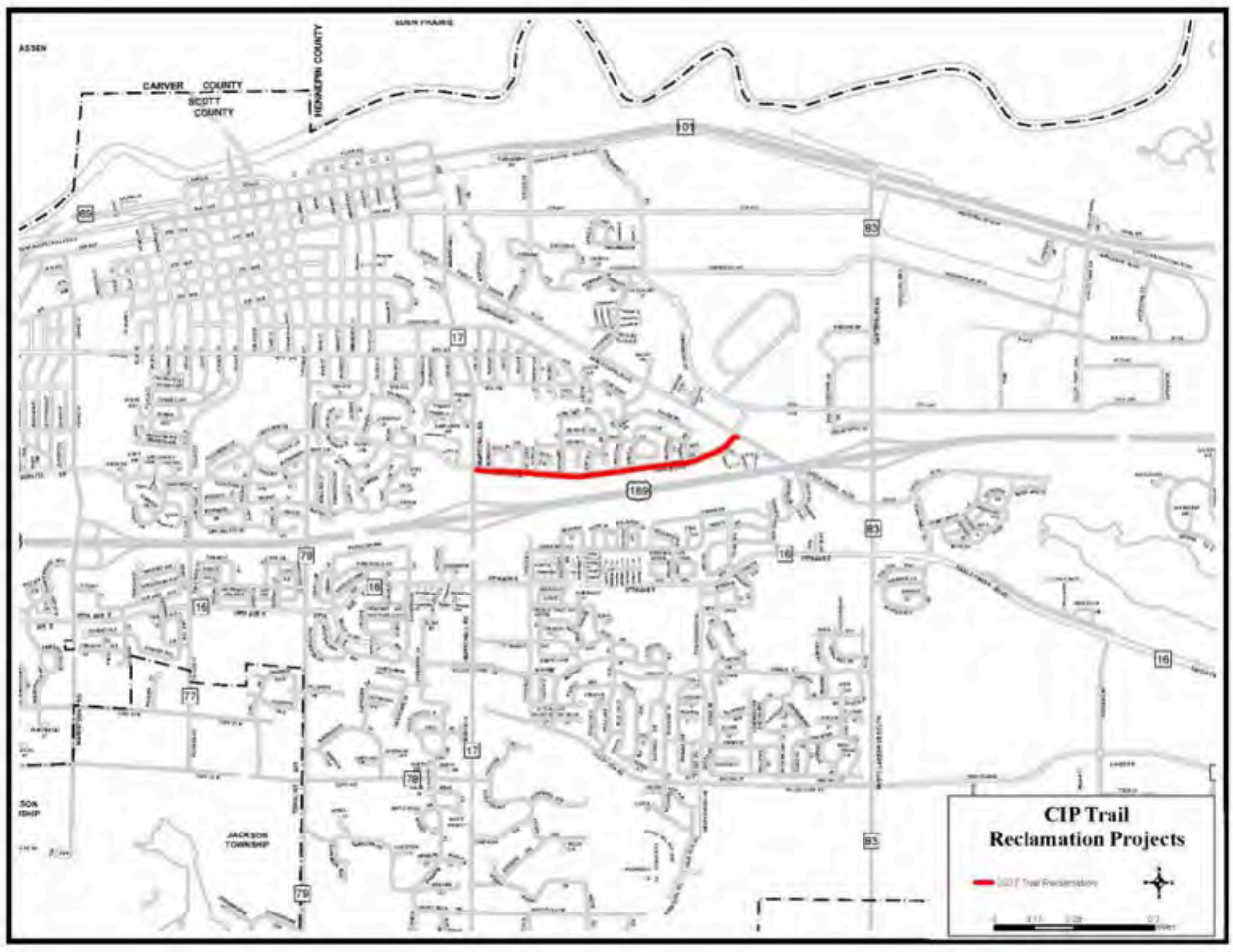
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	315,000	370,000	165,000	250,000	162,000	**1,262,000**
	Total	**315,000**	**370,000**	**165,000**	**250,000**	**162,000**	**1,262,000**

Budget Impact

Required ADA improvements are generally unfunded mandates to improve accessibility and to minimize liability.

Project Name **Annual Trail Rehabilitation (along roadways)**
Project # **CIF-27-003**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Annual Pavement Rejuvenation**
Project # **CIF-27-004**

Total Project Cost	$730,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Maintenance
Category	Street Paving	Priority	1 - Have to do
Status	Active	Fund	Capital Improvement Fund

Description

The 2027 project is for pavement rejuvenator applications on bituminous roadways part of the 2026 Mill and Overlay and Full Depth Reconstruction Projects and new development roadways that were paved with the final wearing course in 2026.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	160,000	115,000	200,000	100,000	130,000	**705,000**
	Engineering/Administration	5,000	5,000	5,000	5,000	5,000	**25,000**
	Total	**165,000**	**120,000**	**205,000**	**105,000**	**135,000**	**730,000**

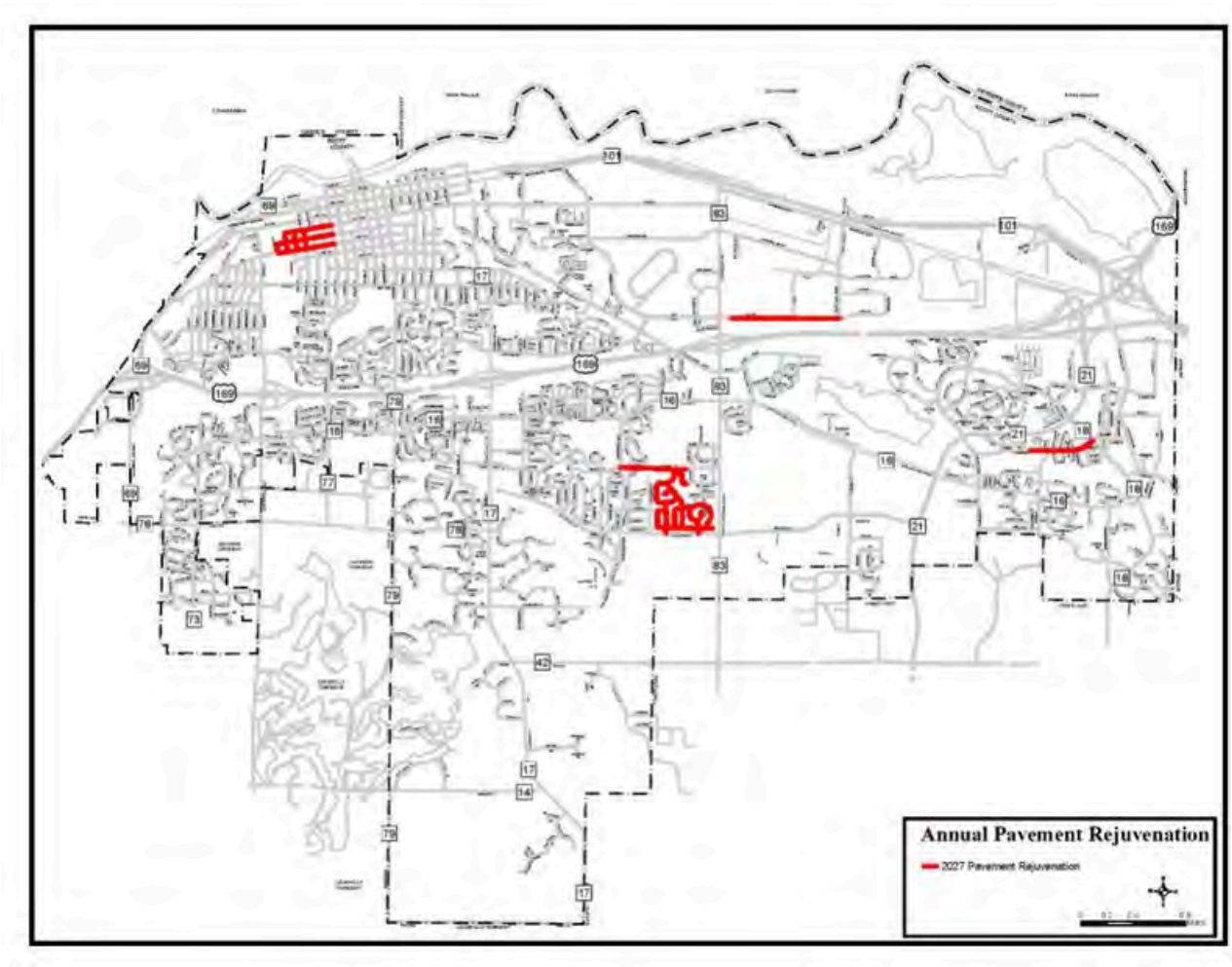
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	165,000	120,000	205,000	105,000	135,000	**730,000**
	Total	**165,000**	**120,000**	**205,000**	**105,000**	**135,000**	**730,000**

Budget Impact

Reclamite in areas of new development will be paid for via developer contributions. For 2025, a total of $168,130.20 was collected from developers for future pavement maintenance.

Project Name **Annual Pavement Rejuvenation**
Project # **CIF-27-004**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Annual Pavement Rehabilitation**
Project # **CIF-27-005**

Total Project Cost	$1,345,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Paving	Priority	1 - Have to do
Status	Active	Useful Life	7 years
Fund	Capital Improvement Fund		

Description

The 2027 project is for the rehabilitation of the bituminous roadways for citywide. The rehabilitation work includes crack sealing and repair, minor concrete repairs, partial and full depth spot patching and pavement repair, utility repairs and a chip seal coat of the bituminous surface.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	200,000	240,000	238,000	240,000	260,000	**1,178,000**
	Engineering/Administration	10,000	40,000	42,000	45,000	30,000	**167,000**
	Total	**210,000**	**280,000**	**280,000**	**285,000**	**290,000**	**1,345,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	210,000	280,000	280,000	285,000	290,000	**1,345,000**
	Total	**210,000**	**280,000**	**280,000**	**285,000**	**290,000**	**1,345,000**

Budget Impact

The rehabilitation of the pavements in the project area are necessary to preserve the existing pavement surface and delay the need for a bituminous overlayment or reclamation.

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Project Name **Alley Reconstruction (Concrete)**
Project # **CIF-27-007**

Total Project Cost	$115,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the reconstruction of the existing bituminous alley between 1st Avenue and 2nd Avenue from Atwood Street to Fuller Street with concrete pavement in the Central Business District. This project will be coordinated with the construction of the Hub project.

Justification

This project would rehabilitate an existing bituminous alley that has exceeded its useful life expectancy and improve drainage.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	102,000	0	0	0	0	**102,000**
	Engineering/Administration	13,000	0	0	0	0	**13,000**
	Total	**115,000**	**0**	**0**	**0**	**0**	**115,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	72,450	0	0	0	0	**72,450**
	Special Assessments	31,050	0	0	0	0	**31,050**
	Storm Drainage Fund	11,500	0	0	0	0	**11,500**
	Total	**115,000**	**0**	**0**	**0**	**0**	**115,000**

Project Name **Alley Reconstruction (Concrete)**
Project # **CIF-27-007**

Department	Capital Improvements Fund	Contact	City Engineer



PROJECT LOCATION

Project Name **CH 18 Trail (Preserve Trail to Crossings Boulevard)**
Project # **CIF-27-008**

Total Project Cost	$247,800	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Trails	Priority	3 - Want to do
Status	Active	Useful Life	20 years
Fund	Capital Improvement Fund		

Description

Project will construct a new segment of bituminous trail in the City of Shakopee on the east side of CH 18 from Crossings Blvd to Preserve Trail and modify the CH16/CH18 north intersection to a 3/4 access. Scott County is the lead agency for the project.

Justification

Project will complete a last mile trail connection to the Southbridge Park and Ride in Shakopee.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	247,800	0	0	0	**247,800**
	Total	**0**	**247,800**	**0**	**0**	**0**	**247,800**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	247,800	0	0	0	**247,800**
	Total	**0**	**247,800**	**0**	**0**	**0**	**247,800**

Project Name **CH 18 Trail (Preserve Trail to Crossings Boulevard)**
Project # **CIF-27-008**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **CSAH 16/Dean Lakes Trail Intersection Improvements**
Project # **CIF-27-009**

Total Project Cost	$390,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Construction	Priority	3 - Want to do
Status	Active	Useful Life	50 years
Fund	Capital Improvement Fund		

Description

Scott County is completing a traffic control evaluation at the intersection of CR 16 (Eagle Creek Boulevard) and Dean Lakes Trail/Kinlock Way. The study is based on a higher than expected crash rate at the intersection, along with side street delays. If traffic signal warrants are met, the County plans to move forward with construction of a traffic signal at the intersection. Based on County policies relating to transportation improvements, the City's share of the project cost is 50%.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	327,500	0	0	0	0	**327,500**
	Engineering/Administration	62,500	0	0	0	0	**62,500**
	Total	**390,000**	**0**	**0**	**0**	**0**	**390,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	390,000	0	0	0	0	**390,000**
	Total	**390,000**	**0**	**0**	**0**	**0**	**390,000**

Budget Impact

As the County is the lead agency, the costs shown are only the City's share of the project costs.

Project Name **CSAH 16/Dean Lakes Trail Intersection Improvements**
Project # **CIF-27-009**

Department	Capital Improvements Fund	Contact	City Engineer



PROJECT LOCATION

Project Name **CSAH 17 Reconstruction (CSAH 82 to CSAH 42)**
Project # **CIF-27-010**

Total Project Cost	$700,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

Roadway expansion and intersection/turn lane improvements between CSAH 42 and CSAH 82. The city would use Municipal State Aid funds for the city's portion of the project.

Justification

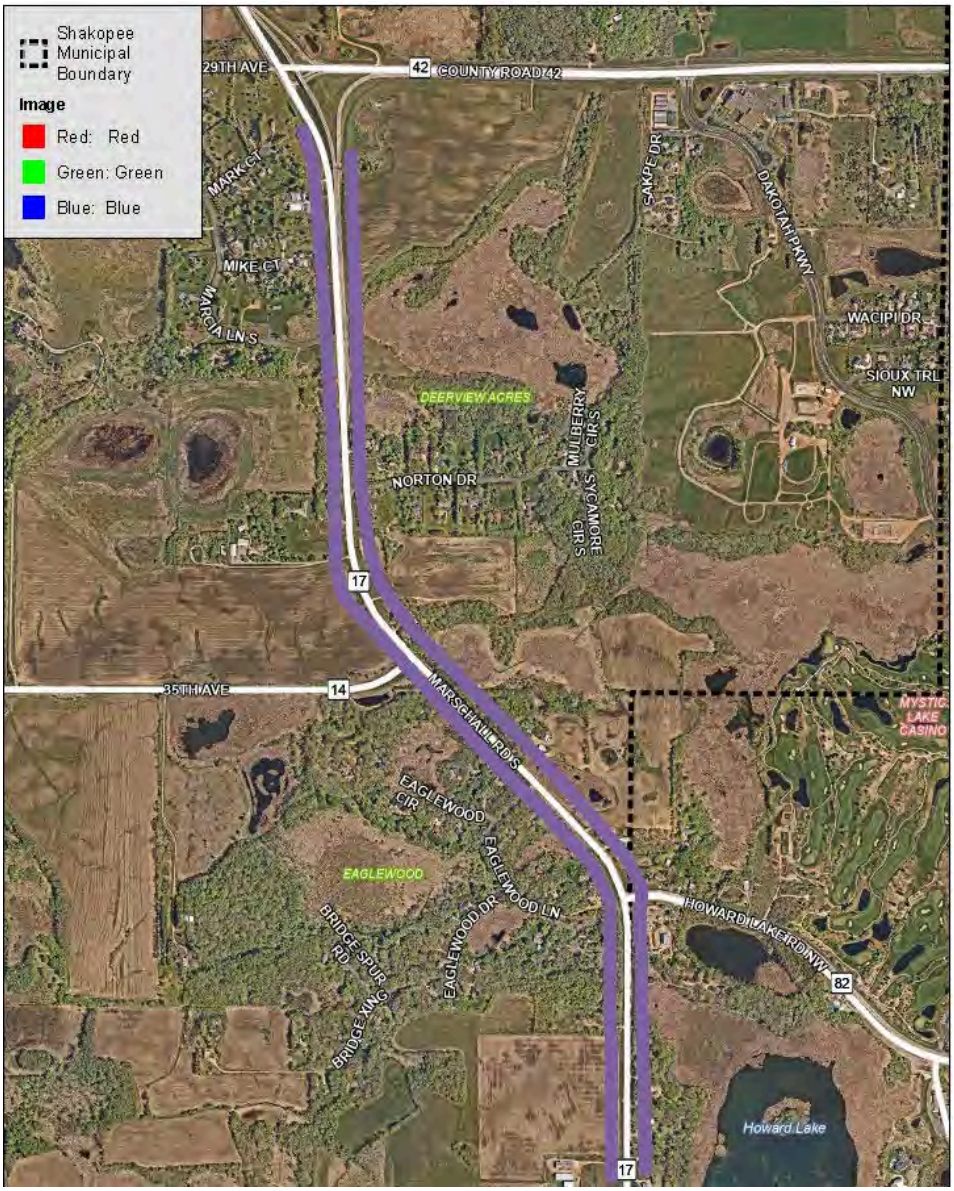
Increase safety and capacity of the segment. This is a county project and requires the city to participate in the funding of the project based on the County's City Local Cost Participation Policy Table.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	700,000	0	0	0	0	**700,000**
	Total	**700,000**	**0**	**0**	**0**	**0**	**700,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	700,000	0	0	0	0	**700,000**
	Total	**700,000**	**0**	**0**	**0**	**0**	**700,000**

Project Name **CSAH 17 Reconstruction (CSAH 82 to CSAH 42)**
Project # **CIF-27-010**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **2028 Full-Depth Pavement Reconstruction**
Project # **CIF-28-001**

Total Project Cost	$5,350,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the full depth reconstruction of the bituminous roadway for 10th Avenue from Harrison Street to Apgar Street. As part of this project, a reduction from a 4-lane section to a 3-lane section and pedestrian improvements will be considered. The City will be applying for Safe Routes to School and Regional Solicitation funds to include the multi-modal improvements with the project. Additional storm sewer improvements as well as utility and curb and gutter repairs and improvements will be evaluated and included with this project.

The project also includes full-depth reconstruction of Valley View Road from 17th Avenue to Countryside Drive.

Funding for 10th Avenue is programmed in 2026 to prepare grant applications and complete preliminary engineering to determine the appropriate multi-modal improvements.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	4,600,000	0	0	0	**4,600,000**
	Engineering/Administration	350,000	400,000	0	0	0	**750,000**
	Total	**350,000**	**5,000,000**	**0**	**0**	**0**	**5,350,000**

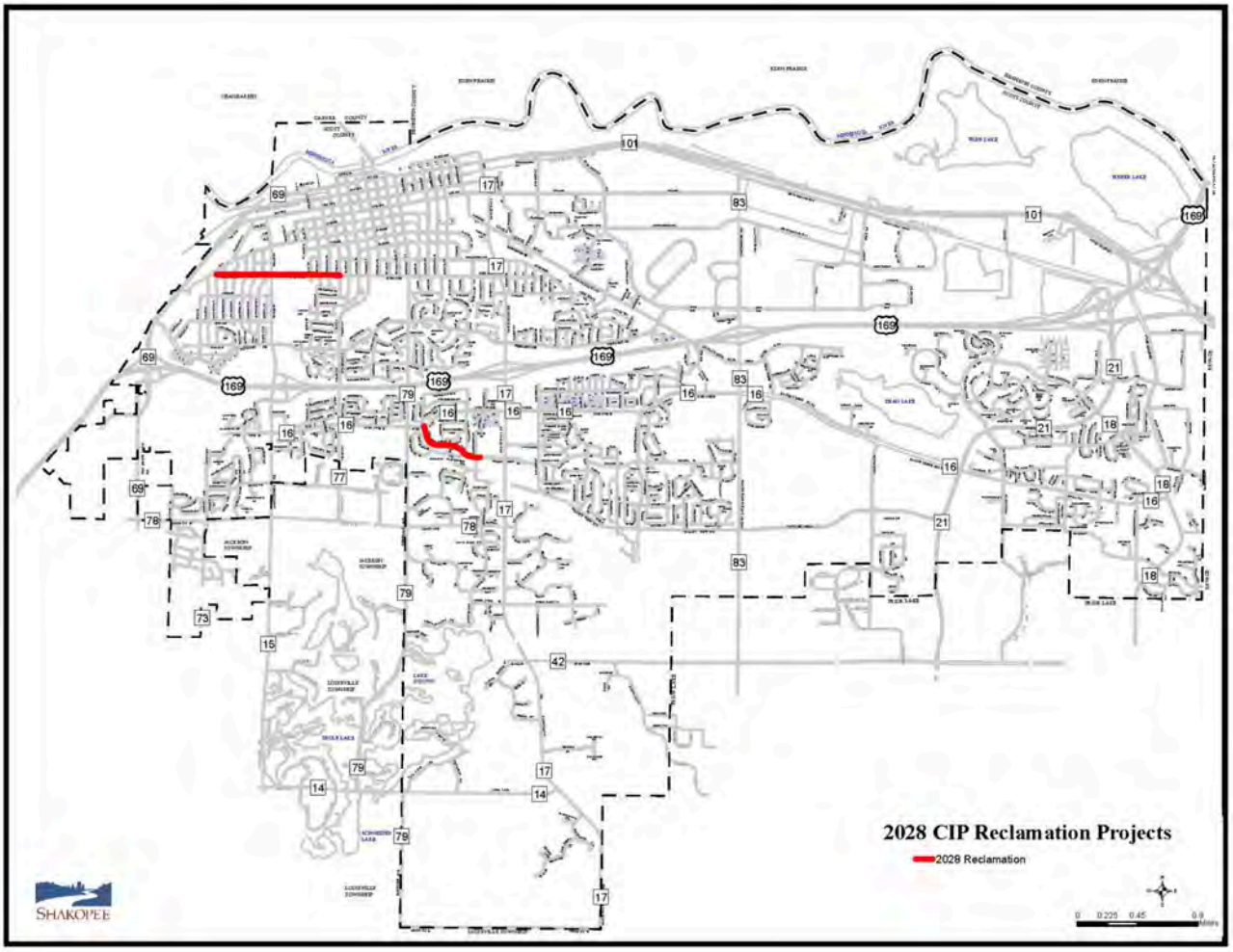
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	2,800,000	0	0	0	**2,800,000**
	Capital Improvement Fund	350,000	1,720,000	0	0	0	**2,070,000**
	Special Assessments	0	315,000	0	0	0	**315,000**
	Storm Drainage Fund	0	120,000	0	0	0	**120,000**
	Cost Sharing, SPUC	0	30,000	0	0	0	**30,000**
	Sanitary Sewer Fund	0	15,000	0	0	0	**15,000**
	Total	**350,000**	**5,000,000**	**0**	**0**	**0**	**5,350,000**

Budget Impact

The reconstruction of roadways is necessary to replace the complete pavement section after they have degraded beyond the point where maintenance such as overlays, potholes repair and patching is effective.

Project Name **2028 Full-Depth Pavement Reconstruction**
Project # **CIF-28-001**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Annual Safety Improvements**
Project # **CIF-28-006**

Total Project Cost	$500,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Engineering	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Improvement Fund		

Description

The City's is in the process of completing a City Wide Safety Action Plan through the Federal Safe Streets and Roads for All grant program. In completing the Action Plan, the City is committed to improving roadway safety throughout the City of Shakopee. The Annual Safety Improvement project will provide funding to complete the recommended safety improvements that will be identified as part of the Safety Action Plan.

The EDA funding will be used to address streetlight gaps in the City's roadway network.

Justification

The City Council has adopted a resolution that establishes a goal of zero roadway fatalities in the City of Shakopee by year 2050. The Annual Safety Improvement project funding will be used to make improvements to help the City achieve that goal.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	120,000	120,000	120,000	120,000	**480,000**
	Engineering/Administration	0	5,000	5,000	5,000	5,000	**20,000**
	Total	**0**	**125,000**	**125,000**	**125,000**	**125,000**	**500,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	0	100,000	100,000	100,000	100,000	**400,000**
	EDA Special Revenue Fund	0	25,000	25,000	25,000	25,000	**100,000**
	Total	**0**	**125,000**	**125,000**	**125,000**	**125,000**	**500,000**

Project Name **Scott County Traffic Signal Replacements**
Project # **CIF-28-012**

Total Project Cost	$792,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

Replacement of Scott County signal hardware including signal poles, mast arms, luminaires, signal heads, etc. May include video detection camera upgrade if needed. Existing signal cabinet, cabinet equipment, and power supply cabinet will remain in place. Existing concrete pole foundations and anchor bolts may remain in place if in good condition. Two signals are planned to be replaced each year and spread out across the cities of Shakopee, Savage, and Prior Lake.

Justification

The project is part of an effort to replace aging signal infrastructure on the County highway system that were installed in the 1980s and 1990s and are at the end of service life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	0	264,000	0	264,000	0	**528,000**
	Total	**0**	**264,000**	**0**	**264,000**	**0**	**528,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	264,000	0	264,000	0	**528,000**
	Total	**0**	**264,000**	**0**	**264,000**	**0**	**528,000**

Project Name **2029 Full-Depth Pavement Reconstruction**
Project # **CIF-29-001**

Total Project Cost	$4,950,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the full depth reconstruction of the bituminous roadway for 10th Avenue from Apgar Street to Marschall Road (CR17). As part of this project, a reduction from a 4-lane section to a 3-lane section and pedestrian improvements will be considered. The City will be applying for Safe Routes to School and Regional Solicitation funds to include the multi-modal improvements with the project. Additional storm sewer improvements as well as utility and curb and gutter repairs and improvements will be evaluated and included with this project.

Funding is programmed in 2026 to prepare funding applications and complete preliminary engineering to determine the appropriate multi-modal improvements (completed with CIF-28-001).

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	0	4,200,000	0	0	**4,200,000**
	Engineering/Administration	0	300,000	450,000	0	0	**750,000**
	Total	**0**	**300,000**	**4,650,000**	**0**	**0**	**4,950,000**

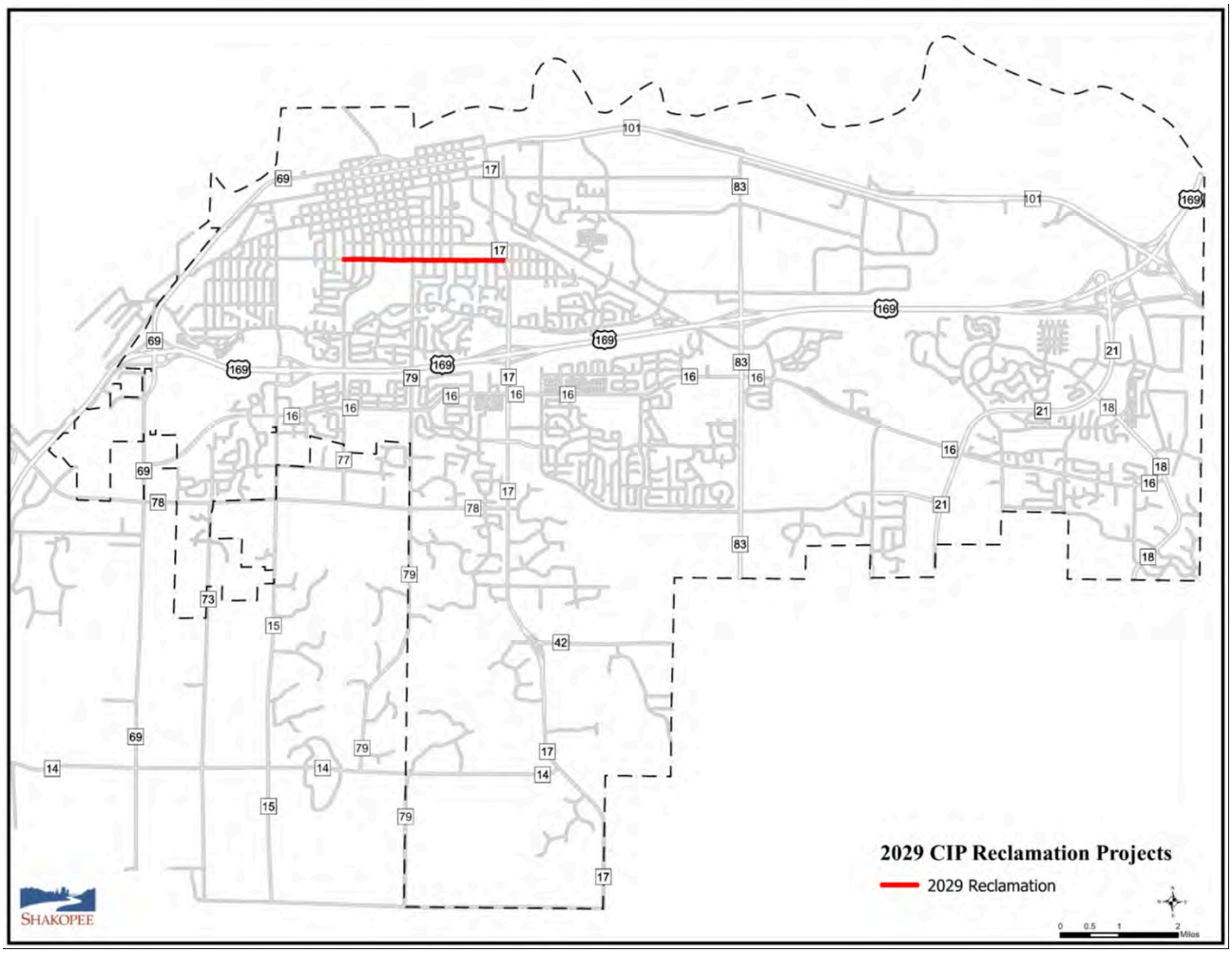
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	0	2,400,000	0	0	**2,400,000**
	Capital Improvement Fund	0	300,000	1,745,000	0	0	**2,045,000**
	Special Assessments	0	0	355,000	0	0	**355,000**
	Storm Drainage Fund	0	0	100,000	0	0	**100,000**
	Sanitary Sewer Fund	0	0	25,000	0	0	**25,000**
	Cost Sharing, SPUC	0	0	25,000	0	0	**25,000**
	Total	**0**	**300,000**	**4,650,000**	**0**	**0**	**4,950,000**

Budget Impact

The reconstruction of roadways is necessary to replace the complete pavement section after they have degraded beyond the point where maintenance such as overlays, potholes repair and patching is effective.

Project Name **2029 Full-Depth Pavement Reconstruction**
Project # **CIF-29-001**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Downtown Quiet Zone Improvements**
Project # **CIF-29-007**

Total Project Cost	$9,490,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

The city has been considering implementing a Railway Quiet Zone along the Union Pacific corridor within Shakopee. The city performed a Quiet Zone study in January 2016. The City submitted federal funding requests in 2025 in the amount of $1,500,000 and state funding in the amount of $3,000,000 for construction of the downtown quiet zone improvements. A 50% local cost share is required for the requested State funds. The project is subject to receipt of state and federal funding.

Justification

The downtown quiet zone would improve the quality of life for the immediate areas residents and businesses due to the train horn nuisance.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	0	0	9,490,000	0	0	**9,490,000**
	Total	**0**	**0**	**9,490,000**	**0**	**0**	**9,490,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	0	0	5,640,000	0	0	**5,640,000**
	State Bonding Funds	0	0	3,000,000	0	0	**3,000,000**
	Cost Sharing, MnDOT/Federal	0	0	850,000	0	0	**850,000**
	Total	**0**	**0**	**9,490,000**	**0**	**0**	**9,490,000**

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Project Name **2030 Full-Depth Pavement Reconstruction**
Project # **CIF-30-001**

Total Project Cost	$7,400,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the full depth reconstruction of the bituminous roadway for 11th Avenue, Polk St S, 13th Avenue, Taylor St S, Tyler St S, Harrison St S, Presidential Lane, Presidential Circle, Monroe St S, Jefferson St S, Madison St S,

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	0	0	6,400,000	0	**6,400,000**
	Engineering/Administration	0	0	450,000	550,000	0	**1,000,000**
	Total	**0**	**0**	**450,000**	**6,950,000**	**0**	**7,400,000**

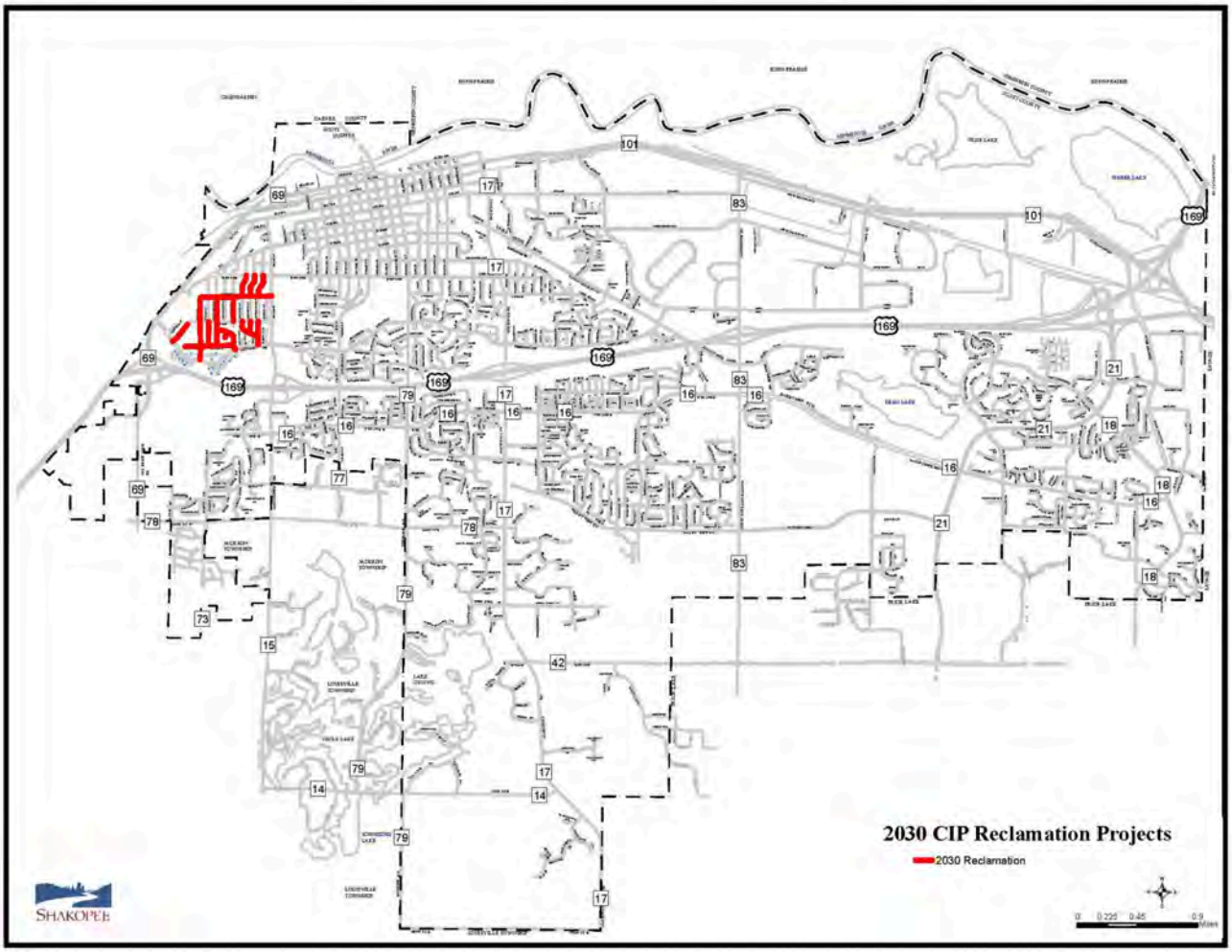
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	0	0	450,000	4,563,000	0	**5,013,000**
	Special Assessments	0	0	0	2,000,000	0	**2,000,000**
	Storm Drainage Fund	0	0	0	150,000	0	**150,000**
	MSA - State Aid	0	0	0	127,000	0	**127,000**
	Cost Sharing, SPUC	0	0	0	60,000	0	**60,000**
	Sanitary Sewer Fund	0	0	0	50,000	0	**50,000**
	Total	**0**	**0**	**450,000**	**6,950,000**	**0**	**7,400,000**

Budget Impact

The reconstruction of roadways is necessary to replace the complete pavement section after they have degraded beyond the point where maintenance such as overlays, potholes repair and patching is effective.

Project Name **2030 Full-Depth Pavement Reconstruction**
Project # **CIF-30-001**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **CSAH 15 Reconstruction (CSAH 16 to CSAH 78)**
Project # **CIF-30-007**

Total Project Cost	$485,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

Roadway expansion and intersection/turn lane improvements between CSAH 78 and CSAH 16. The city would use Municipal State Aid funds for the city's portion of the project.

Justification

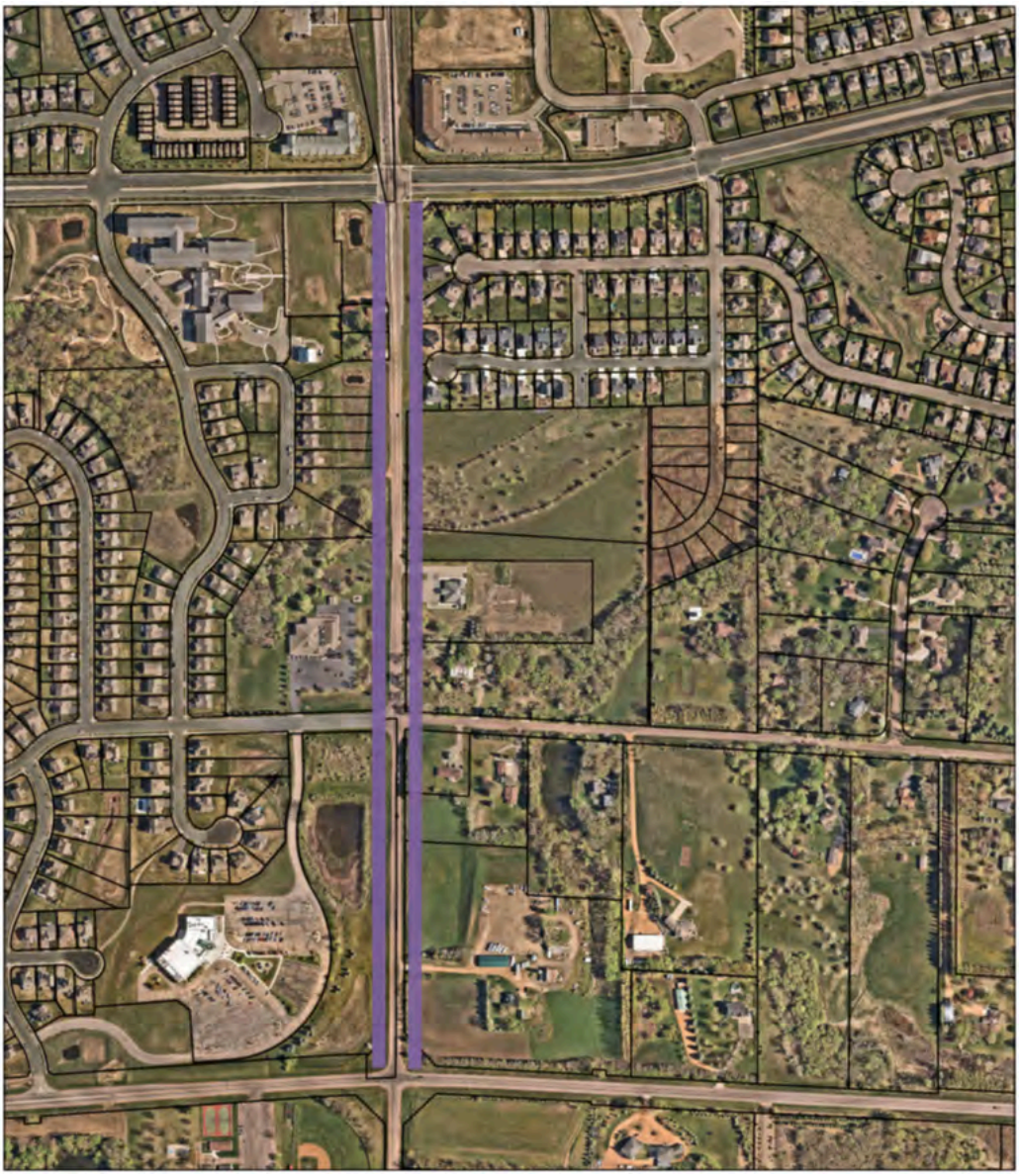
Increase safety and capacity of the segment. This is a county project and requires the city to participate in the funding of the project based on the County's City Local Cost Participation Policy Table.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	0	0	0	485,000	0	**485,000**
	Total	**0**	**0**	**0**	**485,000**	**0**	**485,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	0	0	485,000	0	**485,000**
	Total	**0**	**0**	**0**	**485,000**	**0**	**485,000**

Project Name **CSAH 15 Reconstruction (CSAH 16 to CSAH 78)**
Project # **CIF-30-007**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Scott County Annual Overlay Program**
Project # **CIF-30-011**

Total Project Cost	$175,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	3 - Want to do
Status	Active	Useful Life	20 years
Fund	Capital Improvement Fund		

Description

Bituminous overlays of County roadways for pavement preservation. As part of an overall pavement preservation program, overlays are needed on a regular basis to preserve the initial paving investment and provide additional safety improvements.

Justification

Cities will share equally in the cost of ADA improvements completed with the Overlay projects on roads within City limits. The overlay program is subject to change based on budgeting and other variables.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	0	0	0	175,000	0	**175,000**
	Total	**0**	**0**	**0**	**175,000**	**0**	**175,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	0	0	175,000	0	**175,000**
	Total	**0**	**0**	**0**	**175,000**	**0**	**175,000**

Budget Impact

State aid funds will be used for the City's share of the project costs.

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Project Name **2031 Full-Depth Pavement Reconstruction**
Project # **CIF-31-001**

Total Project Cost	$7,350,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the full depth reconstruction of the bituminous roadway for Holmes Street between 3rd Avenue and 10th Avenue, Spencer Street between 1st Avenue and Shakopee Avenue, Market Street between 1st Avenue and 7th Avenue, 5th Avenue between Spencer Street and Market Street and Vierling Drive between Spencer Street and Sage Lane.

As part of this project, a trunk storm sewer system will be evaluated to be constructed from 10th Avenue north to address capacity issues in the city's drainage system.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	0	0	0	6,350,000	**6,350,000**
	Engineering/Administration	0	0	0	450,000	550,000	**1,000,000**
	Total	**0**	**0**	**0**	**450,000**	**6,900,000**	**7,350,000**

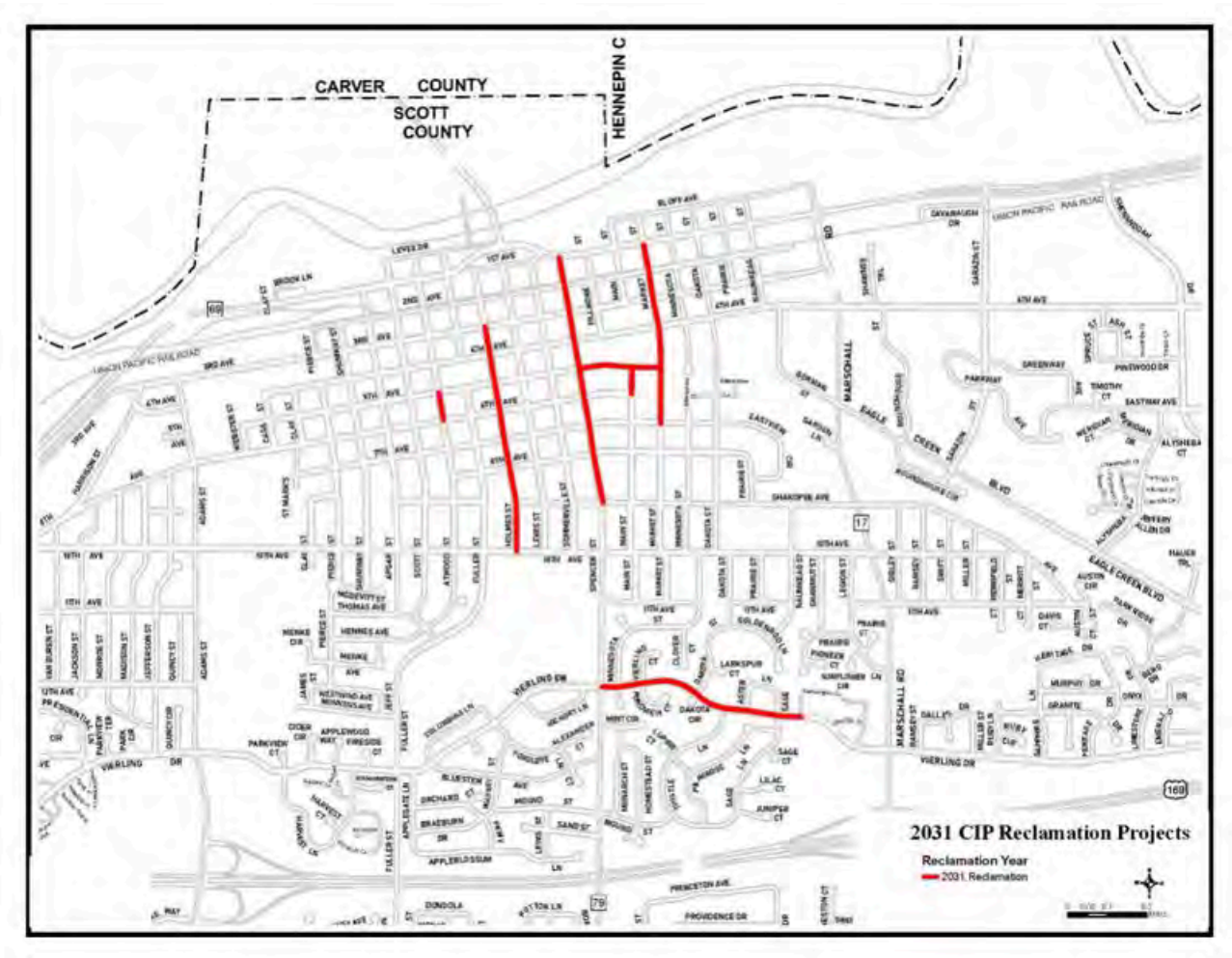
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	0	0	0	450,000	3,350,000	**3,800,000**
	MSA - State Aid	0	0	0	0	1,750,000	**1,750,000**
	Special Assessments	0	0	0	0	1,590,000	**1,590,000**
	Storm Drainage Fund	0	0	0	0	100,000	**100,000**
	Sanitary Sewer Fund	0	0	0	0	60,000	**60,000**
	Cost Sharing, SPUC	0	0	0	0	50,000	**50,000**
	Total	**0**	**0**	**0**	**450,000**	**6,900,000**	**7,350,000**

Budget Impact

Required ADA improvements are generally unfunded mandates to improve accessibility and minimize liability.

Project Name **2031 Full-Depth Pavement Reconstruction**
Project # **CIF-31-001**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **4th Avenue Retaining Wall Replacement**
Project # **CIF-31-007**

Total Project Cost	$170,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	2 - Smart to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

The project includes replacement of the existing timber retaining wall along with south side of 4th Avenue between Lewis Street and Sommerville Street. The retaining wall will be constructed as a large block segmental retaining wall to increase the useful life.

Justification

The existing timber wall is adjacent to residential property and requires replacement. The wall is leaning in sections and timbers are decomposing creating a potential safety issue for the public.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	0	0	0	145,000	**145,000**
	Engineering/Administration	0	0	0	0	25,000	**25,000**
	Total	**0**	**0**	**0**	**0**	**170,000**	**170,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	0	0	0	0	170,000	**170,000**
	Total	**0**	**0**	**0**	**0**	**170,000**	**170,000**

Project Name **4th Avenue Retaining Wall Replacement**
Project # **CIF-31-007**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **Big Woods Trail Reconstruction**
Project # **CIF-31-008**

Total Project Cost	$98,500	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Trails	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Improvement Fund		

Description

Big Woods Trail CH 79 from CH 16 to 10th Ave (Segment ID 1723). Big Woods Trail rehabilitation/reconstruction on the CH 79 segment from CH 16 to 10th Avenue in Shakopee.

Justification

As part of an overall pavement preservation program, trail resurfacing and reconstruction are needed on a regular basis to preserve the initial investment and provide additional safety improvements.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Construction/Maintenance	0	0	0	0	98,500	**98,500**
	Total	**0**	**0**	**0**	**0**	**98,500**	**98,500**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	MSA - State Aid	0	0	0	0	98,500	**98,500**
	Total	**0**	**0**	**0**	**0**	**98,500**	**98,500**

Project Name **Big Woods Trail Reconstruction**
Project # **CIF-31-008**

Department	Capital Improvements Fund	Contact	City Engineer



Project Name **2032 Full-Depth Pavement Reconstruction**
Project # **CIF-32-001**

Total Project Cost	$450,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Reconstruction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

This project is for the full depth reconstruction of the bituminous roadway for Vierling Drive between Polks St and Spencer St and Eastview Circle and Prairie St S. The project will include converting the roadway from 4 lanes to 3 lanes to address safety and speeding issues along the corridor.

Justification

This is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Engineering/Administration	0	0	0	0	450,000	**450,000**
	Total	**0**	**0**	**0**	**0**	**450,000**	**450,000**

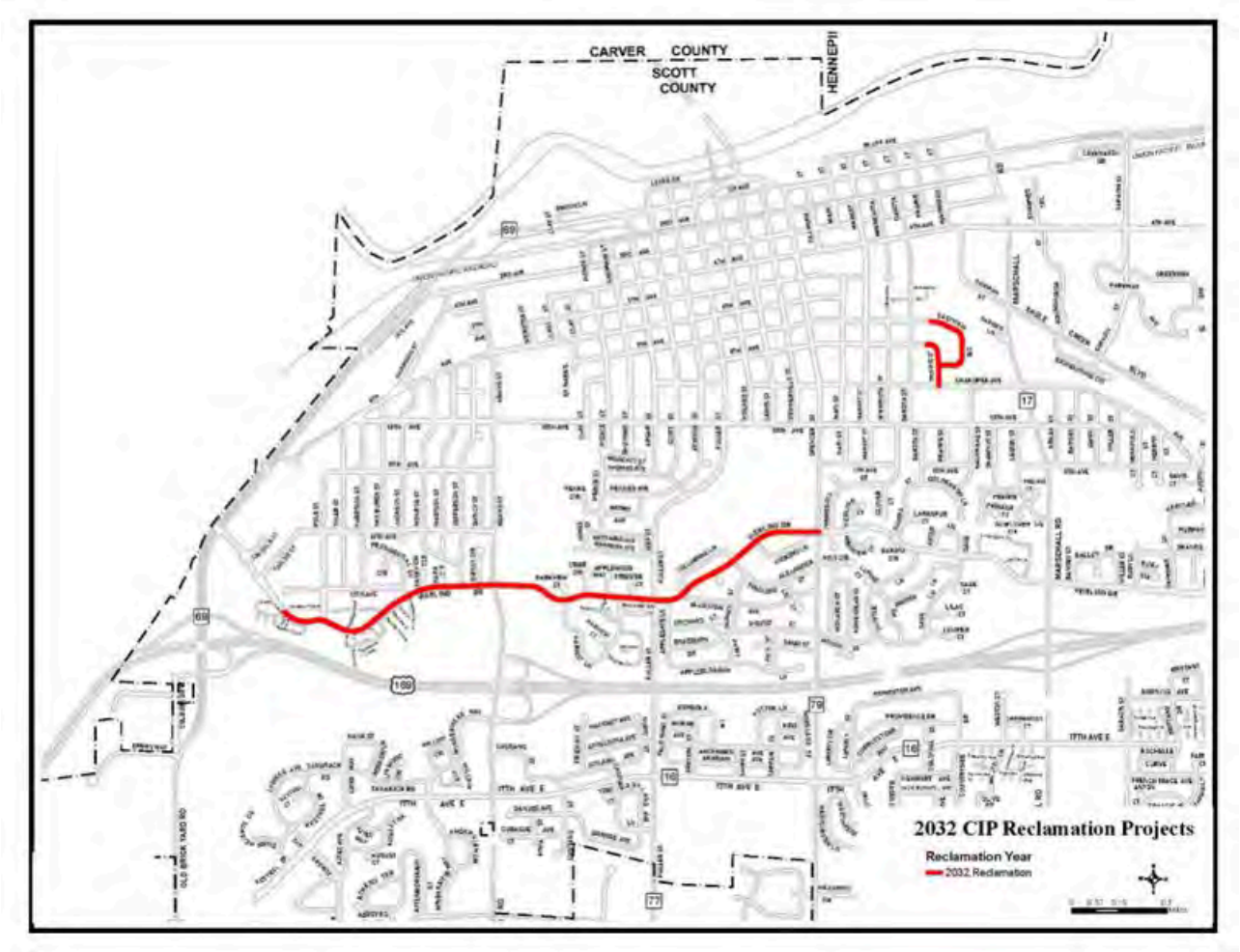
Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	0	0	0	0	450,000	**450,000**
	Total	**0**	**0**	**0**	**0**	**450,000**	**450,000**

Budget Impact

The reconstruction of roadways is necessary to replace the complete pavement section after they have degraded beyond the point where maintenance such as overlays, potholes repair and patching is effective.

Project Name **2032 Full-Depth Pavement Reconstruction**
Project # **CIF-32-001**

Department	Capital Improvements Fund	Contact	City Engineer



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Tree Replacement Fund

(Tab Insert)

2027 through 2031

Projects & Funding Source by Department

Shakopee, MN

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Tree Replacement Fund								
Citywide Tree Planting	*TR-27-001*	2	575,000	50,000	50,000	50,000	50,000	**775,000**
Tree Replacement Fund Total			**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**
Tree Replacement Fund			575,000	50,000	50,000	50,000	50,000	**775,000**
Tree Replacement Fund Sources Total			**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**
GRAND TOTAL			**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**

Project Name **Citywide Tree Planting**
Project # **TR-27-001**

Total Project Cost	$775,000	Contact	Director of Planning & Development
Department	Tree Replacement Fund	Type	Improvement
Category	Planning & Development	Priority	2 - Smart to do
Status	Active	Fund	Tree Replacement Fund

Description

Tree planting and replacement along major corridors.

Tree plantings anticipated for 2027 include:

$125,000 for tree replacement along the Minnesota Riverbank (will be part of the Riverbank Stablization project)

$150,000 for downtown tree replacement

$300,000 for tree replacement along Southbridge Parkway and west end dog park

Justification

Trees provide beautification, shade and water quality and quantity benefits.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	575,000	50,000	50,000	50,000	50,000	**775,000**
Total	**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Tree Replacement Fund	575,000	50,000	50,000	50,000	50,000	**775,000**
Total	**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**

Equipment Fund

(Tab Insert)

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Equipment Internal Serv. Fund								
Police: Marked Patrols	*Equip-27-311*	2	324,000	425,000	352,000	362,800	364,800	**1,828,600**
Police: Unmarked Administrative	*Equip-27-312*	2	43,000					**43,000**
Police: Code Compliance Truck (NEW)	*Equip-27-313*	2	59,000					**59,000**
Fire: 1 EMS Rescue Truck	*Equip-27-321*	2	450,000					**450,000**
Fire: Battalion Chief Pickup Truck (New)	*Equip-27-323*	2	125,000				140,700	**265,700**
Fire: Air Compressor & Fill Station	*Equip-27-324*	1	70,000					**70,000**
Inspections: Electric Vehicles (NEW)	*Equip-27-331*	2	55,600					**55,600**
Public Works Street - Skidsteer Loader	*Equip-27-421*	2	8,600	8,800	9,000	9,200	9,500	**45,100**
Public Works Street: Paving Roller	*Equip-27-422*	2	70,000					**70,000**
Public Works Park: Skidsteer Loaders	*Equip-27-461*	2	17,200	17,600	18,000	18,400	19,000	**90,200**
Public Works Park: Tractor	*Equip-27-462*	2	121,700					**121,700**
Public Works Park: 2-Ton (class 5) Truck	*Equip-27-463*	2	115,000			125,600		**240,600**
Facilities: Front Mower	*Equip-28-181*	2		22,800		16,900		**39,700**
Fire: Fire Radios (46)	*Equip-28-321*			339,000				**339,000**
Fire: Brush Truck	*Equip-28-322*	2		169,000				**169,000**
Fire: Pressure Washer	*Equip-28-323*			18,500				**18,500**
Public Works Street: Plow Truck	*Equip-28-422*	2		710,800			1,165,200	**1,876,000**
Public Works Street: Grader	*Equip-28-423*	2		234,000				**234,000**
Public Works Park: Air Compressor	*Equip-28-462*	2		40,000				**40,000**
Public Works Park: 2-Ton (class 5) Bucket Truck	*Equip-28-463*	2		168,000				**168,000**
Public Works Park - UTV	*Equip-28-464*	2		11,700		12,400		**24,100**
Public Works Park: Front Mower	*Equip-28-465*	2		45,600		33,800		**79,400**
Public Works Park:Pro Core Turf Aerator	*Equip-28-466*	2		55,500				**55,500**
Public Works Park: Large Mower	*Equip-28-467*	2		180,000				**180,000**
Parks & Recreation: Enclosed Trailer	*Equip-28-671*	2		15,000				**15,000**
Parks & Recreation: Front Mower	*Equip-28-673*	2		22,800		16,900		**39,700**
Fire: Base Radios (2)	*Equip-29-321*				17,000			**17,000**
Fire: Administration Vehicles	*Equip-29-322*	2			174,000			**174,000**
Fire: Administration Vehicle	*Equip-29-323*	2			87,000			**87,000**
Inspections: Electric Vehicles	*Equip-29-331*	2			59,000		125,200	**184,200**
Public Works Street: 1-Ton Ford F350 Truck 4X4	*Equip-29-421*	2			79,900			**79,900**
Shop: Forklift	*Equip-29-441*	2			50,000			**50,000**
Public Works Park: Band 250X Brush Chipper	*Equip-29-462*	2			80,000			**80,000**
Parks & Recreation: JLG JLG Scissors	*Equip-29-671*	2			28,000			**28,000**
Facilities: 1/2 Ton (Class 2) Pickup Truck	*Equip-30-182*	2				67,500		**67,500**
Fire: Administration Vehicle	*Equip-30-321*	2				90,000		**90,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Fire: Boat & Trailer	*Equip-30-322*	2				184,000		**184,000**
Fire: Vertical Mast Lift FS1	*Equip-30-323*	2				20,000		**20,000**
Public Works Street - Asphalt Truck	*Equip-30-422*	2				270,000		**270,000**
Public Works Street - 2-Ton (class 5) Truck	*Equip-30-423*	2				125,600		**125,600**
Public Works Park - Line Striper	*Equip-30-462*	2				30,000		**30,000**
Public Works Park - Pickup Sander	*Equip-30-466*	2				13,500		**13,500**
Parks & Recreation: (Class 3) Pickup Truck	*Equip-30-672*	2				78,000		**78,000**
Police: SWAT Van	*Equip-31-312*	2					100,000	**100,000**
Fire: Administration Vehicle	*Equip-31-323*	2					92,700	**92,700**
Fire: Vertical Mast Lift FS2	*Equip-31-324*	2					21,000	**21,000**
Street: Trailer - DOT	*Equip-31-422*	2					19,300	**19,300**
Street: Attenuator	*Equip-31-423*	2					40,500	**40,500**
Street: Case Loader	*Equip-31-424*	2					352,000	**352,000**
Shop: Fuel System	*Equip-31-441*	2					60,000	**60,000**
Park: Garbage Truck	*Equip-31-461*	2					165,000	**165,000**
Park: Trailer - DOT	*Equip-31-462*	2					19,300	**19,300**
Equipment Internal Serv. Fund Total			**1,459,100**	**2,484,100**	**953,900**	**1,474,600**	**2,694,200**	**9,065,900**

Equipment Internal Service Fund	1,219,500	2,484,100	953,900	1,474,600	2,694,200	**8,826,300**
General Fund	239,600					**239,600**
Equipment Internal Serv. Fund Sources Total	**1,459,100**	**2,484,100**	**953,900**	**1,474,600**	**2,694,200**	**9,065,900**

GRAND TOTAL	**1,459,100**	**2,484,100**	**953,900**	**1,474,600**	**2,694,200**	**9,065,900**

Project Name **Police: Marked Patrols**
Project # **Equip-27-311**



Total Project Cost	$1,828,600	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Police	Priority	2 - Smart to do
Status	Active	Useful Life	4 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1417 SK1418 SK1497 SK1420
2028 Replace Vehicle #	SK1447 SK1448 SK1449 SK1450 SK1451	2029 Replace Vehicle #	SK1479 SK1480 SK1481 SK1482
2030 Replace Vehicle #	SK1502 SK1504 SK1505 SK15036	2031 Replace Vehicle #	4- 2027 SQUADS

Description

2027: Replace four Ford Explorer marked patrols and purchase new set up equipment SK1417, SK1418, SK1420, SK1497 will become a holdover vehicle.

2028: Replace five Ford Explorer marked patrols and purchase new set up equipment SK1447, SK1448, SK1449, SK1450, SK1451

2029: Replace four Ford Explorer marked patrols and purchase new set up equipment SK1479, SK1480,SK1481,SK1482

2030: Replace four Ford Explorer marked patrols and purchase new set up equipment SK1502, SK1504, SK1505, SK1506

2031: Replace four Ford Explorer marked patrols from 2027.

Justification

Replacement schedule: 4 years. Council approved a four-year replacement schedule for marked patrol vehicles use to lower maintenance costs and higher resale allowances, as well as officer safety factors.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	324,000	425,000	352,000	362,800	364,800	**1,828,600**
Total	**324,000**	**425,000**	**352,000**	**362,800**	**364,800**	**1,828,600**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equipment Internal Service Fund	324,000	425,000	352,000	362,800	364,800	**1,828,600**
Total	**324,000**	**425,000**	**352,000**	**362,800**	**364,800**	**1,828,600**

Project Name **Police: Unmarked Administrative**
Project # **Equip-27-312**



Total Project Cost	$43,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Police	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1012

Description

2027 replace one vehicle SK1012, a 2017 Jeep Cherokee.

Justification

Replacement schedule: 10 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	43,000	0	0	0	0	**43,000**
Total	**43,000**	**0**	**0**	**0**	**0**	**43,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	43,000	0	0	0	0	**43,000**
Total	**43,000**	**0**	**0**	**0**	**0**	**43,000**

Project Name **Police: Code Compliance Truck (NEW)**
Project # **Equip-27-313**



Total Project Cost	$59,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Police	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	NEW

Description

Purchase and equip a Class 1 Ford Ranger pickup truck for Police Department Code Compliance Officer use, including equipment setup, topper, and cage.

Justification

The Police Department has lost its contract with its animal transport vendor and will now be responsible for transporting animals in-house. This vehicle will be equipped to safely transport animals to the new facility in the City of Bloomington and support these ongoing operational needs.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	59,000	0	0	0	0	**59,000**
Total	**59,000**	**0**	**0**	**0**	**0**	**59,000**

Funding Sources	2027	2028	2029	2030	2031	Total
General Fund	59,000	0	0	0	0	**59,000**
Total	**59,000**	**0**	**0**	**0**	**0**	**59,000**

Project Name **Fire: 1 EMS Rescue Truck**
Project # **Equip-27-321**



Total Project Cost	$450,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	8 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1013 SK1047

Description

Replace fire operation vehicles: Unit SK1047 (a 2016 Chevrolet Tahoe) and Unit SK1013 (a Ford F-350 pickup) will be permanently retired and removed from service as part of the Fire Department's restructuring plan.

One EMS rescue truck was purchased early for delivery in 2026.

Purchase one new quick response EMS rescue trucks order in 2026 for 2027.

Justification

Replacement schedule: 8 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	450,000	0	0	0	0	**450,000**
Total	**450,000**	**0**	**0**	**0**	**0**	**450,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	450,000	0	0	0	0	**450,000**
Total	**450,000**	**0**	**0**	**0**	**0**	**450,000**

Project Name **Fire: Battalion Chief Pickup Truck (New)**
Project # **Equip-27-323**



Total Project Cost	$265,700	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	4 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	NEW
2031 Replace Vehicle #	Replace 2027 Model		

Description

Assign a Battalion Chief response vehicle to support the newly established command officer positions. This pickup truck will be shared on a rotational basis among the three Battalion Chiefs who oversee multiple stations and operational units. Sharing a single vehicle ensures efficient use of resources while still providing continuous coverage, as the vehicle will be in frequent service responding to a high volume of incidents across the city.

Justification

Replacement schedule: 4 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	125,000	0	0	0	140,700	**265,700**
Total	**125,000**	**0**	**0**	**0**	**140,700**	**265,700**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	140,700	**140,700**
General Fund	125,000	0	0	0	0	**125,000**
Total	**125,000**	**0**	**0**	**0**	**140,700**	**265,700**

Project Name **Fire: Air Compressor & Fill Station**
Project # **Equip-27-324**



Total Project Cost	$70,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	NEW

Description

This project replaces the fire department's 2012 SCBA air compressor and fill station, which has been a persistent maintenance problem and frequently out of service, creating avoidable risk to firefighter safety. While these systems typically have a service life of around 20 years, the continual repairs and unreliability of this unit require the originally planned 2031 replacement project to be accelerated to 2027. The new NFPA-compliant system will provide dependable high-pressure breathing air, improved air quality, enhanced safety features, and reduced downtime. The project includes removal of the existing equipment, installation and setup of the new compressor and fill station, and training for personnel.

Justification

Replacement schedule: 20 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	70,000	0	0	0	0	**70,000**
Total	**70,000**	**0**	**0**	**0**	**0**	**70,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	70,000	0	0	0	0	**70,000**
Total	**70,000**	**0**	**0**	**0**	**0**	**70,000**

Project Name **Inspections: Electric Vehicles (NEW)**
Project # **Equip-27-331**



Total Project Cost	$55,600	Contact	Director of Planning & Development
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Inspections	Priority	2 - Smart to do
Status	Active	Useful Life	8 years

Description

The city has been transitioning the inspection fleet to electric vehicles. This is the perfect use for EVs since they are used for inspection within the city and there is significant stop and go to help with regenerative braking. Average cost for current fleet for all three vehicles is less than $30/month. All vehicles are AWD for site access and winter driving. All vehicles have the latest in safety technology to protect the inspectors in the event of an accident. Vehicles are paid for out of inspection revenue.

2027 - Ford Mach-E

Justification

Vehicles are disposed of at eight years when the battery warranty expires.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	55,600	0	0	0	0	**55,600**
Total	**55,600**	**0**	**0**	**0**	**0**	**55,600**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
General Fund	55,600	0	0	0	0	**55,600**
Total	**55,600**	**0**	**0**	**0**	**0**	**55,600**

Project Name **Public Works Street - Skidsteer Loader**
Project # **Equip-27-421**



Total Project Cost	$45,100	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	1 year
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1537
2028 Replace Vehicle #	Replace 2027 model	2029 Replace Vehicle #	Replace 2028 model
2030 Replace Vehicle #	Replace 2029 model	2031 Replace Vehicle #	Replace 2030 model

Description

2027: Replace Bobcat Skidsteer Wheel Loader SK1537

2028: Replace Bobcat Skidsteer Wheel Loader from 2027.

2029: Replace Bobcat Skidsteer Wheel Loader from 2028.

2030: Replace Bobcat Skidsteer Wheel Loader from 2029.

2031: Replace Bobcat Skidsteer Wheel Loader from 2030.

Justification

The 1-year annual purchase option provides a cost-effective solution by reducing overall maintenance expenses and downtime, while ensuring continuous warranty coverage throughout the service period.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	8,600	8,800	9,000	9,200	9,500	**45,100**
Total	**8,600**	**8,800**	**9,000**	**9,200**	**9,500**	**45,100**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equipment Internal Service Fund	8,600	8,800	9,000	9,200	9,500	**45,100**
Total	**8,600**	**8,800**	**9,000**	**9,200**	**9,500**	**45,100**

Project Name **Public Works Street: Paving Roller**
Project # **Equip-27-422**



Total Project Cost	$70,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1099

Description

2027 replace Case paving roller SK1099

Justification

Replacement schedule: 20 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	70,000	0	0	0	0	**70,000**
Total	**70,000**	**0**	**0**	**0**	**0**	**70,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	70,000	0	0	0	0	**70,000**
Total	**70,000**	**0**	**0**	**0**	**0**	**70,000**

Project Name **Public Works Park: Skidsteer Loaders**
Project # **Equip-27-461**



Total Project Cost	$90,200	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	1 year
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1535 SK1536
2028 Replace Vehicle #	Replace 2027 model	2029 Replace Vehicle #	Replace 2028 model
2030 Replace Vehicle #	Replace 2029 model	2031 Replace Vehicle #	Replace 2030 model

Description

2027: Replace two Bobcat Skidsteer Wheel Loaders SK1535 and SK1536

2028: Replace two Bobcat Skidsteer Wheel Loaders from 2027.

2029: Replace two Bobcat Skidsteer Wheel Loaders from 2028.

2030: Replace two Bobcat Skidsteer Wheel Loaders from 2029.

2031: Replace two Bobcat Skidsteer Wheel Loaders from 2030.

Justification

The 1-year annual purchase option provides a cost-effective solution by reducing overall maintenance expenses and downtime, while ensuring continuous warranty coverage throughout the service period.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	17,200	17,600	18,000	18,400	19,000	**90,200**
Total	**17,200**	**17,600**	**18,000**	**18,400**	**19,000**	**90,200**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equipment Internal Service Fund	17,200	17,600	18,000	18,400	19,000	**90,200**
Total	**17,200**	**17,600**	**18,000**	**18,400**	**19,000**	**90,200**

Project Name **Public Works Park: Tractor**
Project # **Equip-27-462**



Total Project Cost	$121,700	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1278 SK1394 and PTO SK1212

Description

Replace SK1278 John Deere 5085M front PTO SK1212 and three point hitch $99,000.

Replace KAGE plow SK1394 $22,700.

Justification

Replacement schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	121,700	0	0	0	0	**121,700**
Total	**121,700**	**0**	**0**	**0**	**0**	**121,700**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	121,700	0	0	0	0	**121,700**
Total	**121,700**	**0**	**0**	**0**	**0**	**121,700**

Project Name **Public Works Park: 2-Ton (class 5) Truck**
Project # **Equip-27-463**



Total Project Cost	$240,600	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2027 Replace Vehicle #	SK1067
2030 Replace Vehicle #	SK1355		

Description

2027: Replace SK1067 with dump body 4x4 2-Ton (class 5) F550

2030: Replace SK1355 with dump body 4x4 2-Ton (class 5) F550

Justification

Replacement schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	115,000	0	0	125,600	0	**240,600**
Total	**115,000**	**0**	**0**	**125,600**	**0**	**240,600**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	115,000	0	0	125,600	0	**240,600**
Total	**115,000**	**0**	**0**	**125,600**	**0**	**240,600**

Project Name **Facilities: Front Mower**
Project # **Equip-28-181**



Total Project Cost	$39,700	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	2 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1519 and Cab SK1316
2030 Replace Vehicle #	Replace 2028 model		

Description

2028: Replace 2026 John Deere Commercial Front Mount Mower SK1519. Watching for model change and needing new cabs.

2030: Replace 2028 John Deere Commercial Front Mount Mower.

Winter use: city hall, library snow removal (Facilities- 6 months) Summer use: mowing parks and athletic fields (Public Works- Park Maintenance, 6 months)

Justification

2 years. The 2-year purchase option provides a cost-effective solution by reducing overall maintenance expenses and downtime, while ensuring continuous warranty coverage throughout the service period.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	22,800	0	16,900	0	**39,700**
Total	**0**	**22,800**	**0**	**16,900**	**0**	**39,700**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	22,800	0	16,900	0	**39,700**
Total	**0**	**22,800**	**0**	**16,900**	**0**	**39,700**

Project Name **Fire: Fire Radios (46)**
Project # **Equip-28-321**



Total Project Cost	$339,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Status	Active
Useful Life	10 years		

Description

Fire department portable radios are handheld communication devices used by firefighters and other emergency personnel to communicate during operations. These radios are crucial for coordinating efforts, ensuring safety, and managing resources effectively during emergencies such as fires, rescues, and other incidents.

Justification

Replacing aging fire department portable radios is crucial for several reasons:

1. **Reliability**: As radios age, their reliability can decrease. Malfunctions or failures during critical moments can jeopardize the safety of firefighters and the success of operations.
2. **Technological Advancements**: Newer models often come with improved features such as better audio clarity, enhanced battery life, and more robust emergency alert systems. These advancements can significantly improve communication efficiency and safety.
3. **Compliance with Standards**: Communication standards and regulations evolve over time. Older radios might not meet current standards, which can lead to compatibility issues with newer equipment and systems used by other emergency services.
4. **Maintenance Costs**: Older radios can become more expensive to maintain and repair. Parts may become scarce, and the cost of keeping them operational can exceed the cost of replacement.
5. **Safety Features**: Newer radios often include advanced safety features like GPS tracking, which can be crucial for locating firefighters in distress.
6. **Interference and Signal Quality**: Aging radios may suffer from increased interference and degraded signal quality, which can hinder effective communication in critical situations.

The new radios will take the place of the old ones that have been in use since 2007.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	339,000	0	0	0	**339,000**
Total	**0**	**339,000**	**0**	**0**	**0**	**339,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	339,000	0	0	0	**339,000**
Total	**0**	**339,000**	**0**	**0**	**0**	**339,000**

Project Name **Fire: Brush Truck**
Project # **Equip-28-322**



Total Project Cost	$169,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1116

Description

Replace sk1116, a 2010 F350 ford brush truck with a new dedicated 2-door off-road truck for brush fires.

Justification

Replacement schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	169,000	0	0	0	**169,000**
Total	**0**	**169,000**	**0**	**0**	**0**	**169,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	169,000	0	0	0	**169,000**
Total	**0**	**169,000**	**0**	**0**	**0**	**169,000**

Project Name **Fire: Pressure Washer**
Project # **Equip-28-323**



Total Project Cost	$18,500	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Status	Active
Useful Life	15 years		

Description

The pressure washer is a specialized piece of equipment designed to deliver high-pressure water for various cleaning and decontamination tasks.

Justification

The Fire departments uses pressure washers for several important tasks, including:

1. **Cleaning Equipment**: Fire trucks, hoses, and other firefighting equipment can get dirty and contaminated during use. Pressure washers help keep this equipment clean and in good working order.
2. **Decontamination**: After responding to hazardous material incidents, pressure washers can be used to decontaminate equipment and protective gear.
3. **Station Maintenance**: Fire stations need to be kept clean and sanitary. Pressure washers are used to clean the exterior of the building, driveways, and other areas.
4. **Post-Fire Cleanup**: After a fire, pressure washers can help clean up soot, debris, and other residues from buildings and other structures.

This new pressure washer replace station 2's 2012 Hotsy pressure washer.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	18,500	0	0	0	**18,500**
Total	**0**	**18,500**	**0**	**0**	**0**	**18,500**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	18,500	0	0	0	**18,500**
Total	**0**	**18,500**	**0**	**0**	**0**	**18,500**

Project Name **Public Works Street: Plow Truck**
Project # **Equip-28-422**



Total Project Cost	$1,876,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1106 SK1107
2031 Replace Vehicle #	SK1108 SK1109 SK1110		

Description

2028: Replace two 2013 International plow trucks with box hoist, plow sander and accessories SK1106 and SK1107.

2031: Replace three 2016 International plow trucks with box hoist, plow sander and accessories SK1108, SK1109 and SK1110.

Justification

Replacement schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	710,800	0	0	1,165,200	**1,876,000**
Total	**0**	**710,800**	**0**	**0**	**1,165,200**	**1,876,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	710,800	0	0	1,165,200	**1,876,000**
Total	**0**	**710,800**	**0**	**0**	**1,165,200**	**1,876,000**

Project Name **Public Works Street: Grader**
Project # **Equip-28-423**



Total Project Cost	$234,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
2028 Replace Vehicle #	SK1164		

Description

Replace 2013 Noram 65E Grader SK1164, used for alleys, spreading blacktop and other road projects.

Justification

Replacement schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	234,000	0	0	0	**234,000**
Total	**0**	**234,000**	**0**	**0**	**0**	**234,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	234,000	0	0	0	**234,000**
Total	**0**	**234,000**	**0**	**0**	**0**	**234,000**

Project Name **Public Works Park: Air Compressor**
Project # **Equip-28-462**



Total Project Cost	$40,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1140

Description

Replace 2008 air compressor SK1140 used for blowing out irrigation systems and other miscellaneous activities.

Justification

Replacement schedule: 20 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	40,000	0	0	0	**40,000**
Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	40,000	0	0	0	**40,000**
Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**

Project Name **Public Works Park: 2-Ton (class 5) Bucket Truck**
Project # **Equip-28-463**



Total Project Cost	$168,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1054

Description

Replace 2008 2-Ton (class 5) bucket truck SK1054, used for tree trimming, hanging banners and miscellaneous activities.

Justification

Replacement Schedule: 20 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	168,000	0	0	0	**168,000**
Total	**0**	**168,000**	**0**	**0**	**0**	**168,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	168,000	0	0	0	**168,000**
Total	**0**	**168,000**	**0**	**0**	**0**	**168,000**

Project Name **Public Works Park - UTV**
Project # **Equip-28-464**



Total Project Cost	$24,100	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	2 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1515
2030 Replace Vehicle #	Replace 2028 model		

Description

2028: Replace 2026 John Deere Gator Utility Task Vehicle (UTV) SK1515.

2030: Replace 2028 John Deere Gator Utility Task Vehicle (UTV).

This UTV is mostly used for watering plants in the downtown area and other areas in the city.

Justification

Replacement schedule: 2 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	11,700	0	12,400	0	**24,100**
Total	**0**	**11,700**	**0**	**12,400**	**0**	**24,100**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	11,700	0	12,400	0	**24,100**
Total	**0**	**11,700**	**0**	**12,400**	**0**	**24,100**

Project Name **Public Works Park: Front Mower**
Project # **Equip-28-465**



Total Project Cost	$79,400	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	2 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1517, SK1518 and Cabs SK1229, SK1315
2030 Replace Vehicle #	Replace 2028 model		

Description

Used for mowing parks and athletic fields, and for snow removal during the winter months.

2028: Replace two 2026 John Deere Commercial Front Mount Mowers SK1517 and SK1518. Watching for model change and needing new cabs.

2030: Replace two 2028 John Deere Commercial Front Mount Mowers

Justification

2 years. The 2-year purchase option provides a cost-effective solution by reducing overall maintenance expenses and downtime, while ensuring continuous warranty coverage throughout the service period.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	45,600	0	33,800	0	**79,400**
Total	**0**	**45,600**	**0**	**33,800**	**0**	**79,400**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	45,600	0	33,800	0	**79,400**
Total	**0**	**45,600**	**0**	**33,800**	**0**	**79,400**

Project Name **Public Works Park:Pro Core Turf Aerator**
Project # **Equip-28-466**



Total Project Cost	$55,500	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1181

Description

Used for aerating turf areas and soccer fields

Justification

Replacement Schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	55,500	0	0	0	**55,500**
Total	**0**	**55,500**	**0**	**0**	**0**	**55,500**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	55,500	0	0	0	**55,500**
Total	**0**	**55,500**	**0**	**0**	**0**	**55,500**

Project Name **Public Works Park: Large Mower**
Project # **Equip-28-467**



Total Project Cost	$180,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	8 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1346

Description

2028: Replace 2020 Toro 5910 grounds Master large area mower SK1346.

Justification

8 years/3,000 hours. Used for mowing large open areas, such as parks and athletic fields.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	180,000	0	0	0	**180,000**
Total	**0**	**180,000**	**0**	**0**	**0**	**180,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	180,000	0	0	0	**180,000**
Total	**0**	**180,000**	**0**	**0**	**0**	**180,000**

Project Name **Parks & Recreation: Enclosed Trailer**
Project # **Equip-28-671**



Total Project Cost	$15,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1174

Description

Enclosed trailer used to haul supplies and equipment to various program sights.

Justification

Current trailer cost less when purchased 15 years ago and now is needed beyond the scope of just ski school.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	15,000	0	0	0	**15,000**
Total	**0**	**15,000**	**0**	**0**	**0**	**15,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	15,000	0	0	0	**15,000**
Total	**0**	**15,000**	**0**	**0**	**0**	**15,000**

Budget Impact

Replacement item whose cost exceeds threshold of $10k.

Project Name **Parks & Recreation: Front Mower**
Project # **Equip-28-673**



Total Project Cost	$39,700	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	2 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	SK1519 and Cab SK1344
2030 Replace Vehicle #	Replace 2028 model		

Description

2028: Replace 2026 John Deere Commercial Front Mower SK1519. Watching for model change and needing new cabs.

2030: Replace 2028 John Deere Commercial Front Mower.

Winter use: community center snow removal (Recreation, 6 months) Summer Use: mowing parks and athletic fields (Public Works - Park Maintenance, 6 months)

Justification

2 years. The 2-year purchase option provides a cost-effective solution by reducing overall maintenance expenses and downtime, while ensuring continuous warranty coverage throughout the service period.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	22,800	0	16,900	0	**39,700**
Total	**0**	**22,800**	**0**	**16,900**	**0**	**39,700**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	22,800	0	16,900	0	**39,700**
Total	**0**	**22,800**	**0**	**16,900**	**0**	**39,700**

Project Name **Fire: Base Radios (2)**
Project # **Equip-29-321**



Total Project Cost	$17,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Status	Active
Useful Life	15 years		

Description

Fire station base radios are essential communication tools used to coordinate operations. These radios are installed at each fire station and serve as a central hub for communication between firefighters, dispatchers, and other emergency personnel. The communication is amplified throughout the station using speakers.

Justification

These new base radios will replace the 2007 models at each fire station. The replacement is justified for several reasons:

1. **Technological Advancements**: Newer radios often come with advanced features such as better encryption, improved audio quality, and enhanced interoperability with other communication systems.
2. **Reliability and Durability**: Older radios may become less reliable over time due to wear and tear. Newer models are designed to be more durable and can withstand harsh conditions better.
3. **Compliance with Regulations**: Communication standards and regulations can change, requiring updates to equipment to remain compliant. New radios often meet the latest standards and certifications.
4. **Improved Safety**: Modern radios can include features like GPS tracking, emergency alerts, and better battery life, which enhance the safety of firefighters during operations.
5. **Cost Efficiency**: While there is an upfront cost to replacing radios, newer models can be more cost-effective in the long run due to lower maintenance costs and fewer breakdowns.
6. **Interference Reduction**: Newer radios are often better at reducing interference, ensuring clearer and more reliable communication, which is crucial during emergencies.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	17,000	0	0	**17,000**
Total	**0**	**0**	**17,000**	**0**	**0**	**17,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	17,000	0	0	**17,000**
Total	**0**	**0**	**17,000**	**0**	**0**	**17,000**

Project Name **Fire: Administration Vehicles**
Project # **Equip-29-322**



Total Project Cost	$174,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	6 years
Fund	Capital Equipment Internal Service Fund	2029 Replace Vehicle #	SK1430 SK1431

Description

Replace SK1430 and SK1431 with two new administration vehicles.

Justification

Replacement schedule: 6 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	174,000	0	0	**174,000**
Total	**0**	**0**	**174,000**	**0**	**0**	**174,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	174,000	0	0	**174,000**
Total	**0**	**0**	**174,000**	**0**	**0**	**174,000**

Project Name **Fire: Administration Vehicle**
Project # **Equip-29-323**



Total Project Cost	$87,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	6 years
Fund	Capital Equipment Internal Service Fund	2026 Replace Vehicle #	SK1416

Description

Replace 2023 fire quick response rescue vehicle SK1416 with accessories/setup.

Justification

Replacement schedule: 6 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	87,000	0	0	**87,000**
Total	**0**	**0**	**87,000**	**0**	**0**	**87,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	87,000	0	0	**87,000**
Total	**0**	**0**	**87,000**	**0**	**0**	**87,000**

Project Name **Inspections: Electric Vehicles**
Project # **Equip-29-331**



Total Project Cost	$184,200	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Inspections	Priority	2 - Smart to do
Status	Active	Useful Life	8 years
Fund	Capital Equipment Internal Service Fund	2029 Replace Vehicle #	SK1386
2031 Replace Vehicle #	SK1424, SK1434		

Description

2029: Replace 2021 Mach-E SK1386

2031: Replace 2023 Mach-E SK1424 and Ford Lightening SK1434

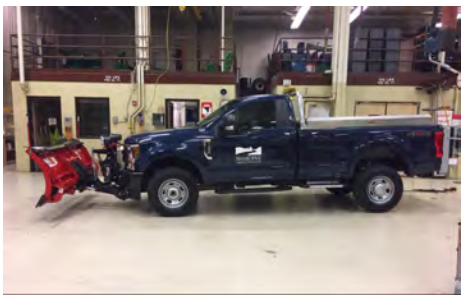
Justification

Replacement schedule is 8 years. All electric vehicles are scheduled for replacement after eight years due to the expiration of the battery warranty. Battery replacement costs are significant and can exceed the value of maintaining the vehicle beyond its warranty period. Replacing the vehicle at the end of the warranty cycle minimizes financial risk.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	0	0	59,000	0	125,200	**184,200**
Total	**0**	**0**	**59,000**	**0**	**125,200**	**184,200**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equipment Internal Service Fund	0	0	59,000	0	125,200	**184,200**
Total	**0**	**0**	**59,000**	**0**	**125,200**	**184,200**

Project Name **Public Works Street: 1-Ton Ford F350 Truck 4X4**
Project # **Equip-29-421**



Total Project Cost	$79,900	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	
2029 Replace Vehicle #	SK1321		

Description

Replace SK1321 1-Ton (class 3) Ford F350 Truck 4X4 with plow and tailgate lift.

Justification

Replacement schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	79,900	0	0	**79,900**
Total	**0**	**0**	**79,900**	**0**	**0**	**79,900**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	79,900	0	0	**79,900**
Total	**0**	**0**	**79,900**	**0**	**0**	**79,900**

Project Name **Shop: Forklift**
Project # **Equip-29-441**



Total Project Cost	$50,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Fleet	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2029 Replace Vehicle #	SK1160

Description

2029: Replace SK1160 Forklift

Justification

Replacement schedule: 20 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	50,000	0	0	**50,000**
Total	**0**	**0**	**50,000**	**0**	**0**	**50,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	50,000	0	0	**50,000**
Total	**0**	**0**	**50,000**	**0**	**0**	**50,000**

Project Name **Public Works Park: Band 250X Brush Chipper**
Project # **Equip-29-462**



Total Project Cost	$80,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2029 Replace Vehicle #	SK1058

Description

Replace SK1058 Band 250X Brush Chipper

Justification

Replacement Schedule: 15 Years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	80,000	0	0	**80,000**
Total	**0**	**0**	**80,000**	**0**	**0**	**80,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	80,000	0	0	**80,000**
Total	**0**	**0**	**80,000**	**0**	**0**	**80,000**

Project Name **Parks & Recreation: JLG JLG Scissors**
Project # **Equip-29-671**



Total Project Cost	$28,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2028 Replace Vehicle #	
2029 Replace Vehicle #	SK1385		

Description

Replace JLG Scissor Lift SK1385

Justification

Replacement Schedule: 10 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	28,000	0	0	**28,000**
Total	**0**	**0**	**28,000**	**0**	**0**	**28,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	28,000	0	0	**28,000**
Total	**0**	**0**	**28,000**	**0**	**0**	**28,000**

Project Name **Facilities: 1/2 Ton (Class 2) Pickup Truck**
Project # **Equip-30-182**



Total Project Cost	$67,500	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2030 Replace Vehicle #	SK1133

Description

Pickup truck (SK1133) 4x2 with lift and toolbox.

- ***This vehicle's replacement has been pushed back to 2030 due to low mileage***

Justification

Replacement schedule: 10 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	67,500	0	**67,500**
Total	**0**	**0**	**0**	**67,500**	**0**	**67,500**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	67,500	0	**67,500**
Total	**0**	**0**	**0**	**67,500**	**0**	**67,500**

Project Name **Fire: Administration Vehicle**
Project # **Equip-30-321**



Total Project Cost	$90,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	6 years
Fund	Capital Equipment Internal Service Fund	2030 Replace Vehicle #	SK1439

Description

Replace 2024 administrative vehicle SK1439 with accessories/setup.

Justification

Replacement schedule: 6 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	90,000	0	**90,000**
Total	**0**	**0**	**0**	**90,000**	**0**	**90,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	90,000	0	**90,000**
Total	**0**	**0**	**0**	**90,000**	**0**	**90,000**

Project Name **Fire: Boat & Trailer**
Project # **Equip-30-322**



Total Project Cost	$184,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2030 Replace Vehicle #	SK1015 and SK1015T

Description

The fire department airboat is a specialized vehicle used particularly in areas with a lot of water, such as swamps, marshes, rivers, and lakes. Unlike traditional boats, airboats are flat-bottomed and propelled by a large fan at the back, which allows them to navigate shallow waters and areas with dense vegetation where other boats might get stuck.

These airboats are equipped with medical and rescue equipment, making them ideal for responding to emergencies in challenging aquatic environments. They can be used for a variety of tasks, including:

- **Water rescues**: Reaching people stranded in difficult-to-access areas.
- **Firefighting**: Can aid in transporting hose for extinguishing fires in marshy or swampy regions.
- **Medical emergencies**: Providing quick access to injured individuals in remote locations.
- **Search and rescue**: Conducting searches for missing persons in waterlogged areas.

Justification

Replacing an old, aging airboat with a new one can be justified for several reasons:

1. **Safety**: Older airboats may have worn-out parts or outdated safety features, increasing the risk of accidents or malfunctions. A new airboat ensures that the latest safety standards and technologies are in place, protecting both the crew and those being rescued.
2. **Reliability**: As airboats age, they are more prone to breakdowns and require more frequent maintenance. A new airboat is more reliable, reducing the likelihood of mechanical failures during critical operations.
3. **Efficiency**: Newer airboats often come with improved engines and propulsion systems, making them faster and more fuel-efficient. This can be crucial in emergency situations where time is of the essence.
4. **Advanced Technology**: Modern airboats are equipped with the latest technology, such as GPS, advanced communication systems, and better equipment. These enhancements can significantly improve the effectiveness of rescue and firefighting missions.
5. **Cost-Effectiveness**: While the initial investment in a new airboat can be high, the long-term savings on maintenance and repairs for an aging airboat can justify the expense. Additionally, newer airboats may have better fuel efficiency, leading to lower operational costs.
6. **Environmental Impact**: Newer airboats are often designed to be more environmentally friendly, with reduced emissions and better fuel efficiency, which is important for minimizing the environmental footprint of rescue operations.

Replacement schedule: 15 years

Replaces 2015 Midwest Rescue SK1015 and trailer.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	184,000	0	**184,000**
Total	**0**	**0**	**0**	**184,000**	**0**	**184,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	184,000	0	**184,000**
Total	**0**	**0**	**0**	**184,000**	**0**	**184,000**

Project Name **Fire: Vertical Mast Lift FS1**
Project # **Equip-30-323**



Total Project Cost	$20,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Equipment Internal Service Fund		

Description

This project replaces the existing vertical mast lift at fire station 1.

Justification

Replacing the vertical mast lift with the proposed unit improves safety, reduces strain from manually moving equipment, and increases efficiency by allowing operators to reposition the lift from the platform. This upgrade supports quicker, safer cleaning, inspections, and minor repairs throughout the station.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	0	0	0	20,000	0	**20,000**
Total	**0**	**0**	**0**	**20,000**	**0**	**20,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equipment Internal Service Fund	0	0	0	20,000	0	**20,000**
Total	**0**	**0**	**0**	**20,000**	**0**	**20,000**

Project Name **Public Works Street - Asphalt Truck**
Project # **Equip-30-422**



Total Project Cost	$270,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
2030 Replace Vehicle #	SK1159		

Description

Replace SK1159 a 2015 Asphalt patching truck

Justification

Replacement schedule: 15 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	270,000	0	**270,000**
Total	**0**	**0**	**0**	**270,000**	**0**	**270,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	270,000	0	**270,000**
Total	**0**	**0**	**0**	**270,000**	**0**	**270,000**

Project Name **Public Works Street - 2-Ton (class 5) Truck**
Project # **Equip-30-423**



Total Project Cost	$125,600	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
2030 Replace Vehicle #	SK1354		

Description

2030: Replace SK1354 with dump body 4x4 2-Ton (class 5) F550

Justification

Replacement schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	125,600	0	**125,600**
Total	**0**	**0**	**0**	**125,600**	**0**	**125,600**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	125,600	0	**125,600**
Total	**0**	**0**	**0**	**125,600**	**0**	**125,600**

Project Name **Public Works Park - Line Striper**
Project # **Equip-30-462**



Total Project Cost	$30,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	6 years
2030 Replace Vehicle #	SK1443		

Description

2030: Replace SK1443 Graco Line Lazer. Used for painting crosswalks, symbols and athletic fields.

Justification

Replacement schedule: 6 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	30,000	0	**30,000**
Total	**0**	**0**	**0**	**30,000**	**0**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	30,000	0	**30,000**
Total	**0**	**0**	**0**	**30,000**	**0**	**30,000**

Project Name **Public Works Park - Pickup Sander**
Project # **Equip-30-466**



Total Project Cost	$13,500	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
2030 Replace Vehicle #	SK1061S		

Description

Replace 2015 Western Pickup sander SK1061S. Used for snow and ice control of alleys and parking lots.

Justification

Replacement schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	13,500	0	**13,500**
Total	**0**	**0**	**0**	**13,500**	**0**	**13,500**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	13,500	0	**13,500**
Total	**0**	**0**	**0**	**13,500**	**0**	**13,500**

Project Name **Parks & Recreation: (Class 3) Pickup Truck**
Project # **Equip-30-672**



Total Project Cost	$78,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Capital Equipment Internal Service Fund	2030 Replace Vehicle #	SK1105

Description

2030: Replace SK1105 2016 GMC pickup with power tailgate lift and plow. Used for maintenance and community center work activity.

- ***SK1105 replacement has been pushed back to 2030 due to low mileage***

- ***SK1122 is being removed from the IS Fund. A holdover will be used in the future once this vehicle has met its life expectancy.***

Justification

Replacement schedule: 10 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	78,000	0	**78,000**
Total	**0**	**0**	**0**	**78,000**	**0**	**78,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	78,000	0	**78,000**
Total	**0**	**0**	**0**	**78,000**	**0**	**78,000**

Project Name **Police: SWAT Van**
Project # **Equip-31-312**



Total Project Cost	$100,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Police	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2031 Replace Vehicle #	SK1033

Description

The current Police Department's Tactical SWAT van SK1033 has reached the end of its 15-year replacement cycle. The vehicle is used to transport tactical personnel, specialized equipment, and support resources during critical incidents, emergency responses, and mutual aid operations.

Justification

Replacement schedule is 15 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	100,000	**100,000**
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	100,000	**100,000**
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Project Name **Fire: Administration Vehicle**
Project # **Equip-31-323**



Total Project Cost	$92,700	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	6 years
Fund	Capital Equipment Internal Service Fund	2026 Replace Vehicle #	SK1345

Description

Replace 2025 administrative vehicle SK1478 with accessories/setup.

Justification

Replacement schedule: 6 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	92,700	**92,700**
Total	**0**	**0**	**0**	**0**	**92,700**	**92,700**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	92,700	**92,700**
Total	**0**	**0**	**0**	**0**	**92,700**	**92,700**

Project Name **Fire: Vertical Mast Lift FS2**
Project # **Equip-31-324**



Total Project Cost	$21,000	Contact	Fire Chief
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Equipment Internal Service Fund		

Description

This project replaces the existing vertical mast lift at fire station 2.

Justification

Replacing the vertical mast lift with the proposed unit improves safety, reduces strain from manually moving equipment, and increases efficiency by allowing operators to reposition the lift from the platform. This upgrade supports quicker, safer cleaning, inspections, and minor repairs throughout the station.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	21,000	**21,000**
Total	**0**	**0**	**0**	**0**	**21,000**	**21,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	21,000	**21,000**
Total	**0**	**0**	**0**	**0**	**21,000**	**21,000**

Project Name **Street: Trailer - DOT**
Project # **Equip-31-422**



Total Project Cost	$19,300	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Equipment Internal Service Fund	2031 Replace Vehicle #	SK1199

Description

Replace SK1199 after reaching its 20-year useful life.

Justification

Replacement Schedule is 20 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	19,300	**19,300**
Total	**0**	**0**	**0**	**0**	**19,300**	**19,300**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	19,300	**19,300**
Total	**0**	**0**	**0**	**0**	**19,300**	**19,300**

Project Name **Street: Attenuator**
Project # **Equip-31-423**



Total Project Cost	$40,500	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Equipment Internal Service Fund	2031 Replace Vehicle #	SK1153

Description

Unit to provide a safe work zone during roadway maintenance operations.

Justification

Replacement schedule is 20 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	40,500	**40,500**
Total	**0**	**0**	**0**	**0**	**40,500**	**40,500**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	40,500	**40,500**
Total	**0**	**0**	**0**	**0**	**40,500**	**40,500**

Project Name **Street: Case Loader**
Project # **Equip-31-424**



Total Project Cost	$352,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Street	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2031 Replace Vehicle #	SK1158

Description

Replace 2016 621F loader with plow setup SK1158.

Justification

Replacement schedule is 15 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	352,000	**352,000**
Total	**0**	**0**	**0**	**0**	**352,000**	**352,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	352,000	**352,000**
Total	**0**	**0**	**0**	**0**	**352,000**	**352,000**

Project Name **Shop: Fuel System**
Project # **Equip-31-441**



Total Project Cost	$60,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Fleet	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Equipment Internal Service Fund		

Description

Repair fuel island concrete and ensure system meets regulatory standards.

Justification

Replacement schedule is 10 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	60,000	**60,000**
Total	**0**	**0**	**0**	**0**	**60,000**	**60,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	60,000	**60,000**
Total	**0**	**0**	**0**	**0**	**60,000**	**60,000**

Project Name **Park: Garbage Truck**
Project # **Equip-31-461**



Total Project Cost	$165,000	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Capital Equipment Internal Service Fund	2031 Replace Vehicle #	SK1064

Description

Replace garbage truck SK1064, used to collect garbage from city parks.

Justification

Replacement schedule is 15 years.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	165,000	**165,000**
Total	**0**	**0**	**0**	**0**	**165,000**	**165,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	165,000	**165,000**
Total	**0**	**0**	**0**	**0**	**165,000**	**165,000**

Project Name **Park: Trailer - DOT**
Project # **Equip-31-462**



Total Project Cost	$19,300	Contact	Public Works Director
Department	Equipment Internal Serv. Fund	Type	Equipment
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Capital Equipment Internal Service Fund	2031 Replace Vehicle #	SK1198

Description

Replace SK1198 after reaching its 20-year useful life.

Justification

Replacement schedule is 20 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	19,300	**19,300**
Total	**0**	**0**	**0**	**0**	**19,300**	**19,300**

Funding Sources	2027	2028	2029	2030	2031	Total
Equipment Internal Service Fund	0	0	0	0	19,300	**19,300**
Total	**0**	**0**	**0**	**0**	**19,300**	**19,300**

Park Asset Fund

(Tab Insert)

2027 through 2031

Projects & Funding Source by Department

Shakopee, MN

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Park Asset Internal Serv. Fund								
Annual Trail Reconstruction	*PA-27-01*	2	158,000	86,000	88,500	90,000	92,000	**514,500**
Annual Fence Replacement	*PA-27-02*	2	20,000	20,000	20,000	21,000	21,000	**102,000**
Annual Parking Lot Rehabilitation	*PA-27-03*	2	126,000	157,600	230,000	312,000	225,500	**1,051,100**
Hamlet Park Playground Replacement/furnishings	*PA-27-04*	3	172,000					**172,000**
Cloverleaf Tennis/Basketball Court	*PA-27-05*	3	147,500					**147,500**
1st Ave Retaining Walls-CR 69 downtown tunnel area	*PA-27-06*	3	175,000					**175,000**
Pheasant Run Playground and Furnishing	*PA-28-04*	3		160,000				**160,000**
Southbridge Park Vegetation Management	*PA-28-05*	3		360,000	415,000			**775,000**
Tahpah Park Lights (Field 2 & 3)	*PA-29-04*	2			505,000			**505,000**
Whispering Oaks Playground and Furnishings	*PA-29-05*	3			130,000			**130,000**
Memorial Dock Replacement	*PA-29-06*	2			20,000			**20,000**
Cloverleaf Playground and Furnishings	*PA-30-04*	3				191,000		**191,000**
Langdon Terrace Playground and Furnishings	*PA-30-05*	3				162,000		**162,000**
Lions Park and Vierling Greenway Trail Connection	*PA-30-06*	3			10,000	75,000		**85,000**
Parklets Downtown	*PA-31-04*	2					288,000	**288,000**
Schleper Stadium ADA Ramp Rehabilitation	*PA-31-05*	1					70,000	**70,000**
O'Dowd Parking Lot and Park Rehab	*PA-31-06*	3					366,000	**366,000**
Savanna Oaks Playground and Furnishings	*PA-31-07*	3					165,000	**165,000**
Royalty Park Playground and Furnishings	*PA-31-08*	3					180,000	**180,000**
Hackney Park Playground and Furnishings	*PA-31-09*	3					180,000	**180,000**
Park Asset Internal Serv. Fund Total			**798,500**	**783,600**	**1,418,500**	**851,000**	**1,587,500**	**5,439,100**
Cost Sharing, SPUC					300,000			**300,000**
Park Asset Internal Service Fund			798,500	783,600	1,118,500	851,000	1,587,500	**5,139,100**
Park Asset Internal Serv. Fund Sources Total			**798,500**	**783,600**	**1,418,500**	**851,000**	**1,587,500**	**5,439,100**
GRAND TOTAL			**798,500**	**783,600**	**1,418,500**	**851,000**	**1,587,500**	**5,439,100**

Project Name **Annual Trail Reconstruction**
Project # **PA-27-01**

Total Project Cost	$514,500	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Park Asset IS Fund		

Description

This project includes the rehabilitation of existing bituminous trails in the city, that serve parks or as regional trail systems.

* 2027 - Includes segments within Prairie Bend Park and Scenic Heights Parks

Justification

Ongoing maintenance of recreation trails as part of an overall pavement management program. The trails pavement condition has deteriorated as it nears life expectancy. Upgrade all trails old and new to meet ADA specifications

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	139,000	76,000	78,500	80,000	82,000	**455,500**
Engineering/Administration	19,000	10,000	10,000	10,000	10,000	**59,000**
Total	**158,000**	**86,000**	**88,500**	**90,000**	**92,000**	**514,500**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Asset Internal Service Fund	158,000	86,000	88,500	90,000	92,000	**514,500**
Total	**158,000**	**86,000**	**88,500**	**90,000**	**92,000**	**514,500**

Budget Impact

The City must reconstruct pedestrian ramp facilities to comply with its ADA Transition plan adopted in 2018, increasing the cost of future trail projects compared to previous years' projects



Project Name **Annual Fence Replacement**
Project # **PA-27-02**

Total Project Cost	$102,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Park Asset IS Fund		

Description

Schleper Stadium Fencing around the electrical panels, the first base line and the area west of the concession stands.

Justification

Ongoing maintenance/replacement of fences with a 20 year replacement cycle.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	20,000	20,000	20,000	21,000	21,000	**102,000**
Total	**20,000**	**20,000**	**20,000**	**21,000**	**21,000**	**102,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	20,000	20,000	20,000	21,000	21,000	**102,000**
Total	**20,000**	**20,000**	**20,000**	**21,000**	**21,000**	**102,000**



Project Name **Annual Parking Lot Rehabilitation**
Project # **PA-27-03**

Total Project Cost	$1,051,100	Contact	City Engineer
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Public Works	Priority	2 - Smart to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

Project includes the rehabilitation of the bituminous asphalt surfaces. The rehabilitation work includes removal of the pavement surface, full depth spot repair and patching, spot curb and gutter repair, upgrade of sidewalk/trail/pedestrian curb ramp, meet ADA requirements and a bituminous pavement reconstruction.

2027 - Downtown Fuller/2nd Ave parking lot

2028 - Tahpah West parking lot

2029- Boat Landing Parking Lot

2030 - 17th Ave Sports Complex

Justification

This is a continuation of the city's pavement preservation program to maintain existing infrastructure. The city must also reconstruct pedestrian ramp facilities with ADA transition plan adopted in 2018.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	114,000	142,000	210,000	283,000	225,500	**974,500**
Engineering/Administration	12,000	15,600	20,000	29,000	0	**76,600**
Total	**126,000**	**157,600**	**230,000**	**312,000**	**225,500**	**1,051,100**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	126,000	157,600	230,000	312,000	225,500	**1,051,100**
Total	**126,000**	**157,600**	**230,000**	**312,000**	**225,500**	**1,051,100**

Budget Impact

The bituminous pavements in the project area have significantly deteriorated. Patching or overlayment are no longer effective options to extend the life of the asphalt surface. These pavement areas require more than usual maintenance. Update the lighting, repair curbing, and required ADA improvements are generally unfunded mandates to improve accessibility and minimize liability.



Project Name **Hamlet Park Playground Replacement/furnishings**
Project # **PA-27-04**

Total Project Cost	$172,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

Originally installed in 2002. The 2027 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables. In addtion to the this we will need to replace the roof and paint on the existing gazebo.

Justification

25 year replacement cycle evaluated for parts availability and safety guidelines.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	160,000	0	0	0	0	**160,000**
Engineering/Administration	12,000	0	0	0	0	**12,000**
Total	**172,000**	**0**	**0**	**0**	**0**	**172,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	172,000	0	0	0	0	**172,000**
Total	**172,000**	**0**	**0**	**0**	**0**	**172,000**



Project Name **Cloverleaf Tennis/Basketball Court**
Project # **PA-27-05**

Total Project Cost	$147,500	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Public Works	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Asset IS Fund		

Description

Originally built in 2002, completely replace the blacktop, chain link fencing, tennis nets, new coloring, meet ADA requirements, and install concrete curbing around each court.

Justification

The bituminous has met it's life expectancy. Large a cracks on both courts.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	137,500	0	0	0	0	**137,500**
Engineering/Administration	10,000	0	0	0	0	**10,000**
Total	**147,500**	**0**	**0**	**0**	**0**	**147,500**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	147,500	0	0	0	0	**147,500**
Total	**147,500**	**0**	**0**	**0**	**0**	**147,500**



Project Name **1st Ave Retaining Walls-CR 69 downtown tunnel area**
Project # **PA-27-06**

Total Project Cost	$205,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Public Works	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Asset IS Fund		

Description

Make repairs to the landscaping walls that are located along the path that goes from 1st avenue to the tunnel.

Justification

Some walls are starting to deteriorate others are starting to lean. Replace some of the walls, and reset the walls that are tipping with existing blocks that are good. Hard surfaces may need to be included in this project. Evaluate at a later date.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	175,000	0	0	0	0	**175,000**
Total	**175,000**	**0**	**0**	**0**	**0**	**175,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	175,000	0	0	0	0	**175,000**
Total	**175,000**	**0**	**0**	**0**	**0**	**175,000**



Project Name **Pheasant Run Playground and Furnishing**
Project # **PA-28-04**

Total Project Cost	$160,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

Originally installed in 2003. The 2028 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Justification

Originally built in 2003, complete replacement of the playground equipment, meet ADA requirements/upgrades, surface material, drain tile, and border sections if needed.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	148,500	0	0	0	**148,500**
Engineering/Administration	0	11,500	0	0	0	**11,500**
Total	**0**	**160,000**	**0**	**0**	**0**	**160,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	160,000	0	0	0	**160,000**
Total	**0**	**160,000**	**0**	**0**	**0**	**160,000**



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Project Name **Southbridge Park Vegetation Management**
Project # **PA-28-05**

Total Project Cost	$775,000	Contact	City Engineer
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	3 - Want to do
Status	Active	Useful Life	50 years

Description

Southbridge Park is a 40-acre area that includes paved and gravel trails, an outdoor ice rink, and a large dog park. There are roughly 25 acres of wooded area dominated by oak species, mainly of the red oak group. Other native species present include black cherry, hackberry, cottonwood, and cedar. The hackberries and cottonwoods are found in the lower, wetter areas of the park and bordering the wetland. The cherries and cedars are scattered throughout.

This park has also been invaded by common buckthorn and nonnative honeysuckle. Buckthorn and honeysuckle are woody invasives that form dense stands that can completely alter the understory composition of a forest, overtaking the native vegetation. This reduces habitat for wildlife and can contribute to reduced soil stabilization. Additionally, the oaks in this park are being devastated by oak wilt. Oak wilt is a fungal disease that infects oak trees' cellular vessels, reducing the uptake of water by the infected tree.

If no action is taken to restore this area, the current stand of oak trees will continue to die and be cut down with nothing replacing them. This would open the canopy, resulting in a loss of the woodland landscape.

The goals for this project are to mitigate the impacts of tree loss due to oak wilt and provide a high quality, usable natural area to residents. This will be done through removal of the dead and dying oak trees, removal of woody invasives, planting native grasses and reforestation.

Justification

Shakopee does not have many other large, wooded parks with extensive trail access similar to Southbridge. Additionally, if no management is done, buckthorn and honeysuckle will continue to invade the park. This would create usability issues in the dog park in addition to negatively impacting the ecology and aesthetics of the park as a whole. The continued loss of oaks and presence of invasive vegetation will reduce the quality of the public amenity.

The City previously submitted a DNR CPL Grant application for tree planting for this project, but was unsucessful. The project funding has been updated to cost share with SPU for the tree planting, to fulfill the tree mitigation requirements from the upcoming eletrical distribution project in the area. The city will continue to pursue grant funding opportunities in the next 1-2 years.

Project costs in 2028 will be used for tree and buckthorn removal. 2029 costs include native seeding and tree planting.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	0	360,000	415,000	0	0	**775,000**
Total	**0**	**360,000**	**415,000**	**0**	**0**	**775,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Asset Internal Service Fund	0	360,000	115,000	0	0	**475,000**
Cost Sharing, SPUC	0	0	300,000	0	0	**300,000**
Total	**0**	**360,000**	**415,000**	**0**	**0**	**775,000**

Project Name **Southbridge Park Vegetation Management**
Project # **PA-28-05**

Department	Park Asset Internal Serv. Fund	Contact	City Engineer



Project Name **Tahpah Park Lights (Field 2 & 3)**
Project # **PA-29-04**

Total Project Cost	$505,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	2 - Smart to do
Status	Active	Useful Life	30 years
Fund	Park Asset IS Fund		

Description

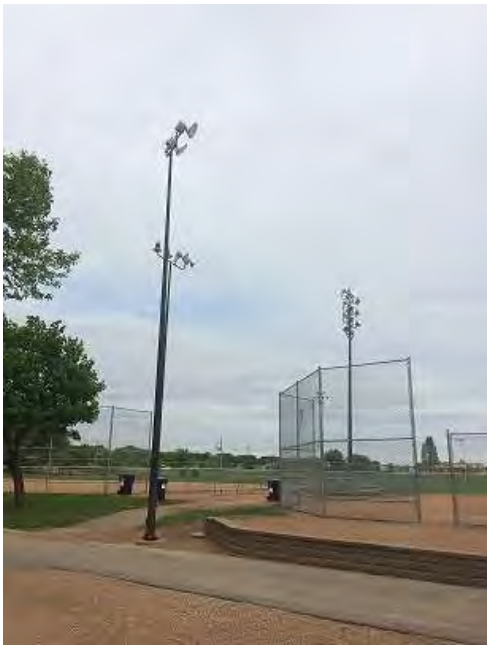
Replace existing halogen lights, originally installed in the 1980's, with LED at fields two and tree at Tahpah Park.

Justification

Lights are halogen and have reached their life expectancy. LED on timers will provide energy cost savings and improved field lighting quality. This is a dual-use field for softball in the summer and football in the fall.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	437,000	0	0	**437,000**
Planning/Design	0	0	68,000	0	0	**68,000**
Total	**0**	**0**	**505,000**	**0**	**0**	**505,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	505,000	0	0	**505,000**
Total	**0**	**0**	**505,000**	**0**	**0**	**505,000**



Project Name **Whispering Oaks Playground and Furnishings**
Project # **PA-29-05**

Total Project Cost	$130,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

Originally installed in 2004. The 2029 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Justification

25 year replacement cycle evaluated for parts availability and safety guidelines.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	121,000	0	0	**121,000**
Engineering/Administration	0	0	9,000	0	0	**9,000**
Total	**0**	**0**	**130,000**	**0**	**0**	**130,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	130,000	0	0	**130,000**
Total	**0**	**0**	**130,000**	**0**	**0**	**130,000**



Project Name **Memorial Dock Replacement**
Project # **PA-29-06**

Total Project Cost	$20,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	2 - Smart to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

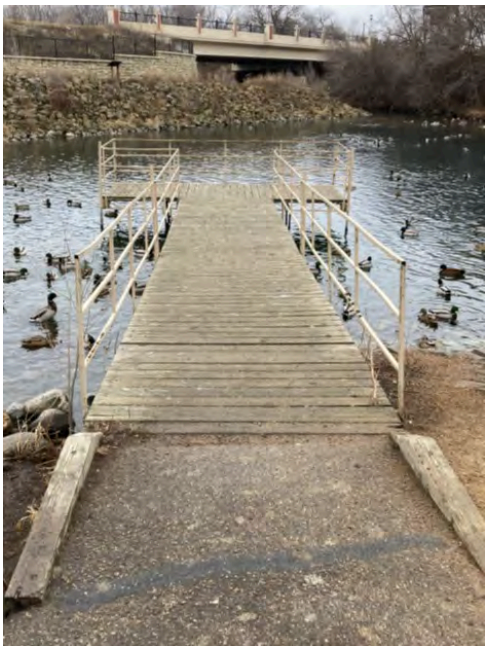
The dock has met the needs for years. It is time to replace the old metal dock and wood boards for a combination of safety, esthetics, and durability.

Justification

Overall, the justification for a new dock with ADA safety upgrades is based on enhancing accessibility, safety and inclusivity. By prioritizing these factors, you can create a more welcoming and inclusive environment that benefits individuals with disabilities and the broader community alike. This not only improves the public image but also ensures that everyone can enjoy the facility equally and safely.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	20,000	0	0	**20,000**
Total	**0**	**0**	**20,000**	**0**	**0**	**20,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	20,000	0	0	**20,000**
Total	**0**	**0**	**20,000**	**0**	**0**	**20,000**



Project Name **Cloverleaf Playground and Furnishings**
Project # **PA-30-04**

Total Project Cost	$191,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

Originally installed in 2005. The 2030 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Justification

25 year replacement cycle evaluated for parts availability and safety guidelines.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	178,000	0	**178,000**
Engineering/Administration	0	0	0	13,000	0	**13,000**
Total	**0**	**0**	**0**	**191,000**	**0**	**191,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	191,000	0	**191,000**
Total	**0**	**0**	**0**	**191,000**	**0**	**191,000**



Project Name **Langdon Terrace Playground and Furnishings**
Project # **PA-30-05**

Total Project Cost	$162,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years
Fund	Park Asset IS Fund		

Description

Originally installed in 2005. The 2030 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Justification

25 year replacement cycle evaluated for parts availability and safety guidelines.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	151,000	0	**151,000**
Engineering/Administration	0	0	0	11,000	0	**11,000**
Total	**0**	**0**	**0**	**162,000**	**0**	**162,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	162,000	0	**162,000**
Total	**0**	**0**	**0**	**162,000**	**0**	**162,000**



Project Name **Lions Park and Vierling Greenway Trail Connection**
Project # **PA-30-06**

Total Project Cost	$85,000	Contact	City Engineer
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Trails	Priority	3 - Want to do
Status	Active	Useful Life	20 years
Fund	Park Asset IS Fund		

Description

A proposed trail that would connect the existing trail system in Lions Park to the Veirling Greenway trail north of Fire Station 2. The trails would allow pedestrians with improved access between the two trail systems.

Justification

Currently, trail users walk through the park open space and disc golf course to link the two trail networks together. This isn't feasible in the winter or during the wet times of the yaer.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	75,000	0	**75,000**
Engineering/Administration	0	0	10,000	0	0	**10,000**
Total	**0**	**0**	**10,000**	**75,000**	**0**	**85,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	10,000	75,000	0	**85,000**
Total	**0**	**0**	**10,000**	**75,000**	**0**	**85,000**



Project Name **Parklets Downtown**
Project # **PA-31-04**

Total Project Cost	$288,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Maintenance
Category	Public Works- Park	Priority	2 - Smart to do
Status	Active	Useful Life	7 years
Fund	Park Asset IS Fund		

Description

The five downtown parklets were originally installed during the COVID-19 pandemic using federal funding provided through the American Rescue Plan Act (ARPA), specifically under Sections **602(c)(1)** and **603(c)**. These funds were intended to support community recovery efforts and provide safe outdoor spaces during and after the public health emergency.

The parklets were designed with an estimated life expectancy of approximately seven years. As they approach the end of that expected lifespan, it is now in the plan for replacement to ensure continued safety, functionality, and benefit to the community.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	0	0	0	0	288,000	**288,000**
Total	**0**	**0**	**0**	**0**	**288,000**	**288,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Asset Internal Service Fund	0	0	0	0	288,000	**288,000**
Total	**0**	**0**	**0**	**0**	**288,000**	**288,000**



Project Name **Schleper Stadium ADA Ramp Rehabilitation**
Project # **PA-31-05**

Total Project Cost	$70,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Park Asset IS Fund		

Description

Replacing wood ramp with aluminum ADA ramping system.

Justification

Ramp has reached its expected life, is deteriorating, and is in need of maintenance for safety.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	0	70,000	**70,000**
Total	**0**	**0**	**0**	**0**	**70,000**	**70,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	0	70,000	**70,000**
Total	**0**	**0**	**0**	**0**	**70,000**	**70,000**



Project Name **O'Dowd Parking Lot and Park Rehab**
Project # **PA-31-06**

Total Project Cost	$366,000	Contact	Director of Planning & Development
Department	Park Asset Internal Serv. Fund	Type	Improvement
Category	Park Improvements	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Park Development Fund		

Description

Upgrade the gravel parking lot to bituminous, reconstruct ADA compliant trail, replace dock, replace retaining walls and other park amenities.

Justification

By upgrading the lot, this will help with ADA parking lot requirements which will provide easier access to trails for individuals with accessibility issues. The existing trail is non-ADA compliant. The existing infrastructure is at the end of its useful life.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	0	250,000	**250,000**
Improvements	0	0	0	0	61,000	**61,000**
Engineering/Administration	0	0	0	0	55,000	**55,000**
Total	**0**	**0**	**0**	**0**	**366,000**	**366,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	0	366,000	**366,000**
Total	**0**	**0**	**0**	**0**	**366,000**	**366,000**



Project Name **Savanna Oaks Playground and Furnishings**
Project # **PA-31-07**

Total Project Cost	$165,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years

Description

Originally installed in 2006. The 2031 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	154,000	**154,000**
Engineering/Administration	0	0	0	0	11,000	**11,000**
Total	**0**	**0**	**0**	**0**	**165,000**	**165,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	0	165,000	**165,000**
Total	**0**	**0**	**0**	**0**	**165,000**	**165,000**



Project Name **Royalty Park Playground and Furnishings**
Project # **PA-31-08**

Total Project Cost	$180,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years

Description

Originally installed in 2006. The 2031 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	168,000	**168,000**
Engineering/Administration	0	0	0	0	12,000	**12,000**
Total	**0**	**0**	**0**	**0**	**180,000**	**180,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	0	180,000	**180,000**
Total	**0**	**0**	**0**	**0**	**180,000**	**180,000**



Project Name **Hackney Park Playground and Furnishings**
Project # **PA-31-09**

Total Project Cost	$180,000	Contact	Public Works Director
Department	Park Asset Internal Serv. Fund	Type	Neighborhood Park
Category	Playground Equipment	Priority	3 - Want to do
Status	Active	Useful Life	25 years

Description

Originally installed in 2006. The 2031 project involves a full replacement of the playground equipment, ensuring compliance with ADA requirements. It also includes upgrades to the surface material, drain tile, and border sections as necessary, along with the installation of essential furnishings such as garbage cans, benches, and tables.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	168,000	**168,000**
Engineering/Administration	0	0	0	0	12,000	**12,000**
Total	**0**	**0**	**0**	**0**	**180,000**	**180,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Park Asset Internal Service Fund	0	0	0	0	180,000	**180,000**
Total	**0**	**0**	**0**	**0**	**180,000**	**180,000**



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Information Technology Fund

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2027 through 2031

Projects & Funding Source by Department

Shakopee, MN

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund								
IT Operational Expenses	*IT-001*	2	30,000	30,000	30,000	32,000	32,000	**154,000**
Computer Replacements	*IT-002*	2	100,000	100,000	120,000	120,000	120,000	**560,000**
Software Purchases and Maintenance	*IT-003*	2	285,000	295,000	300,000	305,000	310,000	**1,495,000**
LOGIS Services	*IT-004*	2	275,000	280,000	285,000	290,000	300,000	**1,430,000**
General Consulting Services	*IT-005*	2	60,000	65,000	65,000	65,000	70,000	**325,000**
Printer Replacements	*IT-006*	2	20,000	20,000	20,000	20,000	20,000	**100,000**
Network Device Replacement	*IT-008*	2	30,000	30,000	20,000	20,000	20,000	**120,000**
Wireless Access	*IT-009*	2	3,000	3,000	85,000	3,500	3,500	**98,000**
Surveillance Camera Upgrades	*IT-010*	2	15,000	15,000	15,000	16,000	15,000	**76,000**
Building Security	*IT-011*	2	25,000	25,000	25,000	25,000	25,000	**125,000**
ERP System	*IT-012*	2				280,000		**280,000**
I.T. Internal Service Fund Total			**843,000**	**863,000**	**965,000**	**1,176,500**	**915,500**	**4,763,000**
General Fund						25,000		**25,000**
I.T. Internal Service Fund			843,000	863,000	965,000	1,151,500	915,500	**4,738,000**
I.T. Internal Service Fund Sources Total			**843,000**	**863,000**	**965,000**	**1,176,500**	**915,500**	**4,763,000**
GRAND TOTAL			**843,000**	**863,000**	**965,000**	**1,176,500**	**915,500**	**4,763,000**

Project Name **IT Operational Expenses**
Project # **IT-001**

Total Project Cost	$154,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	4 years
Fund	I.T. Internal Service Fund		

Description

Purchase of IT items for day-to-day use or replacement of worn out items. These include items such as monitors, cables, mice, keyboards, hard drives, memory sticks, mobile accessories and any other item or accessory which is needed for an employee to complete their daily tasks.

Justification

Employees need updated IT equipment to replace worn out or broken items. Employees also need additional items to add to their efficiency to complete their work. Requests come daily to IT items for items which are broken or worn out from use. These are essential typically smaller items for an employee to be able to consistently perform their duties.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	30,000	30,000	30,000	32,000	32,000	**154,000**
Total	**30,000**	**30,000**	**30,000**	**32,000**	**32,000**	**154,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
I.T. Internal Service Fund	30,000	30,000	30,000	32,000	32,000	**154,000**
Total	**30,000**	**30,000**	**30,000**	**32,000**	**32,000**	**154,000**

Budget Impact

Miscellaneous replacement item costs are factored into the IT Internal Services Fund.

Project Name **Computer Replacements**
Project # **IT-002**

Total Project Cost	$560,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	4 years
Fund	I.T. Internal Service Fund		

Description

Scheduled replacement of employee workstations. Each year a planned segment of employees receives a replacement computer if their device reaches its 4-5 year life expectancy depending on the device and its overall use.

Justification

Employee workstations, laptops, and tablets are on a 4-5 year replacement cycle. Devices are purchased with a 4 year warranty to reduce additional costs during the life of the device. Hardware failures and reduced performance of these devices is alleviated with purchasing new technology at the 4-5 year mark. A portion of older computers past the 4-5 year mark are used for summer interns, contractors, or areas that infrequent computer use is required to help reduce overall costs.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	100,000	100,000	120,000	120,000	120,000	**560,000**
Total	**100,000**	**100,000**	**120,000**	**120,000**	**120,000**	**560,000**

Funding Sources	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund	100,000	100,000	120,000	120,000	120,000	**560,000**
Total	**100,000**	**100,000**	**120,000**	**120,000**	**120,000**	**560,000**

Budget Impact

Computer replacement costs are factored into the IT Internal Fund budget process.

Project Name **Software Purchases and Maintenance**
Project # **IT-003**

Total Project Cost	$1,495,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	1 year
Fund	I.T. Internal Service Fund		

Description

IT and city departments look towards software solutions to enhance business processes, improve the customer experience, and provide value through efficiencies. Software maintenance is also typically required for most software purchases. This fee is paid every year or after the initial purchased support term has ended. This maintenance allows our software environment to stay up-to-date on versions, features, and security.

Justification

A majority of our software requires some form of software maintenance and licensing agreements from the vendor to remain current. Maintenance agreements typically includes phone support, ability to upgrade to the latest versions, licensing, and security patches for vulnerabilities. IT also looks for new software packages that will increase efficiencies in the city and works with the appropriate departments to determine if there is value in the purchase. Some of our larger software agreements include Microsoft, GIS, and Laserfiche.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	285,000	295,000	300,000	305,000	310,000	**1,495,000**
Total	**285,000**	**295,000**	**300,000**	**305,000**	**310,000**	**1,495,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
I.T. Internal Service Fund	285,000	295,000	300,000	305,000	310,000	**1,495,000**
Total	**285,000**	**295,000**	**300,000**	**305,000**	**310,000**	**1,495,000**

Budget Impact

Software maintenance costs are factored into the IT Internal Services budget process.

Project Name **LOGIS Services**
Project # **IT-004**

Total Project Cost	$1,430,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	1 year
Fund	I.T. Internal Service Fund		

Description

Logis provides many services for our city in which we pay for their assistance. The city contracts with Logis for data backups, internet, server hosting, software support, and network assistance. Local Government Information Systems (LOGIS) is a Joint Powers, intergovernmental consortium of Minnesota local government units.

Justification

Logis provides several direct IT services to the City. Logis provides secure off-site CJIS compliant backups of all our servers and data, server hosting, network support, monitoring and configuration, general IT consulting, and Logis is the internet service provider to connect to the State of Minnesota.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	275,000	280,000	285,000	290,000	300,000	**1,430,000**
Total	**275,000**	**280,000**	**285,000**	**290,000**	**300,000**	**1,430,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
I.T. Internal Service Fund	275,000	280,000	285,000	290,000	300,000	**1,430,000**
Total	**275,000**	**280,000**	**285,000**	**290,000**	**300,000**	**1,430,000**

Budget Impact

Logis service costs are factored into the IT Internal Services budget process.

Project Name **General Consulting Services**
Project # **IT-005**

Total Project Cost	$325,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	1 year
Fund	I.T. Internal Service Fund		

Description

Due to the broad nature and increasing complexity of the technology in our environment we need to periodically bring in external consultants for support, troubleshooting, and security. Specific skillsets are sometimes needed on a short-term basis for installation and configuration to eliminate unplanned downtime within a project or resolve issues.

Justification

We leverage technology consulting companies that specialize in the needed technology to limit downtime, speed up the time to resolution, and for implementations. Obtaining a specific skillset for just an installation or troubleshooting time period can positively impact a projects timeframe and eliminate negative impacts that can be associated with IT changes.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	60,000	65,000	65,000	65,000	70,000	**325,000**
Total	**60,000**	**65,000**	**65,000**	**65,000**	**70,000**	**325,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
I.T. Internal Service Fund	60,000	65,000	65,000	65,000	70,000	**325,000**
Total	**60,000**	**65,000**	**65,000**	**65,000**	**70,000**	**325,000**

Budget Impact

IT consulting service costs are factored into the IT Internal Services budget process.

Project Name **Printer Replacements**
Project # **IT-006**

Total Project Cost	$100,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	5 years
Fund	I.T. Internal Service Fund		

Description

Printer Replacements are required after the life expectancy has been exceeded. The life cycle of a printer is typically 5-8 years depending on volume of use and availability of replacement parts. New technology and functions provide additional services staff can leverage for efficiency of work.

Justification

Printing, faxing, and copying are essential staff functions. Scheduled replacement of outdated machines with a history of functional issues are critical to the efficiency of staff. Time to repair and availability of replacement parts are key to the usefulness of any device. Shortening the time to repair limits this impact with newer models.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	20,000	20,000	20,000	20,000	20,000	**100,000**
Total	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**	**100,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
I.T. Internal Service Fund	20,000	20,000	20,000	20,000	20,000	**100,000**
Total	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**	**100,000**

Budget Impact

Printer replacement costs are factored into the IT Internal Fund budget process.

Project Name **Network Device Replacement**
Project # **IT-008**

Total Project Cost	$120,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	5 years
Fund	I.T. Internal Service Fund		

Description

Purchase of new network equipment due to replacement cycle.

Justification

Best practice is to replace network equipment every 5-6 years. Replacement equipment is required to keep up-to-date on certain versions of software, patches, and to take advantage of new speed and functionality.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	30,000	30,000	20,000	20,000	20,000	**120,000**
Total	**30,000**	**30,000**	**20,000**	**20,000**	**20,000**	**120,000**

Funding Sources	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund	30,000	30,000	20,000	20,000	20,000	**120,000**
Total	**30,000**	**30,000**	**20,000**	**20,000**	**20,000**	**120,000**

Budget Impact

Network equipment replacement costs are factored into the IT Internal Services budget process.

Project Name **Wireless Access**
Project # **IT-009**

Total Project Cost	$98,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	7 years
Fund	I.T. Internal Service Fund		

Description

Wireless Access Point Replacement Project

Justification

Best practice is to replace network access points every 6-7 years or when the manufacturer announces a product sunset date. Replacement equipment is required to keep up-to-date on certain versions of software, patches, security and to take advantage of new speed and functionality.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	3,000	3,000	85,000	3,500	3,500	**98,000**
Total	**3,000**	**3,000**	**85,000**	**3,500**	**3,500**	**98,000**

Funding Sources	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund	3,000	3,000	85,000	3,500	3,500	**98,000**
Total	**3,000**	**3,000**	**85,000**	**3,500**	**3,500**	**98,000**

Budget Impact

Costs are factored into the IT Internal Fund budget process. 2029 is the estimated replacement date of all our wireless access points.

Project Name **Surveillance Camera Upgrades**
Project # **IT-010**

Total Project Cost	$76,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	IT Infrastructure	Priority	2 - Smart to do
Status	Active	Useful Life	5 years
Fund	I.T. Internal Service Fund		

Description

Building Surveillance Camera Replacements

Justification

Best practice is to replace surveillance cameras every 6-7 years or when the manufacturer announces a product sunset date. Replacement equipment is required to keep up-to-date on certain versions of software, patches, security and to take advantage of new features and functionality such as video quality, tracking ability, and compression.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	15,000	15,000	15,000	16,000	15,000	**76,000**
Total	**15,000**	**15,000**	**15,000**	**16,000**	**15,000**	**76,000**

Funding Sources	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund	15,000	15,000	15,000	16,000	15,000	**76,000**
Total	**15,000**	**15,000**	**15,000**	**16,000**	**15,000**	**76,000**

Budget Impact

Costs are factored into the IT Internal Fund budget process.

Project Name **Building Security**
Project # **IT-011**

Total Project Cost	$125,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	Buildings	Priority	2 - Smart to do
Status	Active	Useful Life	7 years
Fund	I.T. Internal Service Fund		

Description

Building security updates and upgrades. This includes such features as additional security cameras, door access, and other security enhancements and replacements.

Justification

With ever changing security considerations it is critical we keep up with building security enhancements. Cameras allow staff to review and act on situations in areas such as the Community Center providing an additional layer of safety for the public, employees, and residents. Door card access allows for centralized security, remote unlocking of doors, and quickly revoking permissions if cards are lost. As buildings age, existing systems must be kept up-to-date, including hardware and software.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	25,000	25,000	25,000	25,000	25,000	**125,000**
Total	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Funding Sources	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund	25,000	25,000	25,000	25,000	25,000	**125,000**
Total	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Budget Impact

Building security costs are factored into the IT Internal Services budget process.

Project Name **ERP System**
Project # **IT-012**

Total Project Cost	$280,000	Contact	I.T. Director
Department	I.T. Internal Service Fund	Type	Equipment
Category	Equipment: Computers	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	I.T. Internal Service Fund		

Description

The City is nearing the end of the life cycle for the current JD Edwards financial and payroll software and a new ERP system is expected to replace various applications currently used. An official sunset date of the curert software has not been announced. New software is anticipated to have fully-integrated human resources, payroll and general ledger with built in workflows (time entry/accounts payable/on boarding/etc.), budgeting, financial reports and dashboards.

Justification

Shakopee is a member of the LOGIS consortium which provides technology solutions and support for local government members. The consortium completed an 18 month process researching, evaluating and selecting a new enterprise resource planning (ERP) system provider to replace the finance and human resources software. The consortium originally selected Oracle Cloud ERP system in 2024, which is a top tier cloud based solution and includes guaranteed pricing over the next ten years at rates below what the City would be able to obtain on an individual basis. This project has since been canceled by the consortium members after concerns during the implementation phase of the project. This means the City will need to evaluate options and plan for replacement of the current software.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	0	0	0	280,000	0	**280,000**
Total	**0**	**0**	**0**	**280,000**	**0**	**280,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
I.T. Internal Service Fund	0	0	0	255,000	0	**255,000**
General Fund	0	0	0	25,000	0	**25,000**
Total	**0**	**0**	**0**	**280,000**	**0**	**280,000**

Budget Impact

Funding for the implementation cost of $255,000 was included in the 2024 budget and carried forward in the I.T. Internal Service Fund.. These funds have been set aside for ERP system replacement.

Building Asset Fund

(Tab Insert)

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Building Internal Service Fund								
Innovation Center/Incubator	*BA-20-005*	2	8,500,000	4,000,000				**12,500,000**
Misc Building Improvements	*BA-27-001*	2	60,000	65,000	70,000	75,000	80,000	**350,000**
Elevator Code Updates	*BA-27-002*	1	30,000					**30,000**
Community Center Rooftop Unit	*BA-27-003*	1	30,000					**30,000**
Fire Station #2 Water Heaters	*BA-27-004*	1	30,000					**30,000**
Fire Station #2 Water Softener	*BA-27-005*	2	15,000					**15,000**
500 Gorman Building LED Lighting	*BA-27-006*	2	75,000					**75,000**
Police Department LED Lighting Upgrades	*BA-27-007*	2	80,000					**80,000**
Police Department A/C Condenser	*BA-27-008*	1	175,000					**175,000**
City Hall Exterior Updates	*BA-27-009*	2	20,000					**20,000**
City Hall Carpet	*BA-27-010*	2	15,000					**15,000**
Public Works RTU Controllers	*BA-27-011*	2	30,000					**30,000**
Community Room AV Replacement	*BA-27-012*	3	50,000					**50,000**
Sand Venture Filters 1-3 Media Replacement	*BA-27-013*	1	51,000					**51,000**
Community Center HVAC Rooftop Unit	*BA-28-002*	1		50,000				**50,000**
Outdoor LED Lighting Conversions	*BA-28-003*	2		100,000				**100,000**
500 Gorman Building Roof Replacement	*BA-28-005*	1		800,000				**800,000**
Ice Arena Water Heaters	*BA-28-006*	2		80,000				**80,000**
Library A/C Condenser	*BA-28-007*	1		170,000				**170,000**
Community Center Pool Heat Exchangers	*BA-28-008*	2		200,000				**200,000**
Community Center Rooftop Units	*BA-28-009*	1		310,000	360,000			**670,000**
Community Center Locker Room Conversion	*BA-28-010*	3		150,000				**150,000**
Aquatic Center Pool Flooring	*BA-28-011*	2		200,000				**200,000**
Police Department Roof	*BA-28-012*	1		500,000				**500,000**
Police Department Carpet Replacement	*BA-29-002*	2			130,000			**130,000**
Police Department Back Parking Lot Mill & Overlay	*BA-29-003*	1			150,000			**150,000**
Fire Station #1 Garage Heaters	*BA-29-005*	1			75,000			**75,000**
Public Works Make-Up Air Units	*BA-29-006*	1			100,000			**100,000**
Library Parking Lot Reconstruction	*BA-29-007*	1			142,000			**142,000**
Police Department IT Room AC Mini-Split	*BA-29-008*	1			40,000			**40,000**
Public Works Gate and Fencing	*BA-29-009*	2			200,000			**200,000**
Car Wash Replacement	*BA-29-010*	1			300,000			**300,000**
Community Center Water Heater	*BA-29-011*	2			15,000			**15,000**
Fire Station #1 Carpet	*BA-29-012*	2			100,000			**100,000**
Police Department Gate Openers	*BA-29-013*	1			70,000			**70,000**
Fire Station #2 A/C Mini Split	*BA-29-014*	1			50,000			**50,000**
Community Center Air Handler	*BA-30-002*	1				100,000		**100,000**
500 Gorman Building Rooftop Units	*BA-30-003*	1				350,000		**350,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Ice Arena Rubber Floor Replacement	*BA-30-004*	3				150,000		**150,000**
Library Boilers	*BA-30-005*	1				130,000		**130,000**
Police Department Garage Doors	*BA-30-006*	1				100,000		**100,000**
Library Interior LED Lighting Upgrade	*BA-31-002*	2					90,000	**90,000**
Library Ceiling	*BA-31-003*	1					50,000	**50,000**
Public Works A/C Mini Split	*BA-31-004*	1					30,000	**30,000**
Fire Station #1 Apparatus Bay Windows	*BA-31-005*	2					90,000	**90,000**
Building Internal Service Fund Total			**9,161,000**	**6,625,000**	**1,802,000**	**905,000**	**340,000**	**18,833,000**

	2027	2028	2029	2030	2031	
Building Internal Service Fund	661,000	3,625,000	1,802,000	905,000	340,000	**7,333,000**
Cost Sharing, MnDOT/Federal	4,500,000					**4,500,000**
Grants		3,000,000				**3,000,000**
State Bonding Funds	4,000,000					**4,000,000**
Building Internal Service Fund Sources Total	**9,161,000**	**6,625,000**	**1,802,000**	**905,000**	**340,000**	**18,833,000**

	2027	2028	2029	2030	2031	
GRAND TOTAL	**9,161,000**	**6,625,000**	**1,802,000**	**905,000**	**340,000**	**18,833,000**

Project Name **Innovation Center/Incubator**
Project # **BA-20-005**

Total Project Cost	$12,500,000	Contact	Director of Planning & Development
Department	Building Internal Service Fund	Type	Buildings
Category	Buildings	Priority	2 - Smart to do
Status	Active	Useful Life	30 years
Fund	Building Asset IS Fund		

Description

New building for community innovation and business building in cooperation with post secondary education in cooperation with Scott County CDA and Minnesota State University. Building will serve as a business incubator and support business training needs and post secondary education for the region's residents. $1.5 million has been committed by HUD/Federal Appropriation and we have applied for an addition $3 million from Federal appropriation and $4 million from direct State Funding.

Justification

Critical need for the community. Post secondary education has been a need in the community for more than ten years. Business incubation and innovation was identified as a growing need in Envision Shakopee, the 2040 Comprehensive Plan.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	8,500,000	4,000,000	0	0	0	**12,500,000**
Total	**8,500,000**	**4,000,000**	**0**	**0**	**0**	**12,500,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Cost Sharing, MnDOT/Federal	4,500,000	0	0	0	0	**4,500,000**
State Bonding Funds	4,000,000	0	0	0	0	**4,000,000**
Grants	0	3,000,000	0	0	0	**3,000,000**
Building Internal Service Fund	0	1,000,000	0	0	0	**1,000,000**
Total	**8,500,000**	**4,000,000**	**0**	**0**	**0**	**12,500,000**

Budget Impact

Building would be owned by the EDA. Similar to the library, we would be doing maintenance and utilities. Project contingent upon successful funding by outside sources.



Project Name **Misc Building Improvements**
Project # **BA-27-001**



Total Project Cost	$350,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Buildings	Priority	2 - Smart to do
Status	Active	Fund	Building Asset IS Fund

Description

This is a recurring line item in the CIP for the purposes of making funding available for smaller projects that increase energy efficiency, reduce maintenance costs, improve ergonomic safety, or are otherwise necessary for the ongoing maintenance of city facilities.

Expenditures	2027	2028	2029	2030	2031	Total
Other	60,000	65,000	70,000	75,000	80,000	**350,000**
Total	**60,000**	**65,000**	**70,000**	**75,000**	**80,000**	**350,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	60,000	65,000	70,000	75,000	80,000	**350,000**
Total	**60,000**	**65,000**	**70,000**	**75,000**	**80,000**	**350,000**

Project Name **Elevator Code Updates**
Project # **BA-27-002**



Total Project Cost	$30,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Elevator state building code updates.

Justification

Due to updates in the state building code, some older elevators in city facilities will need modifications to the door closure security mechanisms. Newer facilities already have these safety mechanisms in place.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Project Name **Community Center Rooftop Unit**
Project # **BA-27-003**



Total Project Cost	$30,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replacement of an HVAC rooftop unit at the Community Center.

Justification

There are 12 total rooftop units at the Community Center, and they will all be reaching the end of their useful life. Replacement of these units will decrease long-term maintenance costs and improve energy efficiency.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Project Name **Fire Station #2 Water Heaters**
Project # **BA-27-004**



Total Project Cost	$30,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Fire	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replace the water heaters at Fire Station #2.

Justification

The water heaters at Fire Station #2 will have reached the end of their useful life.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Project Name **Fire Station #2 Water Softener**
Project # **BA-27-005**



Total Project Cost	$15,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replace water softener at Fire Station #2.

Justification

The water softener at Fire Station #2 will have reached the end of its useful life. Replacement of this equipment increases the life of plumbing fixtures in the building, and is needed due to the hardness of the water in Shakopee.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	15,000	0	0	0	0	**15,000**
Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	15,000	0	0	0	0	**15,000**
Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**

Project Name **500 Gorman Building LED Lighting**
Project # **BA-27-006**



Total Project Cost	$75,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Convert the lighting in the garage and equipment areas to LEDs.

Justification

Conversion to LED lighting will decrease the amount of staff time and cost of supplies needed to replace bulbs and ballasts, and decrease the cost to light the building. If energy efficiency grants are available, they will be applied for.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	75,000	0	0	0	0	**75,000**
Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	75,000	0	0	0	0	**75,000**
Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**

Project Name **Police Department LED Lighting Upgrades**
Project # **BA-27-007**



Total Project Cost	$80,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Police	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Convert the lighting in the Police Department to LEDs.

Justification

Conversion to LED lighting will decrease the cost of supplies needed and staff time spent replacing bulbs and ballasts, as well as decrease the utility costs to light the building. If energy efficiency grants are available, they will be applied for in order to help offset costs.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	80,000	0	0	0	0	**80,000**
Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	80,000	0	0	0	0	**80,000**
Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**

Project Name **Police Department A/C Condenser**
Project # **BA-27-008**



Total Project Cost	$175,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Police	Priority	1 - Have to do
Status	Active	Useful Life	25 years
Fund	Building Asset IS Fund		

Description

Replace the A/C condenser in the Police Department.

Justification

The A/C condenser in the Police Department will have reached the end of its useful life.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	175,000	0	0	0	0	**175,000**
Total	**175,000**	**0**	**0**	**0**	**0**	**175,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	175,000	0	0	0	0	**175,000**
Total	**175,000**	**0**	**0**	**0**	**0**	**175,000**

Project Name **City Hall Exterior Updates**
Project # **BA-27-009**



Total Project Cost	$20,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

City Hall Landscape Updates

Justification

The City Hall landscape is in need of updates. Some plants and trees that were part of the original plantings are proving to be incompatible with the site, and invasive species have begun to take over other areas.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	20,000	0	0	0	0	**20,000**
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	20,000	0	0	0	0	**20,000**
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Project Name **City Hall Carpet**
Project # **BA-27-010**

Total Project Cost	$15,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

City Hall Carpet

Justification

High traffic areas with carpet are wearing and may become tripping hazzards. Only areas with significant wear will be replaced.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	15,000	0	0	0	0	**15,000**
Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	15,000	0	0	0	0	**15,000**
Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**

Project Name **Public Works RTU Controllers**
Project # **BA-27-011**



Total Project Cost	$30,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Public Works	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Public Works RTU Controllers.

Justification

The rooftop units were replaced in 2024 with manual controls. This means that units are manually turned off and on each day, and does not allow for programmable features to allow for scheduled set points. Adding in programmable controls would increase efficiency, safety, and comfort throughout the facility.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	30,000	0	0	0	0	**30,000**
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Project Name **Community Room AV Replacement**
Project # **BA-27-012**

Total Project Cost	$50,000	Contact	Parks & Recreation Director
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	3 - Want to do
Status	Active	Useful Life	10 years
Fund	Building Asset IS Fund		

Description

This project will modernize the audiovisual (AV) system within the Community Room at the Shakopee Community Center. The Community Room serves as a primary gathering space for recreation programs, community events, meetings, rentals, trainings, and special events. The proposed improvements will replace aging technology and provide a more reliable, user-friendly system that better meets the needs of staff, program participants, and facility renters.

Planned upgrades include a new touchscreen control interface, updated display technology, improved connectivity options, additional viewing screens, enhanced presentation capabilities, and wireless screen-sharing functionality. The project will create a consistent and intuitive user experience while improving the room's ability to support a variety of programming and rental activities.

By investing in modern audiovisual technology, the City will improve the functionality and versatility of one of the Community Center's most heavily utilized rental and programming spaces.

Justification

The existing audiovisual system in the Community Room has reached the end of its useful life and no longer meets the expectations of users. Staff and renters regularly experience technical difficulties, inconsistent performance, and operational challenges that negatively impact meetings, events, programs, and facility rentals.

Technology failures have resulted in service disruptions, increased staff troubleshooting time, and instances where rental fees have been refunded due to the inability to provide the expected level of service. These issues impact customer satisfaction, reduce operational efficiency, and create unnecessary risk to a key revenue-generating space within the Community Center.

Upgrading the AV system will improve reliability, reduce staff support requirements, and provide renters and program participants with a professional, modern experience. The project also supports the City's commitment to maintaining high-quality public facilities by proactively replacing aging infrastructure before failures become more frequent and costly.

This investment will protect existing rental revenue, enhance customer experience, support quality program delivery, and ensure the Community Room remains a competitive and functional space for community use well into the future.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	50,000	0	0	0	0	**50,000**
Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Building Internal Service Fund	50,000	0	0	0	0	**50,000**
Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Project Name **Sand Venture Filters 1-3 Media Replacement**
Project # **BA-27-013**

Total Project Cost	$51,000	Contact	Parks & Recreation Director
Department	Building Internal Service Fund	Type	Maintenance
Category	Recreation	Priority	1 - Have to do
Status	Active	Useful Life	7 years

Description

Replace the sand media in filters 1-3 at Sand Venture

Justification

Regularly replacing the sand filter media as part of a proactive maintenance cycle helps preserve the effectiveness of the pool's filtration system and extends the overall lifespan of the filters. This approach ensures consistent water quality and prevents costly repairs or premature equipment failure.

Expenditures	2027	2028	2029	2030	2031	Total
Building Construction	51,000	0	0	0	0	**51,000**
Total	**51,000**	**0**	**0**	**0**	**0**	**51,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	51,000	0	0	0	0	**51,000**
Total	**51,000**	**0**	**0**	**0**	**0**	**51,000**

Project Name **Community Center HVAC Rooftop Unit**
Project # **BA-28-002**



Total Project Cost	$50,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Recreation	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of a rooftop unit at the Community Center.

Justification

The rooftop HVAC unit at the Community Center will have reached the end of its useful life. Timely replacement is necessary to avoid a lapse in HVAC service at the facility.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	50,000	0	0	0	**50,000**
Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	50,000	0	0	0	**50,000**
Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**

Project Name **Outdoor LED Lighting Conversions**
Project # **BA-28-003**



Total Project Cost	$100,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Convert outdoor lighting to LED fixtures at City Hall, Police Department, Public Works, Fire Stations 1 and 2, 500 Gorman Street, and/or the Library.

Justification

Conversion to LED lighting will decrease the amount spent in time and supplies, and decrease overall energy costs. Typical payback for LED lighting conversions is between three and seven years, and if grants become available they will be applied for and utilized as part of the funding strategy.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	100,000	0	0	0	**100,000**
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	100,000	0	0	0	**100,000**
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Project Name **500 Gorman Building Roof Replacement**
Project # **BA-28-005**



Total Project Cost	$800,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace the roof on the 500 Gorman building.

Justification

The roof on the 500 Gorman building will have reached the end of its useful life. Timely replacement of the roof will help to ensure the long term structural integrity of the building and decrease maintenance costs related to water leaks.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	800,000	0	0	0	**800,000**
Total	**0**	**800,000**	**0**	**0**	**0**	**800,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	800,000	0	0	0	**800,000**
Total	**0**	**800,000**	**0**	**0**	**0**	**800,000**

Project Name **Ice Arena Water Heaters**
Project # **BA-28-006**



Total Project Cost	$80,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace water heaters at the Ice Arena.

Justification

The water heaters at the Ice Arena will have reached the end of their useful life. Timely replacement is needed for a reduction in maintenance costs, as well as replacing them before there is a failure resulting in a loss of hot water to the facility.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	80,000	0	0	0	**80,000**
Total	**0**	**80,000**	**0**	**0**	**0**	**80,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	80,000	0	0	0	**80,000**
Total	**0**	**80,000**	**0**	**0**	**0**	**80,000**

Project Name **Library A/C Condenser**
Project # **BA-28-007**



Total Project Cost	$170,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Library	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replace AC condenser at the Library.

Justification

The AC condenser at the library has reached the end of its useful life.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	170,000	0	0	0	**170,000**
Total	**0**	**170,000**	**0**	**0**	**0**	**170,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	170,000	0	0	0	**170,000**
Total	**0**	**170,000**	**0**	**0**	**0**	**170,000**

Project Name **Community Center Pool Heat Exchangers**
Project # **BA-28-008**



Total Project Cost	$200,000	Contact	Parks & Recreation Director
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace Community Center pool water heaters with heat exchangers.

Justification

The Community Center currently relies on water heaters to heat the pool. These units are aging and in need of replacement. Replacing these units with heat exchangers will utilize the building boilers to heat the water rather than natural gas. The exchangers will heat more effectively and reduce the need for natural gas, thus reducing long-term costs and increasing efficiency. If grant funding is available for efficiency upgrades, the grants will be applied for and used to offset direct costs.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	0	200,000	0	0	0	**200,000**
Total	**0**	**200,000**	**0**	**0**	**0**	**200,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Building Internal Service Fund	0	200,000	0	0	0	**200,000**
Total	**0**	**200,000**	**0**	**0**	**0**	**200,000**

Project Name **Community Center Rooftop Units**
Project # **BA-28-009**



Total Project Cost	$670,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replacement of the HVAC rooftop units at the Community Center.

Justification

There are twelve rooftop units at the Community Center, and they are expected to reach the end of their useful life in the near future. Replacement of the units will decrease long-term maintenance costs, improve energy efficiency, and likely avoid equipment failure.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	310,000	360,000	0	0	**670,000**
Total	**0**	**310,000**	**360,000**	**0**	**0**	**670,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	310,000	360,000	0	0	**670,000**
Total	**0**	**310,000**	**360,000**	**0**	**0**	**670,000**

Project Name **Community Center Locker Room Conversion**
Project # **BA-28-010**

Total Project Cost	$150,000	Contact	Parks & Recreation Director
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	3 - Want to do
Status	Active	Useful Life	25 years
Fund	Building Asset IS Fund		

Description

This project proposes the renovation of an underutilized former locker room space within the Shakopee Community Center into a dedicated multipurpose programming room. The renovated space will support a variety of recreation programs, including preschool programs, summer camps, youth enrichment activities, arts and crafts, educational programs, and other community based recreation offerings.

The project includes demolition of existing tile finishes, installation of child friendly flooring, drywall and wall finish improvements, cabinetry enhancements around the existing sink area, and the addition of flexible furniture, storage systems, and cubbies designed to support a variety of program needs. The space will be designed to accommodate multiple age groups and program types while creating a welcoming, functional environment for participants and staff.

By repurposing existing square footage within the Community Center, this project will create a dedicated programming space that increases facility functionality, improves program delivery, and supports future growth in recreation services without requiring a building expansion.

Justification

The total project cost is estimated at **$**150,000 which includes demolition, flooring replacement, drywall and finish work, cabinetry improvements, furnishings, storage solutions, and project contingency.

The Community Center currently faces limitations in dedicated programming space, requiring staff to share rooms and adapt spaces that were not designed for youth programming. These constraints impact scheduling flexibility, program growth, and the overall participant experience. At the same time, the proposed area remains largely underutilized following the 2019 facility renovation.

This investment represents a cost effective approach to increasing the functional capacity of the Community Center by repurposing existing infrastructure rather than constructing new square footage. The project will allow the department to expand youth and family programming opportunities, improve operational efficiency, and better utilize facility assets already owned by the City.

The renovated space is expected to support increased program participation, enhance customer experience, and create opportunities for future revenue generation through expanded recreation offerings. By converting an underutilized area into a dedicated programming environment, the City can maximize the value of its existing facilities while advancing strategic recreation goals and meeting growing community demand for recreation services.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	0	150,000	0	0	0	**150,000**
Total	**0**	**150,000**	**0**	**0**	**0**	**150,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Building Internal Service Fund	0	150,000	0	0	0	**150,000**
Total	**0**	**150,000**	**0**	**0**	**0**	**150,000**

Project Name **Aquatic Center Pool Flooring**
Project # **BA-28-011**

Total Project Cost	$200,000	Contact	Parks & Recreation Director
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

This project will replace the deteriorating concrete pool deck at the Shakopee Community Center Aquatic Facility. The existing deck has experienced significant wear from age, moisture exposure, pool chemicals, and heavy use. The project includes removal and replacement of the existing concrete deck and installation of a durable, slip-resistant surface designed for long-term performance in an aquatic environment. Replacing the pool deck will improve safety, reduce maintenance needs, and protect a heavily utilized community asset.

Justification

The existing pool deck has deteriorated due to age, constant exposure to water and pool chemicals, and heavy daily use. As deterioration continues, the risk of trip hazards, maintenance issues, and more costly repairs increases. Replacing the pool deck is a proactive investment that will improve patron safety, reduce ongoing maintenance costs, and preserve a critical component of the Community Center's aquatic facility. Addressing the issue now will help extend the life of the facility and protect a heavily utilized community asset.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	0	200,000	0	0	0	**200,000**
Total	**0**	**200,000**	**0**	**0**	**0**	**200,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Building Internal Service Fund	0	200,000	0	0	0	**200,000**
Total	**0**	**200,000**	**0**	**0**	**0**	**200,000**

Project Name **Police Department Roof**
Project # **BA-28-012**



Total Project Cost	$500,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Police	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace the roof on the Police Department.

Justification

The roof on the Police Department will have reached the end of its useful life. Timely replacement of the roof will result in lower long term maintenance costs by reducing water penetration.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	500,000	0	0	0	**500,000**
Total	**0**	**500,000**	**0**	**0**	**0**	**500,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	500,000	0	0	0	**500,000**
Total	**0**	**500,000**	**0**	**0**	**0**	**500,000**

Project Name **Police Department Carpet Replacement**
Project # **BA-29-002**



Total Project Cost	$130,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Police	Priority	2 - Smart to do
Status	Active	Useful Life	30 years

Description

Replace the carpet within the Police Department.

Justification

The carpet in the Police Department will have reached the end of its useful life.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	130,000	0	0	**130,000**
Total	**0**	**0**	**130,000**	**0**	**0**	**130,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	130,000	0	0	**130,000**
Total	**0**	**0**	**130,000**	**0**	**0**	**130,000**

Project Name **Police Department Back Parking Lot Mill & Overlay**
Project # **BA-29-003**



Total Project Cost	$150,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Improvement
Category	Police	Priority	1 - Have to do
Status	Active	Useful Life	25 years

Description

Project includes a mill and overlay of the bituminous asphalt surface in the back parking lot at 475 Gorman Street. The rehabilitation work includes removal of the pavement surface, full depth spot repair and patching, spot curb and gutter repair, upgrade of pedestrian curb ramps, and a bituminous pavement resurfacing.

Justification

This is a continuation of the city's pavement preservation program to maintain existing infrastructure. The city must also reconstruct pedestrian ramp facilities per the ADA transition plan adopted in 2018.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	135,000	0	0	**135,000**
Engineering/Administration	0	0	15,000	0	0	**15,000**
Total	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	150,000	0	0	**150,000**
Total	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Project Name **Fire Station #1 Garage Heaters**
Project # **BA-29-005**



Total Project Cost	$75,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Fire	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of the garage heaters in the Fire Station #1 apparatus bay.

Justification

The garage heaters in Fire Station #1 are expected to reach the end of their useful life. Timely replacement of these heaters will improve operational efficiency, reduce long-term maintenance costs, and avoid equipment failure resulting in a loss of heat to the apparatus bay.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	75,000	0	0	**75,000**
Total	**0**	**0**	**75,000**	**0**	**0**	**75,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	75,000	0	0	**75,000**
Total	**0**	**0**	**75,000**	**0**	**0**	**75,000**

Project Name **Public Works Make-Up Air Units**
Project # **BA-29-006**



Total Project Cost	$100,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Public Works	Priority	1 - Have to do
Status	Active	Useful Life	20 years

Description

Replacement of the make-up air units at Public Works and 500 Gorman.

Justification

The make-up air units within the HVAC system are expected to reach the end of their useful life. Timely replacement of this equipment will improve equipment efficiency, reduce long-term maintenance costs, and avoid equipment failure which could result in a reduction in air quality within the facility.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Project Name **Library Parking Lot Reconstruction**
Project # **BA-29-007**



Total Project Cost	$142,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Improvement
Category	Library	Priority	1 - Have to do
Status	Active	Useful Life	25 years
Fund	Building Asset IS Fund		

Description

Project includes the rehabilitation of the bituminous asphalt surface at the library (235 Lewis Street). The rehabilitation work includes full depth removal of the pavement, spot repair of pavement subgrade, spot curb and gutter repair, upgrade of sidewalk/pedestrian curb ramps, and a bituminous pavement reconstruction.

Justification

This is a continuation of the city's pavement preservation program to maintain existing infrastructure. The city must also reconstruct pedestrian ramp facilities with ADA transition plan adopted in 2018.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	128,000	0	0	**128,000**
Engineering/Administration	0	0	14,000	0	0	**14,000**
Total	**0**	**0**	**142,000**	**0**	**0**	**142,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	142,000	0	0	**142,000**
Total	**0**	**0**	**142,000**	**0**	**0**	**142,000**

Project Name **Police Department IT Room AC Mini-Split**
Project # **BA-29-008**



Total Project Cost	$40,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	IT Infrastructure	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace the mini-air conditioning unit that cools the IT server room in the police department.

Justification

The IT server room in the police department serves all city departments and facilities. With all of the electronic equipment in the room it is required to have constant cooling. Replacing this mini-split will improve efficiency and resiliency of the IT infrastructure.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	40,000	0	0	**40,000**
Total	**0**	**0**	**40,000**	**0**	**0**	**40,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	40,000	0	0	**40,000**
Total	**0**	**0**	**40,000**	**0**	**0**	**40,000**

Project Name **Public Works Gate and Fencing**
Project # **BA-29-009**



Total Project Cost	$200,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Public Works	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace the existing gate and fence around the Public Works outdoor storage facility.

Justification

The gate and fence enclosure around the Public Works outdoor storage areas are nearing the end of their useful lives. These are important security features of the facility and should be replaced before falling into disrepair.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	200,000	0	0	**200,000**
Total	**0**	**0**	**200,000**	**0**	**0**	**200,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	200,000	0	0	**200,000**
Total	**0**	**0**	**200,000**	**0**	**0**	**200,000**

Project Name **Car Wash Replacement**
Project # **BA-29-010**



Total Project Cost	$300,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Public Works	Priority	1 - Have to do
Status	Active	Useful Life	20 years

Description

Car wash replacement of the blower, water system, and mechanical controls.

Justification

The car wash controls are original to the facility, and most of the blower, water, and mechanical components are over 10 years old. The car wash is critical for prolonging the life and resale value of city vehicles. Additionally, Scott County, SPUC, and other mutual aid partners utilize this feature, and billing rates will be adjusted accordingly.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	300,000	0	0	**300,000**
Total	**0**	**0**	**300,000**	**0**	**0**	**300,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	300,000	0	0	**300,000**
Total	**0**	**0**	**300,000**	**0**	**0**	**300,000**

Project Name **Community Center Water Heater**
Project # **BA-29-011**



Total Project Cost	$15,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replacement of a water heater at the Community Center.

Justification

The water heater in the Community Center will have reached the end of its useful life and will need to be replaced. How water is required for the operations of the facility.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	0	0	15,000	0	0	**15,000**
Total	**0**	**0**	**15,000**	**0**	**0**	**15,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	15,000	0	0	**15,000**
Total	**0**	**0**	**15,000**	**0**	**0**	**15,000**

Project Name **Fire Station #1 Carpet**
Project # **BA-29-012**



Total Project Cost	$100,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replace carpet in high-use areas of Fire Station #1.

Justification

There are several high-traffic areas of carpet that have or will wear out quickly in Fire Station #1. In order to protect staff and visitors from trip or tangle hazards, carpet in these areas will need to be replaced.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Project Name **Police Department Gate Openers**
Project # **BA-29-013**



Total Project Cost	$70,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Police	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Gate opener for both police department gates.

Justification

Replace the pedestal so that it ties into the card reader system, greater efficency and consistency (buttons get stuck, frozen, etc). Card reader = increased security (personalization)

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	70,000	0	0	**70,000**
Total	**0**	**0**	**70,000**	**0**	**0**	**70,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	70,000	0	0	**70,000**
Total	**0**	**0**	**70,000**	**0**	**0**	**70,000**

Project Name **Fire Station #2 A/C Mini Split**
Project # **BA-29-014**



Total Project Cost	$50,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Fire	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of the A/C mini split in Fire Station #2 IT storage closet.

Justification

This equipment will have reached the end of its useful life. Replacing the equipment in a timely manner will reduce long-term maintenance costs, as well as assist with the redundancy and efficiency of the A/C system.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	50,000	0	0	**50,000**
Total	**0**	**0**	**50,000**	**0**	**0**	**50,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	50,000	0	0	**50,000**
Total	**0**	**0**	**50,000**	**0**	**0**	**50,000**

Project Name **Community Center Air Handler**
Project # **BA-30-002**



Total Project Cost	$100,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	1 - Have to do
Status	Active	Useful Life	15 years
Fund	Building Asset IS Fund		

Description

Replace water heaters and air handling units at the community center.

Justification

During the community center renovation most of the air handler units were replaced, but not all. Those remaining will have reached the end of their useful life, as will have the water softeners.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**

Project Name **500 Gorman Building Rooftop Units**
Project # **BA-30-003**



Total Project Cost	$350,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Facilities	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of two rooftop units at the 500 Gorman Building.

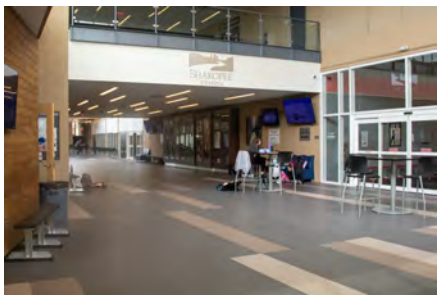
Justification

The rooftop units on the 500 Gorman building will have reached the end of their useful life.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	350,000	0	**350,000**
Total	**0**	**0**	**0**	**350,000**	**0**	**350,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	350,000	0	**350,000**
Total	**0**	**0**	**0**	**350,000**	**0**	**350,000**

Project Name **Ice Arena Rubber Floor Replacement**
Project # **BA-30-004**



Total Project Cost	$150,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Community Center
Category	Recreation	Priority	3 - Want to do
Status	Active	Useful Life	10 years
Fund	Building Asset IS Fund		

Description

Replace the rubber floors in the ice arena.

Justification

Many of the floors in the ice arena are a rubber type that is durable and meant to stand up to the blade of ice skates. While the surface is durable, it does get extensive use. The floor is likely to have reached the end of its useful life at this time.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**150,000**	**0**	**150,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**150,000**	**0**	**150,000**

Project Name **Library Boilers**
Project # **BA-30-005**



Total Project Cost	$130,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Library	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of boilers in the Shakopee Library.

Justification

Boilers in the Shakopee Library will reach the end of their usable life in 2021, replacement of boilers at this time will result in (1) improved efficiency (2) reduced long term maintenance costs and (3) ensure that the failure of boilers does not result in building heating failure.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	130,000	0	**130,000**
Total	**0**	**0**	**0**	**130,000**	**0**	**130,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	130,000	0	**130,000**
Total	**0**	**0**	**0**	**130,000**	**0**	**130,000**

Project Name **Police Department Garage Doors**
Project # **BA-30-006**



Total Project Cost	$100,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Police	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of garage doors and openers.

Justification

Safety, security, efficiency. Garage door openers are not made anymore.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**

Project Name **Library Interior LED Lighting Upgrade**
Project # **BA-31-002**



Total Project Cost	$90,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Library	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Convert lighting in the library to LED lighting.

Justification

Conversion to LED lighting in the library will a) decrease the amount of time and supplies spent replacing bulbs and ballasts and b)decrease the cost to light the building. Typical payback for energy efficiency is between three and seven years. If energy efficiency grants are available, they will be applied for.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	90,000	**90,000**
Total	**0**	**0**	**0**	**0**	**90,000**	**90,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	0	90,000	**90,000**
Total	**0**	**0**	**0**	**0**	**90,000**	**90,000**

Project Name **Library Ceiling**
Project # **BA-31-003**



Total Project Cost	$50,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Library	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replace wooden paneling along library ceiling.

Justification

The wooden paneling along the ceiling areas of the library is becoming worn and is bowing and separating in some areas. Staff have been fixing and patching many areas, but for the safety of the staff and visitors in that facility the paneling will need to be replaced.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	0	50,000	**50,000**
Total	**0**	**0**	**0**	**0**	**50,000**	**50,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	0	50,000	**50,000**
Total	**0**	**0**	**0**	**0**	**50,000**	**50,000**

Project Name **Public Works A/C Mini Split**
Project # **BA-31-004**



Total Project Cost	$30,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Public Works	Priority	1 - Have to do
Status	Active	Useful Life	20 years
Fund	Building Asset IS Fund		

Description

Replacement of the A/C mini split.

Justification

The IT room in the Public Works Facility serves all city facilities and departments. With all of the electronic equipment in the room, it is essential to have constant cooling capabilities. Replacement of this mini-split will ensure continued operation of this vital equipment.

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	0	30,000	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	0	30,000	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**30,000**

Project Name **Fire Station #1 Apparatus Bay Windows**
Project # **BA-31-005**



Total Project Cost	$90,000	Contact	Assistant City Administrator
Department	Building Internal Service Fund	Type	Buildings
Category	Fire	Priority	2 - Smart to do
Status	Active	Useful Life	30 years
Fund	Building Asset IS Fund		

Description

Replacement of the upper windows in the apparatus bay area.

Justification

The upper windows of the apparatus bay area are original to the building. In order to keep the bay area and internal equipment protected from the elements, the windows will need to be replaced.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	0	90,000	**90,000**
Total	**0**	**0**	**0**	**0**	**90,000**	**90,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	0	0	0	0	90,000	**90,000**
Total	**0**	**0**	**0**	**0**	**90,000**	**90,000**

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Sanitary Sewer Fund

(Tab Insert)

2027 through 2031

Projects & Funding Source by Department

Shakopee, MN

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund								
Trunk Sewer Extensions	*Sewer-27-001*	2	189,000	189,000	195,000	200,000	200,000	**973,000**
South Louisville Jackson Lift Station	*Sewer-27-002*	1	1,165,000					**1,165,000**
Western Pick-up Sander	*Sewer-28-002*	2		12,800				**12,800**
Sewer Jetter Replacement	*Sewer-28-003*	2		450,000				**450,000**
L16 Dual Forcemain Improvements	*Sewer-29-002*	2	100,000	100,000	3,040,000			**3,240,000**
1-Ton (class 3) Truck Replacement	*Sewer-29-003*	2			79,900			**79,900**
SCADA System Expansion	*Sewer-30-002*	1			75,000	300,000		**375,000**
Sanitary Sewer: Easement Machine	*Sewer-30-003*	2				30,000		**30,000**
West End Lift Station	*Sewer-30-005*	1				150,000	1,015,000	**1,165,000**
Sanitary Sewer Fund Total			**1,454,000**	**751,800**	**3,389,900**	**680,000**	**1,215,000**	**7,490,700**
Sanitary Sewer Fund			1,454,000	751,800	3,389,900	580,000	1,215,000	**7,390,700**
Storm Drainage Fund						100,000		**100,000**
Sanitary Sewer Fund Sources Total			**1,454,000**	**751,800**	**3,389,900**	**680,000**	**1,215,000**	**7,490,700**
GRAND TOTAL			**1,454,000**	**751,800**	**3,389,900**	**680,000**	**1,215,000**	**7,490,700**

Project Name **Trunk Sewer Extensions**
Project # **Sewer-27-001**

Total Project Cost	$973,000	Contact	City Engineer
Department	Sanitary Sewer Fund	Type	Improvement
Category	Sanitary Sewer	Priority	2 - Smart to do
Status	Active	Useful Life	50 years
Fund	Sanitary Sewer Fund		

Description

Extension of trunk sewer through development. As certain areas within the city develop trunk sanitary sewer will need to be extended per the Comprehensive Plan.

Justification

Sewer extension is part of the City's sanitary sewer plan and would be warranted as a result of development.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	180,000	180,000	185,000	190,000	190,000	**925,000**
Engineering/Administration	9,000	9,000	10,000	10,000	10,000	**48,000**
Total	**189,000**	**189,000**	**195,000**	**200,000**	**200,000**	**973,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	189,000	189,000	195,000	200,000	200,000	**973,000**
Total	**189,000**	**189,000**	**195,000**	**200,000**	**200,000**	**973,000**

Budget Impact

Sewer will be extended as needed to support development.

Project Name **Trunk Sewer Extensions**
Project # **Sewer-27-001**

Department	Sanitary Sewer Fund	Contact	City Engineer



PROJECT LOCATION

Project Name **South Louisville Jackson Lift Station**
Project # **Sewer-27-002**

Total Project Cost	$1,165,000	Contact	City Engineer
Department	Sanitary Sewer Fund	Type	Improvement
Category	Sanitary Sewer	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Sanitary Sewer Fund		

Description

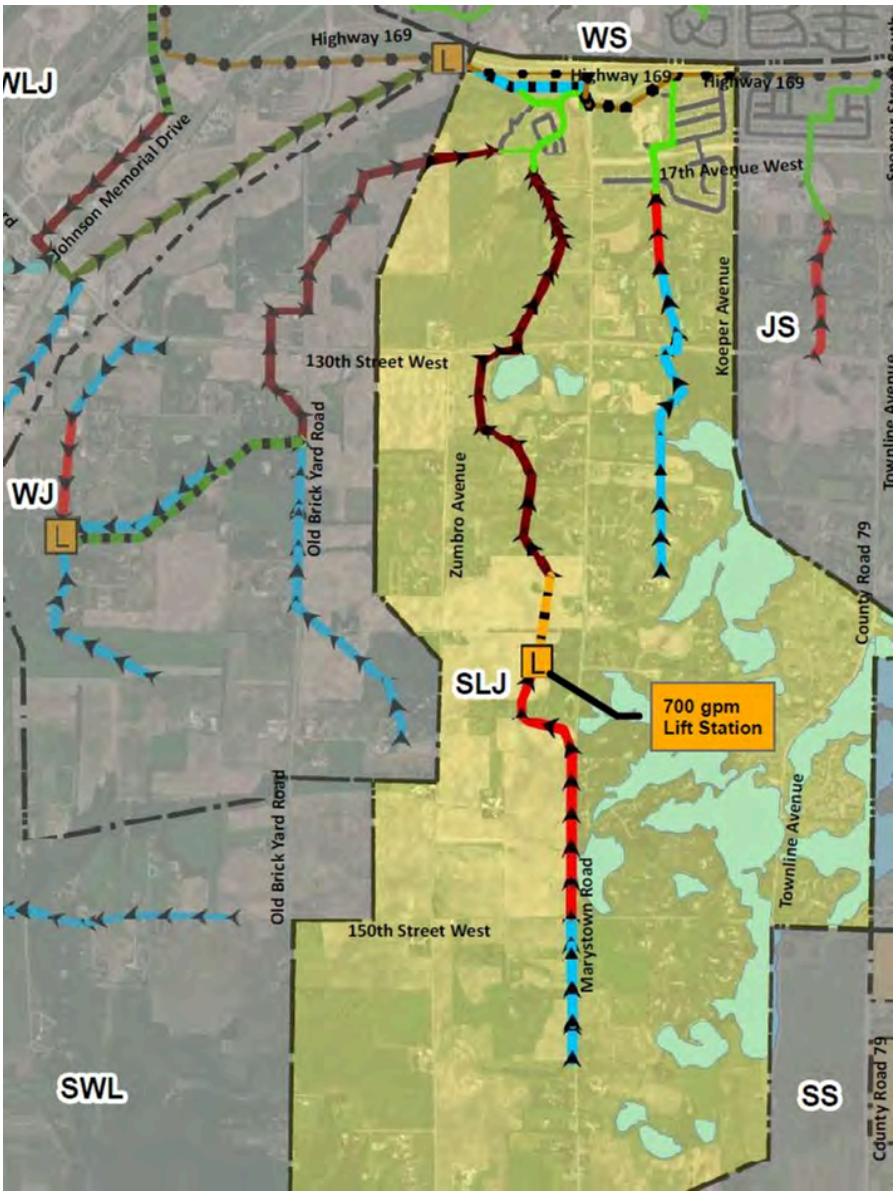
The project includes a proposed lift station on the South Louisville Jackson sewer district, consistent with the City's 2018 Sanitary Sewer Master Plan. The lift station improvements would be constructed in conjunction with development of the area, with City funding provided as developer reimbursement. The final location and pump design for the lift station will be determined as development progresses and details are determined.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	1,015,000	0	0	0	0	**1,015,000**
Engineering/Administration	150,000	0	0	0	0	**150,000**
Total	**1,165,000**	**0**	**0**	**0**	**0**	**1,165,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	1,165,000	0	0	0	0	**1,165,000**
Total	**1,165,000**	**0**	**0**	**0**	**0**	**1,165,000**

Project Name **South Louisville Jackson Lift Station**
Project # **Sewer-27-002**

Department	Sanitary Sewer Fund	Contact	City Engineer



Project Name **Western Pick-up Sander**
Project # **Sewer-28-002**



Total Project Cost	$12,800	Contact	Public Works Director
Department	Sanitary Sewer Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Sanitary Sewer Fund	2028 Replace Vehicle #	SK1076S

Description

Replace 2013 Western Pickup sander SK1076S. Used for snow and ice control of alleys and parking lots.

Justification

Replacement schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	12,800	0	0	0	**12,800**
Total	**0**	**12,800**	**0**	**0**	**0**	**12,800**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	0	12,800	0	0	0	**12,800**
Total	**0**	**12,800**	**0**	**0**	**0**	**12,800**

Project Name **Sewer Jetter Replacement**
Project # **Sewer-28-003**



Total Project Cost	$450,000	Contact	Public Works Director
Department	Sanitary Sewer Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	15 years
Fund	Sanitary Sewer Fund	2028 Replace Vehicle #	SK1072

Description

Replace 2007 Sterling Jetter truck SK1072 holdover vehicle used for cleaning sewers.

Justification

Replacement schedule: 15 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	450,000	0	0	0	**450,000**
Total	**0**	**450,000**	**0**	**0**	**0**	**450,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	0	450,000	0	0	0	**450,000**
Total	**0**	**450,000**	**0**	**0**	**0**	**450,000**

Project Name **L16 Dual Forcemain Improvements**
Project # **Sewer-29-002**

Total Project Cost	$3,240,000	Contact	City Engineer
Department	Sanitary Sewer Fund	Type	Improvement
Category	Sanitary Sewer	Priority	2 - Smart to do
Status	Active	Useful Life	50 years
Fund	Sanitary Sewer Fund		

Description

Project includes constructing a redundant (dual) forcemain that carries sewage from the L16 Lift Station. The project will allow for redundancy in case pumps fail or need to be maintained.

Justification

L16 pumps sewage from the majority of downtown Shakopee. Its operations are critical to ensuring adequate sewer service for Shakopee.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	0	0	2,900,000	0	0	**2,900,000**
Engineering/Administration	100,000	100,000	140,000	0	0	**340,000**
Total	**100,000**	**100,000**	**3,040,000**	**0**	**0**	**3,240,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Sanitary Sewer Fund	100,000	100,000	3,040,000	0	0	**3,240,000**
Total	**100,000**	**100,000**	**3,040,000**	**0**	**0**	**3,240,000**

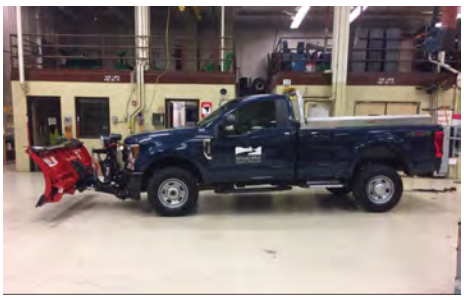
Project Name **L16 Dual Forcemain Improvements**
Project # **Sewer-29-002**

Department	Sanitary Sewer Fund	Contact	City Engineer



PROJECT LOCATION

Project Name **1-Ton (class 3) Truck Replacement**
Project # **Sewer-29-003**



Total Project Cost	$79,900	Contact	Public Works Director
Department	Sanitary Sewer Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Sanitary Sewer Fund	2029 Replace Vehicle #	SK1322

Description

Replace 2019 (class 3) truck SK1322, with plow and tailgate lift.

Justification

Replacement schedule: 10 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	79,900	0	0	**79,900**
Total	**0**	**0**	**79,900**	**0**	**0**	**79,900**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	0	0	79,900	0	0	**79,900**
Total	**0**	**0**	**79,900**	**0**	**0**	**79,900**

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Project Name **SCADA System Expansion**
Project # **Sewer-30-002**

Total Project Cost	$375,000	Contact	City Engineer
Department	Sanitary Sewer Fund	Type	Improvement
Category	Sanitary Sewer	Priority	1 - Have to do
Status	Active	Fund	Sanitary Sewer Fund

Description

The proposed system expansion includes an automated supervisory control and data acquisition (SCADA) system using the city's fiber optic network and other communication modes (cell or wi-fi). A feasibility study was performed in 2020 that detail the scope and cost for this project. The system will integrate flow monitoring of the city's trunk gravity line along the Minnesota River.

Additional monitoring stations will be added in 2030.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	300,000	0	**300,000**
Engineering/Administration	0	0	75,000	0	0	**75,000**
Total	**0**	**0**	**75,000**	**300,000**	**0**	**375,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	0	0	75,000	200,000	0	**275,000**
Storm Drainage Fund	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**75,000**	**300,000**	**0**	**375,000**

3.4 Permanent Gravity Flow Meters



Figure 3.4.1: Proposed Permanent Gravity Flow Monitoring Locations

Project Name **Sanitary Sewer: Easement Machine**
Project # **Sewer-30-003**



Total Project Cost	$30,000	Contact	Public Works Director
Department	Sanitary Sewer Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	20 years
Fund	Sanitary Sewer Fund	2030 Replace Vehicle #	SK1236

Description

2030: Replace SK1236 2011 Sreco Easement Machine. Used for jetting sanitary and storm sewer lines located in off road areas.

Justification

Replacement schedule: 20 years

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	0	30,000	0	**30,000**
Total	**0**	**0**	**0**	**30,000**	**0**	**30,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund	0	0	0	30,000	0	**30,000**
Total	**0**	**0**	**0**	**30,000**	**0**	**30,000**

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Project Name **West End Lift Station**
Project # **Sewer-30-005**

Total Project Cost	$1,165,000	Contact	City Engineer
Department	Sanitary Sewer Fund	Type	Improvement
Category	Sanitary Sewer	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Sanitary Sewer Fund		

Description

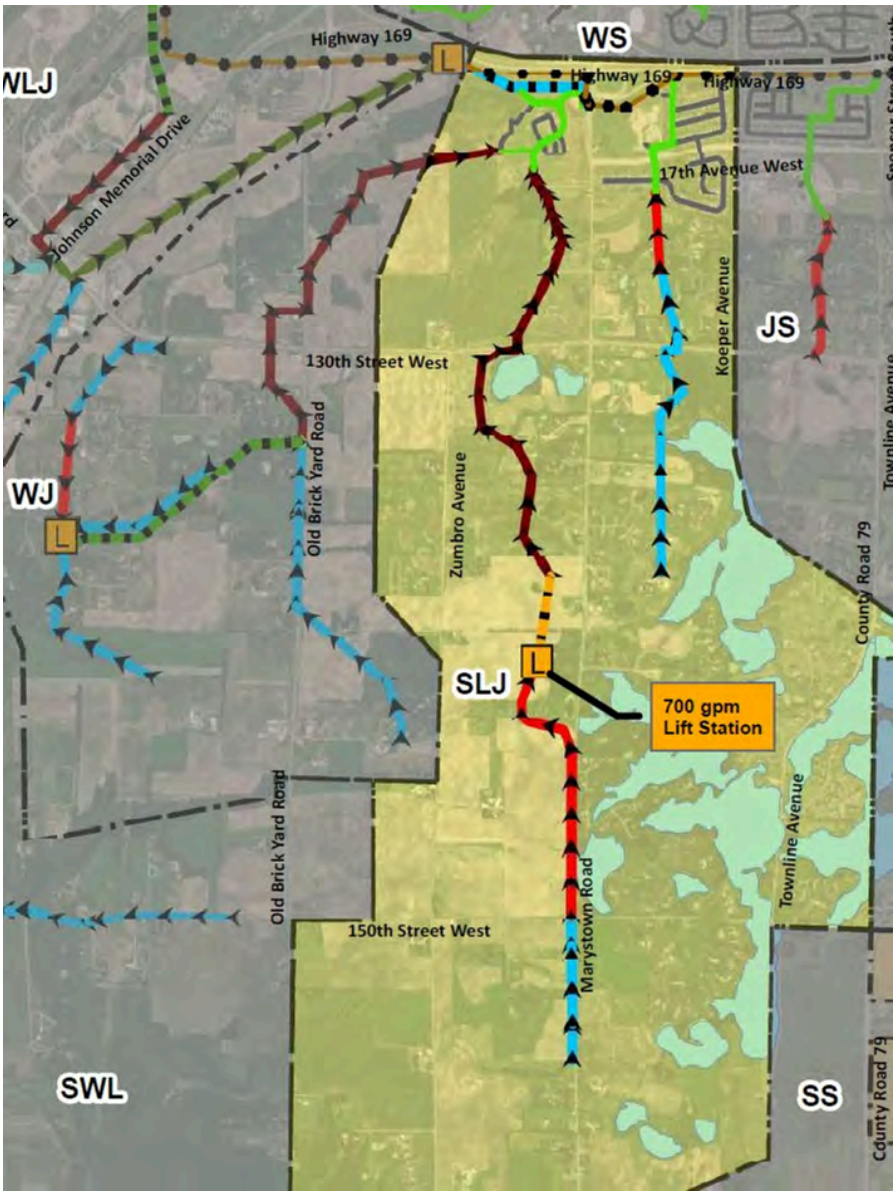
The project includes a proposed lift station on the West End, consistent with the City's 2018 Sanitary Sewer Master Plan. The lift station improvements would be constructed in conjunction with development of the area, with City funding provided as developer reimbursement. The final location and pump design for the lift station will be determined as development progresses and details are determined.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements	0	0	0	0	1,015,000	**1,015,000**
Engineering/Administration	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**150,000**	**1,015,000**	**1,165,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Sanitary Sewer Fund	0	0	0	150,000	1,015,000	**1,165,000**
Total	**0**	**0**	**0**	**150,000**	**1,015,000**	**1,165,000**

Project Name **West End Lift Station**
Project # **Sewer-30-005**

Department	Sanitary Sewer Fund	Contact	City Engineer



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Storm Drainage Fund

(Tab Insert)

2027 through 2031

Projects & Funding Source by Department

Shakopee, MN

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Storm Drainage Fund								
Arbor Bluff Stream Stabilization and Regional Pond	*Storm-25-002*	2	750,000					**750,000**
Annual Erosion/Pond Cleaning/ Outlet Improvements	*Storm-27-001*	2	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Annual Native Vegetation Management	*Storm-27-002*	2	103,000	106,000	110,000	113,000	117,000	**549,000**
Public Works Surface Water: Skidsteer Track Loader	*Storm-27-003*	2	10,400	10,700	10,900	11,200	11,400	**54,600**
Public Works Surface Water: Tractor	*Storm-27-004*	2	99,000					**99,000**
Public Works Surface Water: Skid Pressure Washer	*Storm-27-005*	2	20,000					**20,000**
West End Regional Pond and Trunk Oversizing	*Storm-27-006*	2	450,000					**450,000**
West End Weather Station	*Storm-27-007*	2	50,000					**50,000**
Public Works Surface Water: UTV	*Storm-28-004*	2		11,700		12,400		**24,100**
Public Works Surface Water: Sweeper	*Storm-29-004*	2			475,000			**475,000**
Valley View Drainage	*Storm-30-005*	3				93,000		**93,000**
NW Shakopee Storm Water BMP Retrofit	*Storm-30-006*	3				1,050,000		**1,050,000**
Storm Drainage Fund Total			**1,682,400**	**328,400**	**795,900**	**1,479,600**	**328,400**	**4,614,700**
Storm Drainage Fund			1,682,400	328,400	795,900	1,479,600	328,400	**4,614,700**
Storm Drainage Fund Sources Total			**1,682,400**	**328,400**	**795,900**	**1,479,600**	**328,400**	**4,614,700**
GRAND TOTAL			**1,682,400**	**328,400**	**795,900**	**1,479,600**	**328,400**	**4,614,700**

Project Name **Arbor Bluff Stream Stabilization and Regional Pond**
Project # **Storm-25-002**

Total Project Cost	$750,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 - Smart to do
Status	Active	Fund	Surface Water Fund

Description

Phase 1 of this project includes restoration to the Blue Lake Channel tributary within the bluff adjacent to the Arbor Bluff development. The steep section within the bluff is experiencing erosion and needs to be restored and stabilized. This project is in coordination with the adjacent residential development and trail improvements which are planned to be constructed prior to completing the development.

Phase 2 is a regional best management practice located west of CSAH 83 to implement for rate control, flood protection, and water quality. The timing of this phase is dependent on development.

Justification

It is important to restore and stabilize the channel to protect adjacent infrastructure and property. The regional best management practice is important to control rates to manage the stormwater system and protect or reduce the potential for flooding in the downstream stormwater system. These projects also provide water quality benefit by reducing sediment and phosphorus to help meet water quality goals and NPDES MS4 requirements.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	675,000	0	0	0	0	**675,000**
Engineering/Administration	75,000	0	0	0	0	**75,000**
Total	**750,000**	**0**	**0**	**0**	**0**	**750,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Storm Drainage Fund	750,000	0	0	0	0	**750,000**
Total	**750,000**	**0**	**0**	**0**	**0**	**750,000**

Budget Impact

Restoration and construction for this project would be coordinated with the timing of adjacent development. A feasibility study that evaluated flooding was completed by WSB in 2014. An AUAR was completed by Stantec for this area. A feasibility study by Stantec partially funded through Watershed Based Implementation Funding was completed to determine if there is a water quality benefit opportunity with oversizing. The study did identify that there are opportunities for water quality benefits with the regional system to be incorporated with development.

Project Name **Arbor Bluff Stream Stabilization and Regional Pond**
Project # **Storm-25-002**

Department	Storm Drainage Fund	Contact	City Engineer



Project Name **Annual Erosion/Pond Cleaning/Outlet Improvements**
Project # **Storm-27-001**

Total Project Cost	$1,000,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Maintenance
Category	Storm Sewer/Drainage	Priority	2 - Smart to do
Status	Active	Fund	Surface Water Fund

Description

This project is a placeholder for improvements in future years to address erosion and pond maintenance issues.

Justification

These projects are needed to address safety, erosion, water quality and pond outlet issues when large maintenance or repairs are needed.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	175,000	175,000	175,000	175,000	175,000	**875,000**
Engineering/Administration	25,000	25,000	25,000	25,000	25,000	**125,000**
Total	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**1,000,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Total	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**1,000,000**

Budget Impact

Projects are identified through issues with frequent maintenance, and inspections required by the NPDES MS4 permit. Pond cleanouts may also be identified adjacent to road maintenance and construction projects.

Project Name **Annual Native Vegetation Management**
Project # **Storm-27-002**

Total Project Cost	$549,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Maintenance
Category	Storm Sewer/Drainage	Priority	2 - Smart to do
Status	Active	Useful Life	30 years

Description

The project includes native vegetation establishment and management activities for the City's managed natural areas located within parks and additional city properties. Establishment activities include the installation of native vegetation through seeding/planting and any associated establishment maintenance. Native vegetation management is the maintenance of existing natural areas to support the current native plant communities by reducing the presence of invasive species. This maintenance typically involves targeted mowing and herbicide applications to control invasive plants and prescribed burning to promote native plant regeneration.

Justification

The City has added 85 new acres of native vegetation areas throughout the City over the past 3 years and will continue to add new areas with future park development projects. The City also has existing native vegetation areas that have not been previously managed, due to budget constraints, and are inundated with invasive plants. It can take 3 to 5 years for new native vegetation to establish in the landscape and these areas face heavy pressures from invasive species. Vegetation establishment and management is the key to producing high quality natural areas and this funding will allow the city to appropriately maintain these assets.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	103,000	106,000	110,000	113,000	117,000	**549,000**
Total	**103,000**	**106,000**	**110,000**	**113,000**	**117,000**	**549,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Storm Drainage Fund	103,000	106,000	110,000	113,000	117,000	**549,000**
Total	**103,000**	**106,000**	**110,000**	**113,000**	**117,000**	**549,000**

Project Name **Public Works Surface Water: Skidsteer Track Loader**
Project # **Storm-27-003**



Total Project Cost	$54,600	Contact	Public Works Director
Department	Storm Drainage Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	1 year
Fund	Surface Water Fund	2027 Replace Vehicle #	SK1534
2028 Replace Vehicle #	Replace 2027 Model	2029 Replace Vehicle #	Replace 2028 Model
2030 Replace Vehicle #	Replace 2029 Model	2031 Replace Vehicle #	Replace 2030 Model

Description

2027: Replace CAT 289DW Skidsteer Track Loader SK1534

2028: Replace CAT 289DW Skidsteer Track Loader from 2027

2029: Replace CAT 289DW Skidsteer Track Loader from 2028

2030: Replace CAT 289DW Skidsteer Track Loader from 2029

2031: Replace CAT 289DW Skidsteer Track Loader from 2030

Justification

The 1-year annual purchase option provides a cost-effective solution by reducing overall maintenance expenses and downtime, while ensuring continuous warranty coverage throughout the service period.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Equip/Vehicles/Furnishings	10,400	10,700	10,900	11,200	11,400	**54,600**
Total	**10,400**	**10,700**	**10,900**	**11,200**	**11,400**	**54,600**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Storm Drainage Fund	10,400	10,700	10,900	11,200	11,400	**54,600**
Total	**10,400**	**10,700**	**10,900**	**11,200**	**11,400**	**54,600**

Project Name **Public Works Surface Water: Tractor**
Project # **Storm-27-004**



Total Project Cost	$99,000	Contact	Public Works Director
Department	Storm Drainage Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Surface Water Fund	2027 Replace Vehicle #	SK1297 SK1247

Description

Replace 2017 tractor SK1297, PTO SK1247 John Deere 5085 with three point hitch and PTO $99,000

Justification

Replacement Schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	99,000	0	0	0	0	**99,000**
Total	**99,000**	**0**	**0**	**0**	**0**	**99,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	99,000	0	0	0	0	**99,000**
Total	**99,000**	**0**	**0**	**0**	**0**	**99,000**

Project Name **Public Works Surface Water: Skid Pressure Washer**
Project # **Storm-27-005**



Total Project Cost	$20,000	Contact	Public Works Director
Department	Storm Drainage Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Surface Water Fund	2027 Replace Vehicle #	SK1274

Description

Replace 2017 Skid Pressure Washer SK1274

Justification

Replacement Schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	20,000	0	0	0	0	**20,000**
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	20,000	0	0	0	0	**20,000**
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

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Project Name **West End Regional Pond and Trunk Oversizing**
Project # **Storm-27-006**

Total Project Cost	$450,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 - Smart to do
Status	Active	Fund	Surface Water Fund

Description

Oversizing of ponds and storm sewer for managing offsite stormwater runoff that will be coordinated with development.

Justification

It is important to control rates to manage the stormwater system and protect/reduce the potential for flooding in the downstream stormwater system.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	400,000	0	0	0	0	**400,000**
Engineering/Administration	50,000	0	0	0	0	**50,000**
Total	**450,000**	**0**	**0**	**0**	**0**	**450,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	450,000	0	0	0	0	**450,000**
Total	**450,000**	**0**	**0**	**0**	**0**	**450,000**

Budget Impact

The oversizing of ponds and pipes will be coordinated with development. A feasibility study by Stantec partially funded through Watershed Based Implementation Funding was completed to determine if there is a water quality benefit opportunity with oversizing. As a result of the study, it was identified that the existing water quality benefits need to be preserved with development and that the oversizing is primarily for rate control and flood control.

Project Name **West End Regional Pond and Trunk Oversizing**
Project # **Storm-27-006**

Department	Storm Drainage Fund	Contact	City Engineer



PROJECT LOCATION

Project Name **West End Weather Station**
Project # **Storm-27-007**

Total Project Cost	$50,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 - Smart to do
Status	Active	Useful Life	25 years

Description

This project includes installation of a weather monitoring station in the west end development area. Anticipated location is along Marystown Road near US169.

Justification

The weather station aids the City's Public Works Department in identifying the appropriate salt usage for snow removal operations.

Expenditures	2027	2028	2029	2030	2031	Total
Improvements	50,000	0	0	0	0	**50,000**
Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	50,000	0	0	0	0	**50,000**
Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Project Name **Public Works Surface Water: UTV**
Project # **Storm-28-004**



Total Project Cost	$24,100	Contact	Public Works Director
Department	Storm Drainage Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	2 years
Fund	Surface Water Fund	2028 Replace Vehicle #	SK1516
2030 Replace Vehicle #	Replace 2028 model		

Description

2028: Replace 2026 John Deere Gator Utility Task Vehicle (UTV) SK1516

2030: Replace 2028 John Deere Gator Utility Task Vehicle (UTV)

Justification

Replacement schedule: 2 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	11,700	0	12,400	0	**24,100**
Total	**0**	**11,700**	**0**	**12,400**	**0**	**24,100**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	0	11,700	0	12,400	0	**24,100**
Total	**0**	**11,700**	**0**	**12,400**	**0**	**24,100**

Project Name **Public Works Surface Water: Sweeper**
Project # **Storm-29-004**



Total Project Cost	$475,000	Contact	Public Works Director
Department	Storm Drainage Fund	Type	Equipment
Category	Vehicles	Priority	2 - Smart to do
Status	Active	Useful Life	10 years
Fund	Surface Water Fund	2029 Replace Vehicle #	SK1325

Description

Replace 2019 Freightliner Monsoon Sweeper (SK1325). Used for sweeping debris from city streets.

Justification

Replacement schedule: 10 year

Expenditures	2027	2028	2029	2030	2031	Total
Equip/Vehicles/Furnishings	0	0	475,000	0	0	**475,000**
Total	**0**	**0**	**475,000**	**0**	**0**	**475,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	0	0	475,000	0	0	**475,000**
Total	**0**	**0**	**475,000**	**0**	**0**	**475,000**

Project Name **Valley View Drainage**
Project # **Storm-30-005**

Total Project Cost	$93,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Improvement
Category	Storm Sewer/Drainage	Priority	3 - Want to do
Status	Active	Fund	Surface Water Fund

Description

Drainage improvements to improve sidewalk safety. A feasibility study was completed by AE2S. This issue may be addressed through development of adjacent undeveloped properties. An AUAR has been completed for this area.

Justification

There is a large drainage area that is concentrated to a drainage path that flows over a sidewalk and onto the adjacent street. There is a safety concern during the winter when ice builds up in this area and on the sidewalk.

Expenditures	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Construction/Maintenance	0	0	0	83,000	0	**83,000**
Engineering/Administration	0	0	0	10,000	0	**10,000**
Total	**0**	**0**	**0**	**93,000**	**0**	**93,000**

Funding Sources	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Storm Drainage Fund	0	0	0	93,000	0	**93,000**
Total	**0**	**0**	**0**	**93,000**	**0**	**93,000**

Project Name **NW Shakopee Storm Water BMP Retrofit**
Project # **Storm-30-006**

Total Project Cost	$1,050,000	Contact	City Engineer
Department	Storm Drainage Fund	Type	Improvement
Category	Storm Sewer/Drainage	Priority	3 - Want to do
Status	Active	Useful Life	30 years
Fund	Surface Water Fund		

Description

Stormwater projects focused on providing water quality treatment to untreated stormwater runoff that is routed directly to the Minnesota River. Projects to be coordinated with city improvement projects or redevelopment.

Justification

This project will provide water quality benefits by reducing sediment and phosphorus to help meet water quality goals and NPDES MS4 requirements. A feasibility study was completed by Barr Engineering which identified potential project locations.

Expenditures	2027	2028	2029	2030	2031	Total
Construction/Maintenance	0	0	0	900,000	0	**900,000**
Engineering/Administration	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**1,050,000**	**0**	**1,050,000**

Funding Sources	2027	2028	2029	2030	2031	Total
Storm Drainage Fund	0	0	0	1,050,000	0	**1,050,000**
Total	**0**	**0**	**0**	**1,050,000**	**0**	**1,050,000**

Budget Impact

There may be grant opportunities to considere when specific locations and timing are identified for this project.



Appendix

(Tab Insert)

City of Shakopee
15-year CIP

To further enhance the 5-year CIP, within the City Council's strategic priority of Effective Public Services, staff has been directed to develop a 15-year CIP. The documents and process will serve as a useful tool in providing and maintaining public infrastructure, which encompasses streets, parks & trails, government buildings and utilities. The 15-year CIP is a working document that utilizes a simpler approach that provides the most relevant information (cost, year and fund) all in one place. Projects are identified earlier allowing for increased transparency, project coordination and financial planning.

City of Shakopee
15-YR Capital Improvement Plan (2027-2041)
FINAL October 23, 2026

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2027														
Downtown ADA, Lighting & Tree Rehab	CIF-22-003	E	$1,133,000											$1,133,000
2027 Full Depth Pavement Reconstruction	CIF-27-001		$4,080,000		$770,000		$50,000	$60,000	$90,000					$5,050,000
Annual Bituminous Mill and Overlay	CIF-27-002		$1,132,000				$8,000	$8,000	$12,000					$1,160,000
Annual Trail Rehabilitation (along roadways)	CIF-27-003		$315,000											$315,000
Annual Pavement Rejuvenation	CIF-27-004		$165,000											$165,000
Annual Pavement Rehabilitation	CIF-27-005		$210,000											$210,000
CSAH 17 Reconstruction (CSAH 82 to CSAH 42)	CIF-27-006					$700,000								$700,000
Alley Reconstruction	CIF-27-007		$72,450		$31,050				$11,500					$115,000
2028 Full Depth Pavement Reconstruction	CIF-28-001		$350,000											$350,000
CSAH 16/Dean Lakes Trail Intersection Improvements	CIF-30-006		$390,000											$390,000
Trunk Sewer Extensions	Sewer-25-001							$189,000						$189,000
L16 Dual Forcemain Improvements	Sewer-29-001							$100,000						$100,000
South Louisville Jackson Lift Station	Sewer-27-001							$1,165,000						$1,165,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-25-004								$200,000					$200,000
Annual Native Vegetation Management	Storm-27-002								$103,000					$103,000
Arbor Bluff Stream Stabilization and Regional Pond	Storm-25-002								$750,000					$750,000
Public Works Surface Water: Skidsteer Loader	Storm-25-005								$10,400					$10,400
Public Works Surface Water: Tractor	Storm-27-002								$99,000					$99,000
Public Works Surface Water: Skid Pressure Washer	Storm-27-001								$20,000					$20,000
West End Regional Pond and Trunk Oversizing	Storm-26-001								$450,000					$450,000
West End Weather Station	Storm-27-007								$50,000					$50,000
Riverfront Marina/Schroeder House	PR-19-002									$1,350,000				$1,350,000
Windermere Bluff Regional Park	PR-22-010									$550,000				$550,000
Cultural Corridor	PR-24-002			$750,000						$650,000				$1,400,000
Memorial Park Playground Replacement	PR-27-001									$200,000	$100,000			$300,000
Chute Park	PR-27-002									$1,000,000				$1,000,000
Greenview Park	PR-27-003									$425,000				$425,000
Annual Trail Reconstruction	PA-27-01										$158,000			$158,000
Annual Fence Replacement	PA-27-02										$20,000			$20,000
Annual Parking Lot Rehabilitation	PA-27-03										$126,000			$126,000
Hamlet Park Playground Replacement	PA-27-04										$172,000			$172,000
Cloverleaf Tennis/Basketball Court Rehabilitation	PA-27-05										$147,500			$147,500
1st Ave Retaining Walls-CR69 downtown tunnel areas	PA-27-06										$175,000			$175,000
Misc Building Improvements	BA-27-001											$60,000		$60,000
Innovation Center/Incubator	BA-20-005			$8,500,000										$8,500,000
Elevator Code Updates	BA-27-002											$30,000		$30,000
Community Center Rooftop Unit	BA-27-003											$30,000		$30,000
Fire Station #2 Water Heaters	BA-27-004											$30,000		$30,000
Fire Station #2 Water Softener	BA-27-005											$15,000		$15,000
500 Gorman Building LED Lighting	BA-27-006											$75,000		$75,000
Police Department LED Lightning Upgades	BA-27-007											$80,000		$80,000
Police Department A/C Condenser	BA-27-008											$175,000		$175,000
City Hall Exterior Updates	BA-27-009											$20,000		$20,000
City Hall Carpet	BA-27-010											$15,000		$15,000
Public Works RTU Controllers	BA-27-011											$30,000		$30,000
Community Center Room AV Replacement	BA-27-012											$50,000		$50,000
Sand Venture Filters 1-3 Media Replacement	BA-27-013											$51,000		$51,000
2027 Subtotal			$7,847,450	$9,250,000	$801,050	$700,000	$58,000	$1,522,000	$1,795,900	$4,175,000	$898,500	$661,000	$0	$27,708,900

NOTES:
(E) $33,000 is funded out of the Tree Replacement Fund.

1/1/27 Balance Avail $2,232,332
12/31/27 Balance Remaing $1,532,332

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2028														
2028 Full Depth Pavement Reconstruction	CIF-28-001		$1,720,000		$315,000	$2,800,000	$30,000	$15,000	$120,000					$5,000,000
Annual Bituminous Mill and Overlay	CIF-28-002		$3,278,000				$20,000	$22,000	$30,000					$3,350,000
Annual Trail Rehabilitation (along roadways)	CIF-28-003		$370,000											$370,000
Annual Pavement Rejuvenation	CIF-28-004		$120,000											$120,000
Annual Pavement Rehabilitation	CIF-28-005		$280,000											$280,000
CH 18 Trail (Preserve Trail to Crossings Blvd)	CIF-27-008					$247,800								$247,800
CSAH 16 Trail Extension	CIF-22-006					$190,000								$190,000
2029 Full Depth Pavement Reconstruction	CIF-29-001		$300,000											$300,000
Annual Safety Improvements	CIF-28-010		$100,000										$25,000	$125,000
Scott County Traffic Signal Replacements	CIF-28-012					$264,000								$264,000
Trunk Sewer Extensions	Sewer-25-001							$189,000						$189,000
L16 Dual Forcemain Improvements	Sewer-29-001							$100,000						$100,000
Sewer Jetter Replacement	Sewer-28-001							$450,000						$450,000
Western Pick-up Sander	Sewer-28-002							$12,800						$12,800
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-28-010								$200,000					$200,000
Annual Native Vegetation Management	Storm-27-002								$106,000					$106,000
Public Works Surface Water: Skidsteer Loader	Storm-25-005								$10,700					$10,700
Public Works Surface Water: UTV	Storm-26-002								$11,700					$11,700
Lions Park Outdoor Rink	PR-28-003									$950,000				$950,000
Eagle Crest Community Park	PR-29-001									$300,000				$300,000
Windermere CH69 Park	PR-29-002									$100,000				$100,000
Annual Trail Reconstruction	PA-28-01										$86,000			$86,000
Annual Fence Replacement	PA-28-02										$20,000			$20,000
Annual Parking Lot Rehabilitation	PA-28-03										$157,600			$157,600
Pheasant Run Playground and Sign Replacement	PA-28-04										$160,000			$160,000
Southbridge Park Vegetation Management	PA-26-03										$360,000			$360,000
Misc Building Improvements	BA-25-001											$65,000		$65,000
Innovation Center/Incubator	BA-20-005			$3,000,000								$1,000,000		$4,000,000
Community Center HVAC Rootop Unit	BA-28-002											$50,000		$50,000
Outdoor LED Lightning Conversions	BA-28-003											$100,000		$100,000
500 Gorman Building Roof Replacement	BA-28-005											$800,000		$800,000
Ice Arena Water Heaters	BA-28-006											$80,000		$80,000
Library A/C Condenser	BA-28-007											$170,000		$170,000
Community Center Pool Heat Exchanges	BA-28-008											$200,000		$200,000
Community Center Rooftop Units	BA-28-009											$310,000		$310,000
Community Center Locker Room Conversions	BA-28-010											$150,000		$150,000
Aquatic Center Pool Flooring	BA-28-011											$200,000		$200,000
Police Department Roof	BA-28-012											$500,000		$500,000
2028 Subtotal			$6,168,000	$3,000,000	$315,000	$3,501,800	$50,000	$788,800	$478,400	$1,350,000	$783,600	$3,625,000	$25,000	$20,085,600
						1/1/28 Balance Avail								$3,782,332
						12/31/28 Balance Remaing								$280,532

City of Shakopee
15-YR Capital Improvement Plan (2027-2041)
FINAL October 23, 2026

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2029														
2029 Full Depth Pavement Reconstruction	CIF-29-001		$1,755,000		$355,000	$2,390,000	$25,000	$25,000	$100,000					$4,650,000
Annual Bituminous Mill and Overlay	CIF-29-002		$1,097,000				$10,000	$5,000	$8,000					$1,120,000
Annual Trail Rehabilitation (along roadways)	CIF-29-003		$165,000											$165,000
Annual Pavement Rejuvenation	CIF-29-004		$205,000											$205,000
Annual Pavement Rehabilitation	CIF-29-005		$280,000											$280,000
2030 Full Depth Pavement Reconstruction	CIF-30-001		$450,000											$450,000
Annual Safety Improvements	CIF-29-010		$100,000										$25,000	$125,000
Downtown Quiet Zone	CIF-28-006		$5,640,000	$3,850,000										$9,490,000
Trunk Sewer Extensions	Sewer-25-001							$195,000						$195,000
SCADA System Expansion	Sewer-25-002							$75,000						$75,000
L16 Dual Forcemain Improvements (includes CIPP Lini	Sewer-29-001							$3,040,000						$3,040,000
1 Ton Truck Replacement	Sewer-29-002							$79,900						$79,900
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-29-010								$200,000					$200,000
Annual Native Vegetation Management	Storm-27-002								$110,000					$110,000
Public Works Surface Water: Skidsteer Loader	Storm-25-005								$10,900					$10,900
Public Works Surface Water: Sweeper	Storm-29-002								$475,000					$475,000
Lions Park Outdoor Rink	PR-28-003									$1,200,000				$1,200,000
Eagle Crest Community Park	PR-29-001									$3,500,000				$3,500,000
Windermere CH69 Park	PR-29-002									$1,750,000				$1,750,000
Annual Trail Reconstruction	PA-29-01										$88,500			$88,500
Annual Fence Replacement	PA-29-02										$20,000			$20,000
Annual Parking Lot Rehabilitation	PA-29-03										$230,000			$230,000
Tahpah Park Lights (Field 2&3)	PA-29-04										$505,000			$505,000
Whipspering Oaks Playground and ID Sign Replaceme	PA-29-05										$130,000			$130,000
Memorial Dock Replacement	PA-29-06										$20,000			$20,000
Southbridge Park Vegetation Management	PA-26-06						$300,000				$115,000			$415,000
Lions Park and Vierling Greenway Trail Connection	PA-30-06										$10,000			$10,000
Misc Building Improvements	BA-29-001											$70,000		$70,000
Community Center Rooftop Units	BA-28-009											$360,000		$360,000
Police Department Carpet Replacement	BA-29-002											$130,000		$130,000
Police Department Back Parking Lot Mill & Overlay	BA-29-003											$150,000		$150,000
Fire Station #1 Garage Heaters	BA-29-005											$75,000		$75,000
Public Works Make-up Air Units	BA-29-006											$100,000		$100,000
Library Parking Lot Reconstruction	BA-29-007											$142,000		$142,000
Police Department IT Room Ac Mini-Split	BA-29-008											$40,000		$40,000
Public Works Gate and Fencing	BA-29-009											$200,000		$200,000
Car Wash Replacement	BA-29-010											$300,000		$300,000
Community Center Water Heater	BA-29-011											$15,000		$15,000
Fire Station #1 Carpet	BA-29-012											$100,000		$100,000
Police Department Gate Openers	BA-29-013											$70,000		$70,000
Fire Station #2 A/C Mini Splits	BA-29-014											$50,000		$50,000
2029 Subtotal			$9,692,000	$3,850,000	$355,000	$2,390,000	$335,000	$3,419,900	$903,900	$6,450,000	$1,118,500	$1,802,000	$25,000	$30,341,300
					1/1/29 Balance Avail	$2,600,532								
					12/31/29 Balance Remaing	$210,532								

City of Shakopee
15-YR Capital Improvement Plan (2027-2041)
FINAL October 23, 2026

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2030														
2030 Full Depth Pavement Reconstruction	CIF-30-001		$4,690,000		$2,000,000		$60,000	$50,000	$150,000					$6,950,000
Annual Bituminous Mill and Overlay	CIF-30-002		$605,000				$5,000	$5,000	$5,000					$620,000
Annual Trail Rehabilitation (along roadways)	CIF-30-03		$250,000											$250,000
Annual Pavement Rejuvenation	CIF-30-004		$105,000											$105,000
Annual Pavement Rehabilitation	CIF-30-005		$285,000											$285,000
West End Regional Roadway Expansion (CR 15)	CIF-30-007					$485,000								$485,000
2031 Full Depth Pavement Reconstruction	CIF-31-001		$450,000											$450,000
Annual Safety Improvements	CIF-30-010		$100,000										$25,000	$125,000
Scott County Annual Overlay Program	CIF-30-011					$175,000								$175,000
Scott County Traffic Signal Replacements	CIF-28-012					$264,000								$264,000
Trunk Sewer Extensions	Sewer-30-001							$200,000						$200,000
SCADA System Upgrade	Sewer-30-02							$200,000	$100,000					$300,000
Easement Machine	Sewer-30-003							$30,000						$30,000
West End (High Bluff) Lift Station	Sewer-30-005							$150,000						$150,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-30-010								$200,000					$200,000
Annual Native Vegetation Management	Storm-27-002								$113,000					$113,000
NW Shakopee Storm Water BMP Retrofit	Storm 30-006								$1,050,000					$1,050,000
Valley View Drainage	Storm-30-005								$93,000					$93,000
Public Works Surface Water: Skidsteer Loader	Storm-30-731								$11,200					$11,200
Public Works Surface Water: UTV	Storm-30-735								$12,400					$12,400
Annual Trail Reconstruction	PA-30-01										$90,000			$90,000
Annual Fence Replacement	PA-30-02										$21,000			$21,000
Annual Parking Lot Rehabilitation	PA-30-3										$312,000			$312,000
Cloverleaf Playground and Furnishings	PA-30-04										$191,000			$191,000
Langdon Terrace Playground and Furnishings	PA-30-05										$162,000			$162,000
Lions Park and Vierling Greenway Trail Connection	PA-30-06										$75,000			$75,000
Misc Building Improvements	BA-30-001											$75,000		$75,000
Community Center Air Handler	BA-30-002											$100,000		$100,000
500 Gorman Building Rooftop Units	BA-30-003											$350,000		$350,000
Ice Arena Rubber Floor Replacement	BA-30-004											$150,000		$150,000
Library Boilers	BA-30-005											$130,000		$130,000
Police Department Garage Doors	BA-30-006											$100,000		$100,000
2030 Subtotal			$6,485,000	$0	$2,000,000	$924,000	$65,000	$635,000	$1,734,600	$0	$851,000	$905,000	$25,000	$13,624,600
					1/1/30 Balance Avail	$2,600,532								
					12/31/30 Balance Remaing	$1,676,532								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2031														
2031 Full Depth Pavement Reconstruction	CIF-31-001		$1,850,000		$1,590,000	$3,250,000	$50,000	$60,000	$100,000					$6,900,000
Annual Bituminous Mill and Overlay	CIF-31-002		$1,610,000				$15,000	$10,000	$15,000					$1,650,000
Annual Trail Rehabilitation (along roadways)	CIF-31-003		$162,000											$162,000
Annual Pavement Rejuvenation	CIF-31-004		$135,000											$135,000
Annual Pavement Rehabilitation	CIF-31-005		$290,000											$290,000
Annual Safety Improvements	CIF-31-006		$100,000										$25,000	$125,000
Big Woods Regional Trail Reconstruction	CIF-31-008					$98,500								$98,500
4th Avenue Retaining Wall Replacement	CIF-31-007		$170,000											$170,000
2032 Full Depth Pavement Reconstruction	CIF-32-001		$450,000											$450,000
Trunk Sewer Extensions	Sewer-31-001							$197,000						$200,000
West End (High Bluff) Lift Station	Sewer-30-005							$1,015,000						$1,015,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-31-010								$200,000					$200,000
Annual Native Vegetation Management	Storm-27-002								$117,000					$117,000
Public Works Surface Water: Skidsteer Loader	Storm-27-003								$11,400					$11,400
Annual Trail Reconstruction	PA-31-01										$92,000			$92,000
Annual Fence Replacement	PA-31-02										$21,000			$21,000
Annual Parking Lot Rehabilitation	PA-31-03										$225,500			$225,500
Parklets Downtown	PA-31-04										$288,000			$288,000
Schleper Stadium ADA Ramp Rehabilitation	PA-31-05										$70,000			$70,000
O'Dowd Parking Lot and Park Rehab	PA-31-06										$366,000			$366,000
Savanna Oaks Playground and Furnishings	PA-31-07										$165,000			$165,000
Royalty Park Playground and Furnishings	PA-31-08										$180,000			$180,000
Hackney Park Playground and Furnishings	PA-31-09										$180,000			$180,000
Misc Building Improvements	BA-31-001											$80,000		$80,000
Library Interior LED Lighting Upgrade	BA-31-002											$90,000		$90,000
Library Ceiling	BA-31-003											$50,000		$50,000
Public Works A/C Mini Split	BA-31-004											$30,000		$30,000
Fire Station #1 Apparatus Bay Windows	BA-31-005											$90,000		$90,000
2031 Subtotal			$4,767,000	$0	$1,590,000	$3,348,500	$65,000	$1,282,000	$443,400	$0	$1,587,500	$340,000	$25,000	$13,451,400
					1/1/31 Balance Avail	$4,136,532								
					12/31/31 Balance Remaing	$788,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2032														
Annual Pavement Rehabilitation	CIF-32-TBD		$295,000											$295,000
Annual Bituminous Mill and Overlay	CIF-32-TBD		$2,110,000				$15,000	$10,000	$15,000					$2,150,000
Annual Trail Rehabilitation (along roadways)	CIF-32-TBD		$165,000											$165,000
Annual Pavement Reclamite	CIF-32-TBD		$175,000											$175,000
2032 Full Depth Pavement Reconstruction	CIF-32-TBD		$2,930,000		$1,300,000	$2,600,000	$60,000	$60,000	$100,000					$7,050,000
2033 Full Depth Pavement Reconstruction	CIF-33-TBD		$400,000											$400,000
Traffic Signal - CSAH 83 & 4th Avenue	CIF-32-TBD					$225,000								$225,000
County Roadway ADA/Intersection Improvements	CIF-32-TBD		$60,000											$60,000
Annual Safety Improvements	CIF-32-010		$100,000										$25,000	$125,000
Scott County Traffic Signal Replacements	CIF-28-012					$264,000								$264,000
CH 16 Modernization - Phase 2	CIF-32-TBD					$87,000								$87,000
														$0
Trunk Sewer Extensions	Sewer-32-001							$205,000						$205,000
Cured In Place Sewer Pipe Lining	Sewer-32-TBD							$300,000						$300,000
Stagecoach/Hansen Trunk Sewer Capacity Expansion	Sewer-32-TBD							$205,000						$205,000
Shakopee/Chaska Interceptor Cost Sharing	Sewer-32-TBD							$323,300						$323,300
L16 Forcemain Lining	Sewer-32-TBD							$1,545,000						$1,545,000
														$0
Batwing Mower	Storm-32-TBD								$30,500					$30,500
Annual Native Vegetation Management	Storm-32-TBD								$120,000					$120,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-32-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-32-TBD								$110,000					$110,000
Public Works Surface Water: Skidsteer Loader	Storm-32-TBD								$11,700					$11,700
Public Works Surface Water: UTV	Storm-32-TBD								$13,200					$13,200
PW Surface Water - Plow Tractor	Storm-32-TBD								$17,000					$17,000
PW Surface Water - steep slope mower AEBI	Storm-32-TBD								$208,000					$208,000
PW Surface Water - Sweeper Freightliner	Storm-32-TBD								$397,000					$397,000
Tractor 6R12	Storm-32-TBD								$187,000					$187,000
Trailer - DOT	Storm-32-TBD								$19,900					$19,900
Leaf Vac	Storm-32-TBD								$75,000					$75,000
4th Ave/UVDD Culvert Repairs	Storm-32-TBD								$100,000					$100,000
Southbridge Regional Trail Connection (Savannah)	PR-32-XXX			$190,000						$0				$190,000
Tahpah Park Ballfield	PR-TBD									$550,000				$550,000
Riverview Park Parking Lot	PR-TBD									$105,000				$105,000
Shutrop Trail and Bluff Trail	PR-TBD									$200,000				$200,000
														$0
Annual Trail Reconstruction	PA-32-01										$93,000			$93,000
Annual Fence Replacement	PA-32-02										$22,000			$22,000
Annual Parking Lot Rehabilitation	PA-32-TBD										$110,000			$110,000
Annual Playground Court Resurfacing	PA-32-TBD										$137,000			$137,000
Saddle Ridge Park Playground and Furnishings	PA-32-TBD													$0
Hiawatha Park Basketball Court	PA-32-TBD										$19,000			$19,000
Holmes Park Basketball Court	PA-32-TBD										$21,000			$21,000
Tahpah Park Playground and Furnishings	PA-32-TBD										$142,000			$142,000
Tahpah Park Fence	PA-32-TBD										$45,000			$45,000
Tahpah Park West Backstop Netting	PA-32-TBD										$40,000			$40,000
Quarrly Lake Dock	PA-32-TBD										$21,000			$21,000
17th Avenue Sports Complex Parking Lot	PA-32-TBD										$350,000			$350,000
														$0
Misc Building Improvements	BA-32-001											$80,000		$80,000
Ice Arena-HVAC (1 and 2 of 8 units)	BA-32-TBD											$20,000		$20,000
CH AC mini-splits (3)	BA-32-TBD											$60,000		$60,000
CH AC chiller	BA-32-TBD											$100,000		$100,000
Ice Arena Compressor Overhaul	BA-32-TBD											$60,000		$60,000
CH carpet	BA-32-TBD											$150,000		$150,000
Fire Station #2 water heaters	BA-32-TBD											$20,000		$20,000
Ice Arena-Rink 1 and Rink 2 DHU Rotors ($15K/each)	BA-32-TBD											$30,000		$30,000
Ice Arena-Repaint Rink 1 and Rink 2 Floors ($10K/each	BA-32-TBD											$20,000		$20,000
Community Center HVAC & Water Heater	BA-32-TBD											$10,000		$10,000
Community Center Ice Arena Exterior Paint	BA-32-TBD											$20,000		$20,000
2032 Subtotal			$6,235,000	$190,000	$1,300,000	$3,176,000	$75,000	$2,648,300	$1,604,300	$855,000	$1,000,000	$570,000	$25,000	$17,678,600
					1/1/32 Balance Avail	$3,318,032								
					12/31/32 Balance Remaing	$142,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2033														
Annual Pavement Rehabilitation	CIF-33-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-33-TBD		$525,000				$5,000	$5,000	$5,000					$540,000
Annual Trail Rehabilitation (along roadways)	CIF-33-TBD		$169,000											$169,000
Annual Pavement Reclamite	CIF-33-TBD		$185,000											$185,000
2033 Full Depth Pavement Reconstruction	CIF-33-TBD		$6,730,000		$1,675,000	$500,000	$85,000	$85,000	$125,000					$9,200,000
County Roadway ADA/Intersection Improvements	CIF-33-TBD		$65,000											$65,000
2034 Full Depth Pavement Reconstruction	CIF-34-TBD		$350,000											$350,000
Annual Safety Improvements	CIF-33-010		$100,000										$25,000	$125,000
Trunk Sewer Extensions	Sewer-33-001							$210,000						$210,000
Annual Native Vegetation Management	Storm-33-TBD								$120,000					$120,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-33-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-33-TBD								$112,000					$112,000
Public Works Surface Water: Skidsteer Loader	Storm-33-TBD								$12,000					$12,000
PW Surface Water - Excavator Crawler CX80 180	Storm-33-TBD								$153,000					$153,000
Annual Trail Reconstruction	PA-33-01										$95,000			$95,000
Annual Fence Replacement	PA-33-02										$22,000			$22,000
Annual Parking Lot Rehabilitation	PA-33-TBD										$112,000			$112,000
Annual Playground Court Resurfacing	PA-33-TBD										$56,000			$56,000
Autumn Hill Park Playground and Furnishings	PA-33-TBD										$155,000			$155,000
Westminster Park Playground and Furnishings	PA-33-TBD										$186,000			$186,000
Glacier Estate Park Playground and Furnishings	PA-33-TBD										$140,000			$140,000
Landon Terrace Oark Playground and Furnishings	PA-33-TBD										$150,000			$150,000
Misc Building Improvements	BA-33-001											$80,000		$80,000
2033 Subtotal			$8,424,000	$0	$1,675,000	$500,000	$90,000	$300,000	$727,000	$0	$916,000	$80,000	$25,000	$12,737,000
					1/1/33 Balance Avail	$2,752,032								
					12/31/33 Balance Remaing	$2,252,032								
2034														
Annual Pavement Rehabilitation	CIF-34-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-34-TBD		$1,075,000				$10,000	$5,000	$10,000					$1,100,000
Annual Trail Rehabilitation (along roadways)	CIF-34-TBD		$172,000											$172,000
Annual Pavement Reclamite	CIF-34-TBD		$145,000											$145,000
2034 Full Depth Pavement Reconstruction	CIF-34-TBD		$3,835,000		$805,000	$4,000,000	$85,000	$85,000	$100,000					$8,910,000
2035 Full Depth Pavement Reconstruction	CIF-35-TBD		$400,000											$400,000
Trunk Sewer Extensions	Sewer-34-005							$210,000						$210,000
Pickup Truck 150/1500	Sewer-TBD							$72,000						$72,000
CSAH 83/TH 169 Trunk Sewer Crossing Expansion	Sewer-TBD							$410,000						$410,000
Cured In Place Sewer Pipe Lining	Sewer-TBD							$400,000						$400,000
PW Sanitary - Vacuum Inductor Trailer	Sewer-TBD							$175,000						$175,000
Annual Native Vegetation Management	Storm-34-TBD								$120,000					$120,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-34-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-34-TBD								$114,000					$114,000
Public Works Surface Water: Skidsteer Loader	Storm-34-TBD								$12,200					$12,200
Public Works Surface Water: UTV	Storm-34-TBD								$14,000					$14,000
Annual Trail Reconstruction	PA-34-01										$97,000			$97,000
Annual Fence Replacement	PA-34-02										$23,000			$23,000
Annual Parking Lot Rehabilitation	PA-34-TBD										$115,000			$115,000
Annual Playground Equipment and ADA Improvements	PA-34-TBD										$172,000			$172,000
Annual Playground Court Resurfacing	PA-34-TBD										$57,000			$57,000
Ridgecreek Park Baseketball Court	PA-34-TBD										$28,000			$28,000
Misc Building Improvements	BA-34-001											$80,000		$80,000
Ice Arena-HVAC (3 and 4 of 8 units)	BA-34-TBD											$20,000		$20,000
2034 Subtotal			$5,927,000	$0	$805,000	$4,000,000	$95,000	$1,357,000	$570,200	$0	$492,000	$100,000	$0	$13,346,200
					1/1/34 Balance Avail	$4,942,032								
					12/31/34 Balance Remaing	$942,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2035														
Annual Pavement Rehabilitation	CIF-35-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-35-TBD		$0											$0
Annual Trail Rehabilitation (along roadways)	CIF-35-TBD		$176,000											$176,000
Annual Pavement Reclamite	CIF-35-TBD		$175,000											$175,000
2035 Full Depth Pavement Reconstruction	CIF-35-TBD		$8,205,000		$1,700,000	$740,000	$165,000	$165,000	$300,000					$11,275,000
West End Regional Roadway Expansion (CR 69)	CIF-35-TBD					$1,800,000								$1,800,000
County Roadway ADA/Intersection Improvements	CIF-35-TBD		$70,000											$70,000
2036 Full Depth Pavement Reconstruction	CIF-36-TBD		$150,000											$150,000
Trunk Sewer Extensions	Sewer-35-001							$213,000						$213,000
Trunk Sewer Capacity Expansion	Sewer-TBD							$310,000						$310,000
Lift Station 16 Rehab	Sewer-TBD							$515,000						$515,000
PW Sanitary - Truck, Dump F550 4x4	Sewer-TBD							$145,700						$145,700
Annual Native Vegetation Management	Storm-35-TBD								$125,000					$125,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-35-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-35-TBD								$117,000					$117,000
Public Works Surface Water: Skidsteer Loader	Storm-35-TBD								$12,500					$12,500
Public Works Surface Water: Truck, Tanker Mac	Storm-35-TBD								$282,000					$282,000
Public Works Surface Water: Tow Trailer	Storm-35-TBD								$17,500					$17,500
Annual Trail Reconstruction	PA-35-01										$99,000			$99,000
Annual Fence Replacement	PA-35-02										$23,000			$23,000
Annual Parking Lot Rehabilitation	PA-35-TBD										$117,000			$117,000
Annual Playground Equipment and ADA Improvements	PA-35-TBD										$175,000			$175,000
Annual Playground Court Resurfacing	PA-35-TBD										$58,000			$58,000
O'Dowd Park Parking Lot Paving and Park Rehab	PA-35-TBD										$366,000			$366,000
Marystown Dog Park Turf	PA-35-TBD										$128,000			$128,000
Misc Building Improvements	BA-35-001											$80,000		$80,000
CH boilers	BA-35-TBD											$100,000		$100,000
CH water softeners	BA-35-TBD											$50,000		$50,000
Ice Arena Condenser replacement	BA-35-TBD											$400,000		$400,000
Ice Arena Relief Valve and Ammonia Detection Replac	BA-35-TBD											$15,000		$15,000
Community Center and Ice Arena Exterior Paint	BA-35-TBD											$20,000		$20,000
2035 Subtotal			$9,076,000	$0	$1,700,000	$2,540,000	$165,000	$1,348,700	$1,054,000	$0	$966,000	$665,000	$0	$17,514,700
					1/1/35 Balance Avail	$3,712,032								
					12/31/35 Balance Remaing	$1,172,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2036														
Annual Pavement Rehabilitation	CIF-36-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-36-TBD		$4,235,000			$1,100,000	$25,000	$30,000	$60,000					$5,450,000
Annual Trail Rehabilitation (along roadways)	CIF-36-TBD		$180,000											$180,000
Annual Pavement Reclamite	CIF-36-TBD		$150,000											$150,000
2036 Full Depth Pavement Reconstruction	CIF-36-TBD		$3,090,000		$1,140,000	$0	$30,000	$30,000	$60,000					$4,350,000
2037 Full Depth Pavement Reconstruction	CIF-37-TBD		$300,000											$300,000
Trunk Sewer Extensions	Sewer-36-001							$217,000						$217,000
Annual Native Vegetation Management	Storm-36-TBD								$125,000					$125,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-36-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-36-TBD								$120,000					$120,000
Public Works Surface Water: Skidsteer Loader	Storm-36-TBD								$12,700					$12,700
Public Works Surface Water: UTV	Storm-36-TBD								$14,800					$14,800
Annual Trail Reconstruction	PA-36-01										$101,000			$101,000
Annual Fence Replacement	PA-36-02										$24,000			$24,000
Annual Parking Lot Rehabilitation	PA-36-TBD										$120,000			$120,000
Annual Playground Equipment and ADA Improvements	PA-36-TBD										$180,000			$180,000
Annual Playground Court Resurfacing	PA-36-TBD										$60,000			$60,000
Green Meadows Plaground and Furnishings	PA-36-TBD										$180,000			$180,000
Lions Park Rhapsody Music Equipment	PA-36-TBD										$29,000			$29,000
Misc Building Improvements	BA-36-001											$80,000		$80,000
Fire Station #1 Boilers	BA-36-TBD											$110,000		$110,000
Fire Station #2 Rooftop Units	BA-36-TBD											$240,000		$240,000
500 Gorman Bldg. Water Softener	BA-36-TBD											$20,000		$20,000
500 Gorman Bldg. Rooftop Unit	BA-36-TBD											$17,000		$17,000
Library Water Heater	BA-36-TBD											$17,000		$17,000
2036 Subtotal			$8,255,000	$0	$1,140,000	$1,100,000	$55,000	$277,000	$592,500	$0	$694,000	$484,000	$0	$12,597,500
					1/1/36 Balance Avail	$4,022,032								
					12/31/36 Balance Remaing	$2,922,032								
2037														
Annual Pavement Rehabilitation	CIF-37-TBD		$300,000											$300,000
Annual Trail Rehabilitation (along roadways)	CIF-37-TBD		$190,000											$190,000
Annual Pavement Reclamite	CIF-37-TBD		$345,000											$345,000
2037 Full Depth Pavement Reconstruction	CIF-37-TBD		$4,495,000		$2,350,000	$2,500,000	$65,000	$65,000	$135,000					$9,610,000
2038 Full Depth Pavement Reconstruction	CIF-38-TBD		$350,000											$350,000
Trunk Sewer Extensions	Sewer-37-00=1							$221,000						$221,000
Jetter Truck (Freightliner)	Sewer-37-TBD							$626,000						$626,000
Annual Native Vegetation Management	Storm-37-TBD								$125,000					$125,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-37-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-37-TBD								$122,000					$122,000
3 Point Front PTO	Storm-37-TBD								$26,900					$26,900
Public Works Surface Water: Skidsteer Loader	Storm-37-TBD								$13,000					$13,000
Public Works Surface Water: Tractor	Storm-37-TBD								$133,000					$133,000
Annual Trail Reconstruction	PA-37-01										$103,000			$103,000
Annual Fence Replacement	PA-37-02										$25,000			$25,000
Annual Parking Lot Rehabilitation	PA-37-TBD										$122,000			$122,000
Annual Playground Equipment and ADA Improvements	PA-37-TBD										$183,000			$183,000
Annual Playground Court Resurfacing	PA-37-TBD										$61,000			$61,000
Misc Building Improvements	BA-37-001											$80,000		$80,000
2037 Subtotal			$5,680,000	$0	$2,350,000	$2,500,000	$65,000	$912,000	$754,900	$0	$494,000	$80,000	$0	$12,835,900
					1/1/37 Balance Avail	$5,862,032								
					12/31/37 Balance Remaing	$3,362,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2038														
Annual Pavement Rehabilitation	CIF-38-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-38-TBD		$925,000			$450,000	$10,000	$5,000	$10,000					$1,400,000
Annual Trail Rehabilitation (along roadways)	CIF-38-TBD		$200,000											$200,000
Annual Pavement Reclamite	CIF-38-TBD		$135,000											$135,000
2038 Full Depth Pavement Reconstruction	CIF-38-TBD		$6,715,000		$3,000,000		$80,000	$80,000	$175,000					$10,050,000
2039 Full Depth Pavement Reconstruction	CIF-39-TBD		$300,000											$300,000
West End Regional Roadway Expansion (CR 78)	CIF-31-TBD					$2,000,000								$2,000,000
Trunk Sewer Extensions	Sewer-38-001							$225,000						$225,000
Annual Native Vegetation Management	Storm-38-TBD								$130,000					$130,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-38-TBD								$192,000					$192,000
Annual Drainage and Flood Prevention Imp	Storm-38-TBD								$125,000					$125,000
Public Works Surface Water: Skidsteer Loader	Storm-38-TBD								$13,300					$13,300
Public Works Surface Water: UTV	Storm-38-TBD								$15,700					$15,700
Annual Trail Reconstruction	PA-38-01										$105,000			$105,000
Annual Fence Replacement	PA-38-02										$26,000			$26,000
Annual Parking Lot Rehabilitation	PA-38-TBD										$125,000			$125,000
Annual Playground Equipment and ADA Improvements	PA-38-TBD										$186,000			$186,000
Westminster Park Parking Lot	PA-38-TBD										$205,000			$205,000
Tahpah Park Bleacher Seating	PA-38-TBD										$108,000			$108,000
Scenic Heights Park Basketball Court	PA-38-TBD										$35,000			$35,000
Ridgecreek Park Boardwalk	PA-38-TBD										$2,850,000			$2,850,000
Lions Park Pickleball Court	PA-38-TBD										$38,000			$38,000
Misc Building Improvements	BA-38-001											$80,000		$80,000
2038 Subtotal			$8,575,000	$0	$3,000,000	$2,450,000	$90,000	$310,000	$661,000	$0	$3,678,000	$80,000	$0	$18,844,000
					1/1/38 Balance Avail	$6,362,032								
					12/31/38 Balance Remaing	$3,912,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2039														
Annual Pavement Rehabilitation	CIF-39-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-39-TBD		$299,000				$3,000	$3,000	$5,000					$310,000
Annual Trail Rehabilitation (along roadways)	CIF-39-TBD		$250,000											$250,000
Annual Pavement Reclamite	CIF-39-TBD		$210,000											$210,000
2039 Full Depth Pavement Reconstruction	CIF-39-TBD		$6,845,000		$3,000,000		$75,000	$80,000	$150,000					$10,150,000
2040 Full Depth Pavement Reconstruction	CIF-40-TBD		$300,000											$300,000
Trunk Sewer Extensions	Sewer-39-001							$225,000						$225,000
1 Ton Truck Replacement	Sewer-39-TBD							$107,400						$107,400
Annual Native Vegetation Management	Storm-39-TBD								$130,000					$130,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-39-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-39-TBD								$125,000					$125,000
Public Works Surface Water: Skidsteer Loader	Storm-39-TBD								$13,500					$13,500
Public Works Surface Water: Sweeper	Storm-39-TBD								$638,400					$638,400
Annual Trail Reconstruction	PA-39-01										$105,000			$105,000
Annual Fence Replacement	PA-39-02										$26,000			$26,000
Annual Parking Lot Rehabilitation	PA-39-TBD										$125,000			$125,000
Annual Playground Equipment and ADA Improvements	PA-39-TBD										$186,000			$186,000
Ridgecreek Park Tennis Court	PA-39-TBD										$136,000			$136,000
Ridgecreek Park Playground Equipment and Furnishing	PA-39-TBD										$170,000			$170,000
Prairie Bend Park Basketball Court	PA-39-TBD										$43,000			$43,000
Lions Park Restroom Facilities	PA-39-TBD										$121,000			$121,000
Lions Park Splash Pad	PA-39-TBD										$271,000			$271,000
Huber Park Amphitheater Netting	PA-39-TBD										$33,000			$33,000
Misc Building Improvements	BA-39-001											$80,000		$80,000
2039 Subtotal			$8,204,000	$0	$3,000,000	$0	$78,000	$415,400	$1,261,900	$0	$1,216,000	$80,000	$0	$14,255,300
					1/1/39 Balance Avail	$7,012,032								
					12/31/39 Balance Remaing	$7,012,032								

Project	Project Number	NOTES	(CIF) Capital Improvement Fund	Grant Funding	Special Assessments	Large City Assistance and MSA Fund	SPUC (Watermain)	Sanitary Sewer Fund	Storm Drainage Fund	Park Development	Park Asset Fund	Building Internal Service Fund	EDA Revenue Fund	Total Project Cost
2040														
Annual Pavement Rehabilitation	CIF-40-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-40-TBD		$1,090,000			$300,000	$5,000	$5,000	$10,000					$1,410,000
Annual Trail Rehabilitation (along roadways)	CIF-40-TBD		$250,000											$250,000
Annual Pavement Reclamite	CIF-40-TBD		$165,000											$165,000
2040 Full Depth Pavement Reconstruction	CIF-40-TBD		$7,080,000		$3,020,000		$75,000	$75,000	$150,000					$10,400,000
2041 Full Depth Pavement Reconstruction	CIF-41-TBD		$350,000											$350,000
														$0
Trunk Sewer Extensions	Sewer-40-001							$225,000						$225,000
Pump Mounted Trailer	Sewer-40-TBD							$162,000						$162,000
														$0
Annual Native Vegetation Management	Storm-40-TBD								$130,000					$130,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-40-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-40-TBD								$125,000					$125,000
Public Works Surface Water: Skidsteer Loader	Storm-40-TBD								$13,800					$13,800
Public Works Surface Water: UTV	Storm-40-TBD								$16,700					$16,700
														$0
Annual Trail Reconstruction	PA-40-01										$105,000			$105,000
Annual Fence Replacement	PA-40-02										$26,000			$26,000
Annual Parking Lot Rehabilitation	PA-40-TBD										$125,000			$125,000
Annual Playground Equipment and ADA Improvements	PA-40-TBD										$186,000			$186,000
Annual Playground Court Resurfacing	PA-40-TBD										$63,000			$63,000
Lions Park Pickleball Court	PA-40-TBD										$108,000			$108,000
Lions Park Splash Pad Shade Structure	PA-40-TBD										$43,000			$43,000
Westminster Park Scoreboards (2)	PA-40-TBD										$58,000			$58,000
														$0
Misc Building Improvements	BA-40-001											$80,000		$80,000
2040 Subtotal			$9,235,000	$0	$3,020,000	$300,000	$80,000	$467,000	$645,500	$0	$714,000	$80,000	$0	$14,541,500
					1/1/40 Balance Avail	$10,212,032								
					12/31/40 Balance Remaing	$9,912,032								
2041														
Annual Pavement Rehabilitation	CIF-41-TBD		$300,000											$300,000
Annual Bituminous Mill and Overlay	CIF-41-TBD		$2,808,000				$15,000	$10,000	$17,000					$2,850,000
Annual Trail Rehabilitation (along roadways)	CIF-41-TBD		$250,000											$250,000
Annual Pavement Reclamite	CIF-41-TBD		$210,000											$210,000
2041 Full Depth Pavement Reconstruction	CIF-41-TBD		$4,525,000		$2,100,000		$75,000	$75,000	$150,000					$6,925,000
2042 Full Depth Pavement Reconstruction	CIF-42-TBD		$350,000											$350,000
Trunk Sewer Extensions	Sewer-41-001							$225,000						$225,000
Generator - Trailer Mounted	Sewer-41-TBD							$119,500						$119,500
								.						
Annual Native Vegetation Management	Storm-40-TBD								$130,000					$130,000
Annual Erosion/Pond Cleaning/Outlet Imp	Storm-41-TBD								$200,000					$200,000
Annual Drainage and Flood Prevention Imp	Storm-41-TBD								$125,000					$125,000
Public Works Surface Water: Skidsteer Loader	Storm-41-TBD								$14,000					$14,000
Annual Trail Reconstruction	PA-41-01										$105,000			$105,000
Annual Fence Replacement	PA-41-02										$26,000			$26,000
Annual Parking Lot Rehabilitation	PA-41-TBD										$125,000			$125,000
Annual Playground Equipment and ADA Improvements	PA-41-TBD										$186,000			$186,000
Annual Playground Court Resurfacing	PA-41-TBD										$63,000			$63,000
Lions Park Inclusive Playground Equipment	PA-41-TBD										$445,000			$445,000
Stans Park Playground and Furnishings	PA-41-TBD										$170,000			$170,000
Misc Building Improvements	BA-41-001											$80,000		$80,000
2041 Subtotal			$8,443,000	$0	$2,100,000	$0	$90,000	$429,500	$636,000	$0	$1,120,000	$80,000	$0	$12,898,500
					1/1/41 Balance Avail	$13,212,032								
					12/31/41 Balance Remaing	$13,212,032								
TOTALS			$113,013,450	$16,290,000	$25,151,050	$27,430,300	$1,456,000	$16,112,600	$13,863,500	$12,830,000	$16,529,100	$9,632,000	$150,000	$374,472,461

City of Shakopee
Long-term Financial Plan
May 19, 2026

The Long Term Financial Plan (LTFP) is intended to serve as a tool, providing Council and the public with the insight required to address issues that impact the City's financial condition. The LTFP was presented to the City Council on May 19, 2026. The LTFP discusses and views city finances from a wider perspective and serves as a preliminary step in the annual budget and capital improvement planning processes before determining the annual needs of the city.



Shakopee Sustainable Cycle of City Government

The model illustrated on the next page sets high-quality City Services as the foundation of a healthy and growing community as shows where external forces and government action might intervene. The high quality services drive population growth, as more people and businesses want to be a part of our community. Population growth drives growth in real estate values, whether that be new development or rising demand for existing inventory. That growth in real estate values ensures rising tax revenue, which pays for the inflation-based cost increases of high-quality city services *with minimal impact on the property tax rate*. This cycle is the foundation of annual budget development and helps identify and explain influencing factors.



Trend Analysis

The City's financial trends are analyzed annually with many factors utilized in order to understand the financial condition of the City of Shakopee. These factors include:

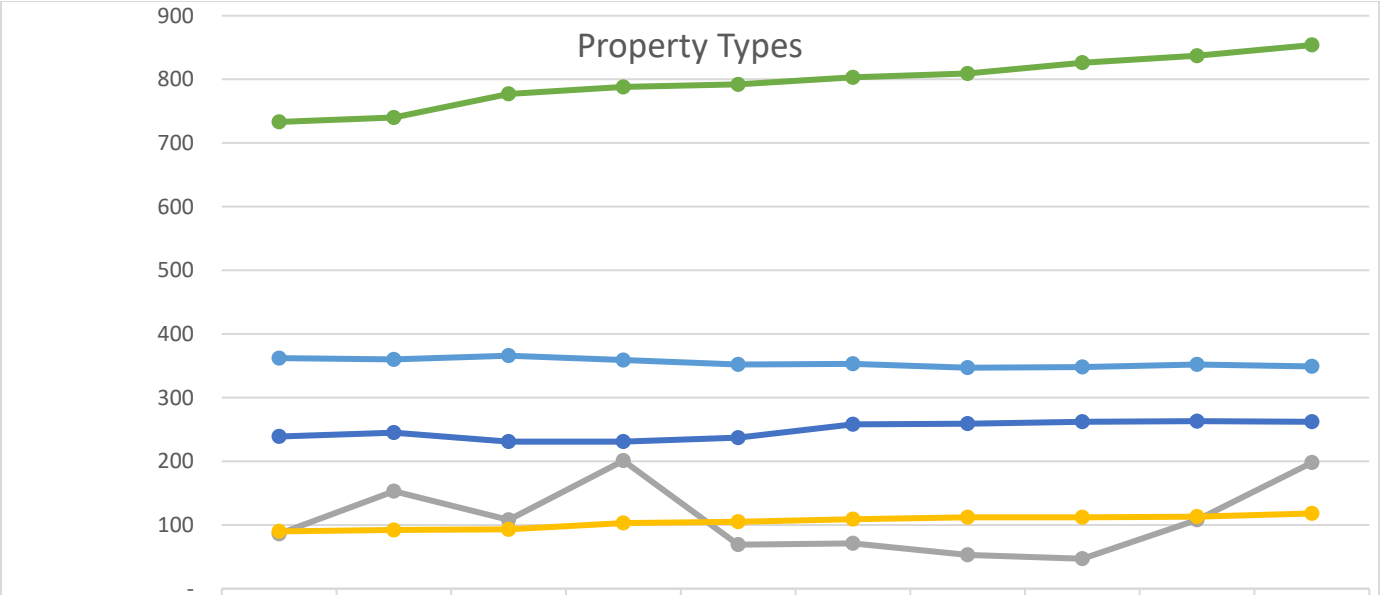
a. Property Types
b. Market Value, Tax Capacity, Adjustments
c. Levy Components, Taxes, Tax Rates
d. Population
e. Staffing

This report examines these trends in determining the current and anticipated financial condition of the City of Shakopee. The years presented in the charts are the payable (collection years).

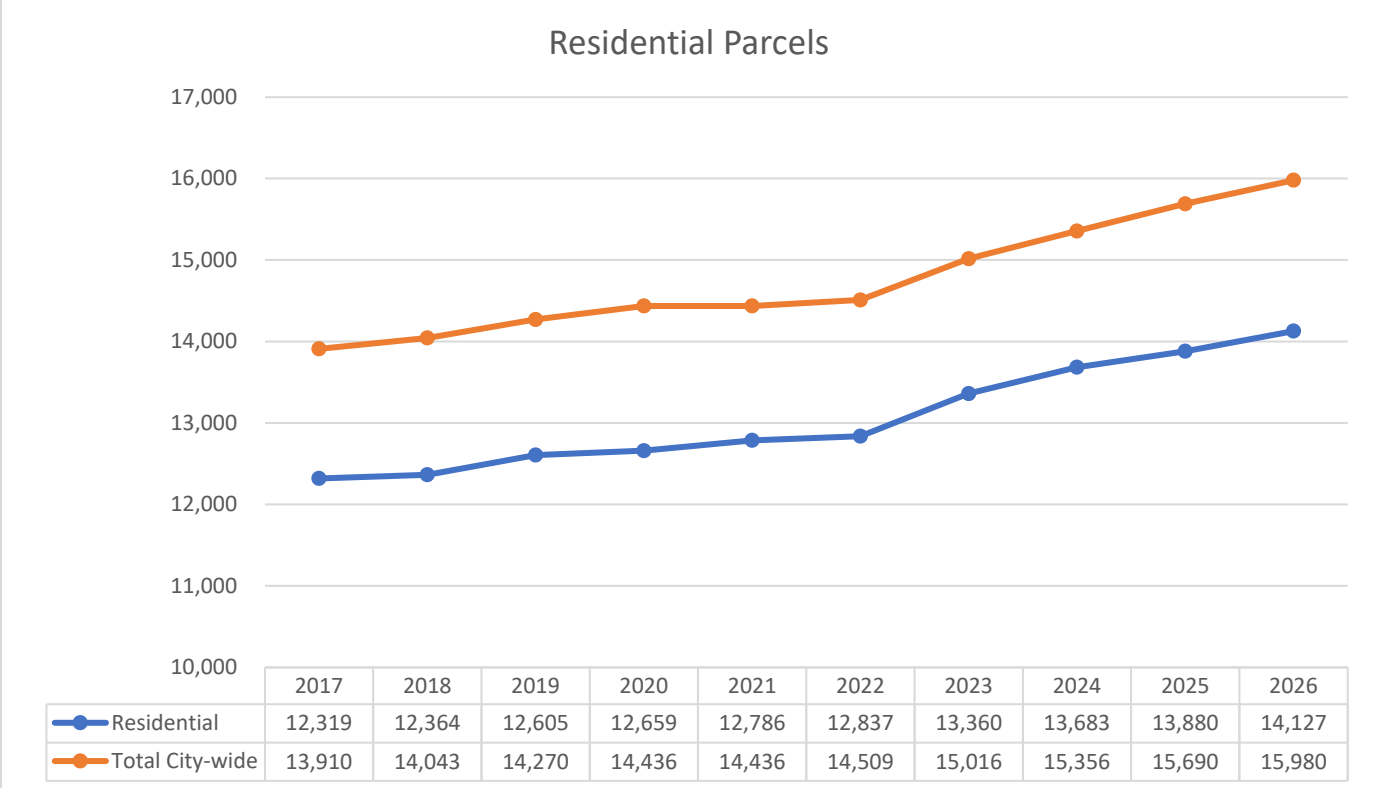
General Fund Projections

General Fund Projections provide an assessment of the impact on anticipated inflationary changes to the city's operations and estimated impact on property taxes and rates.

Property Types (parcels)

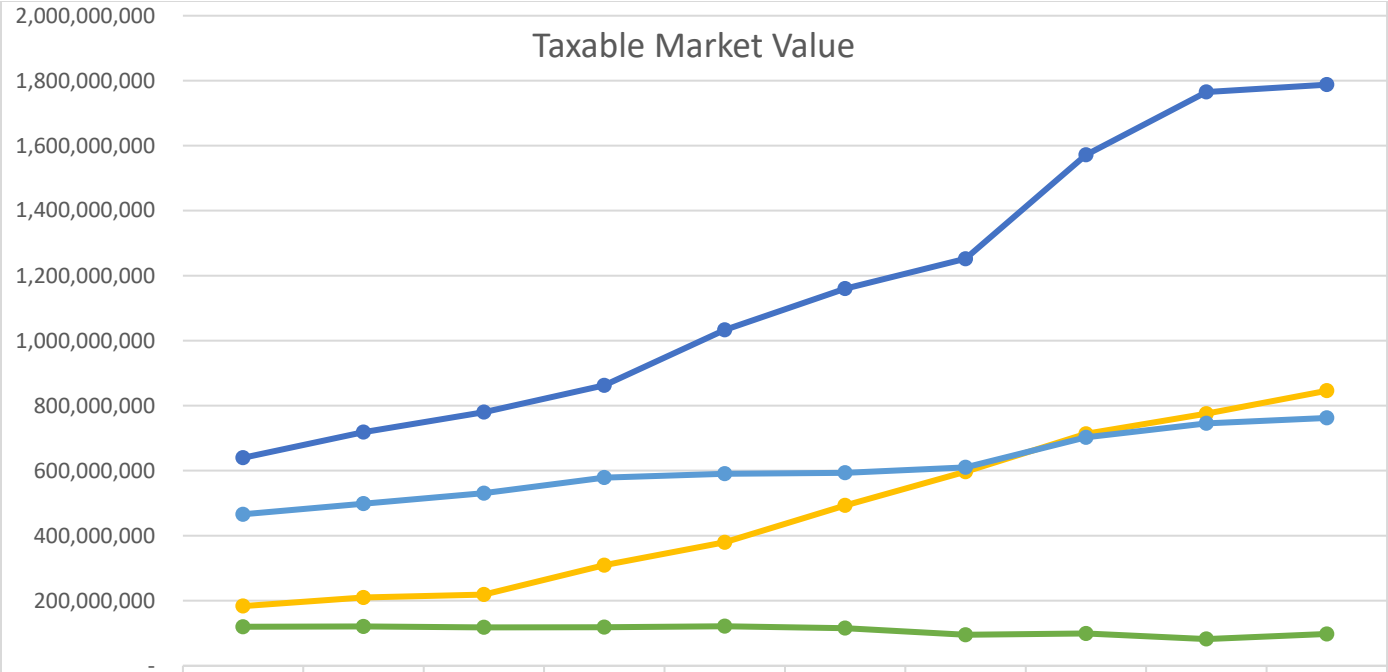


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Agricultural	86	153	108	201	69	71	53	47	108	198
Apartment	90	92	93	103	105	109	112	112	113	118
Commercial	362	360	366	359	352	353	347	348	352	349
Exempt	733	740	777	788	792	803	809	826	837	854
Industrial	239	245	231	231	237	258	259	262	263	262

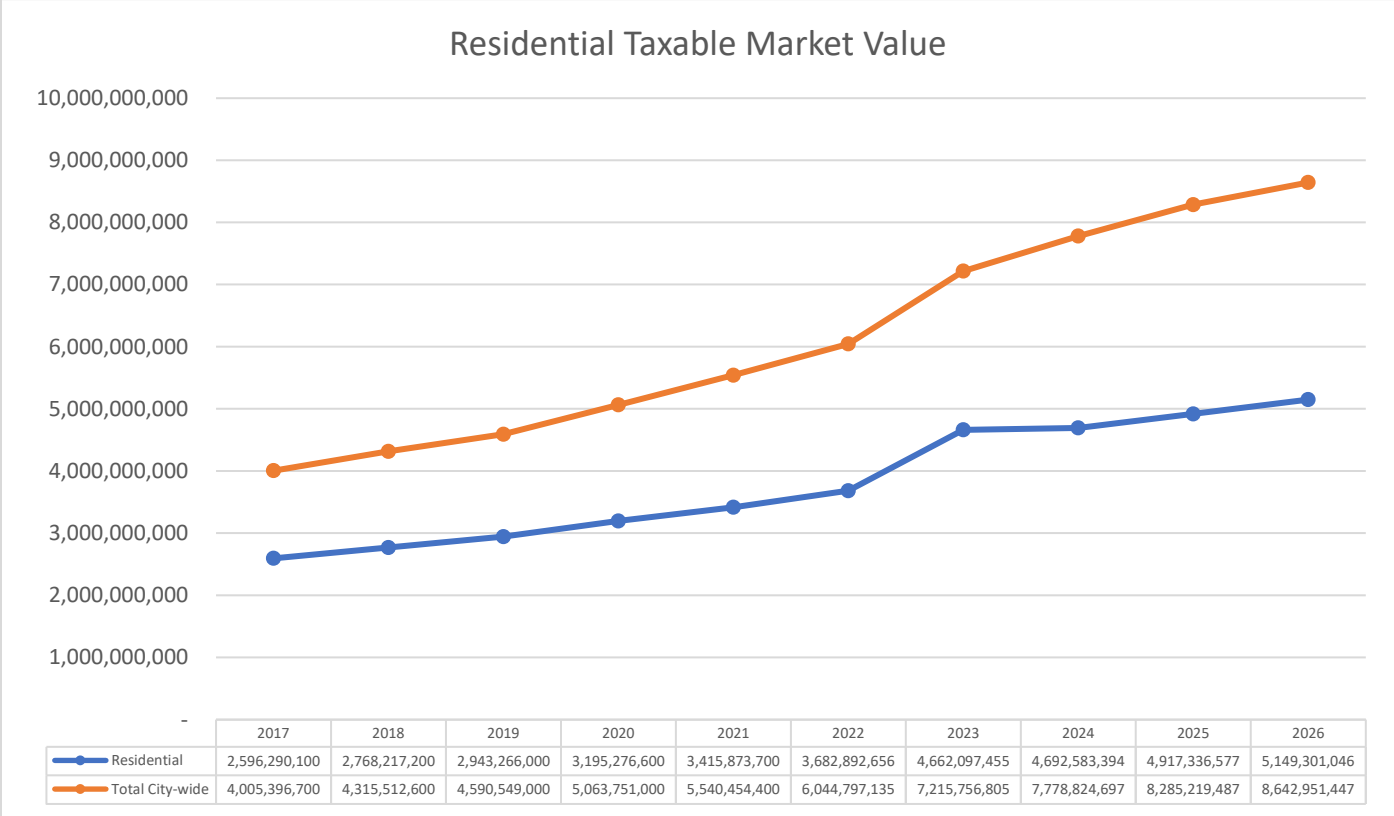


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Residential	12,319	12,364	12,605	12,659	12,786	12,837	13,360	13,683	13,880	14,127
Total City-wide	13,910	14,043	14,270	14,436	14,436	14,509	15,016	15,356	15,690	15,980

Taxable Market Value

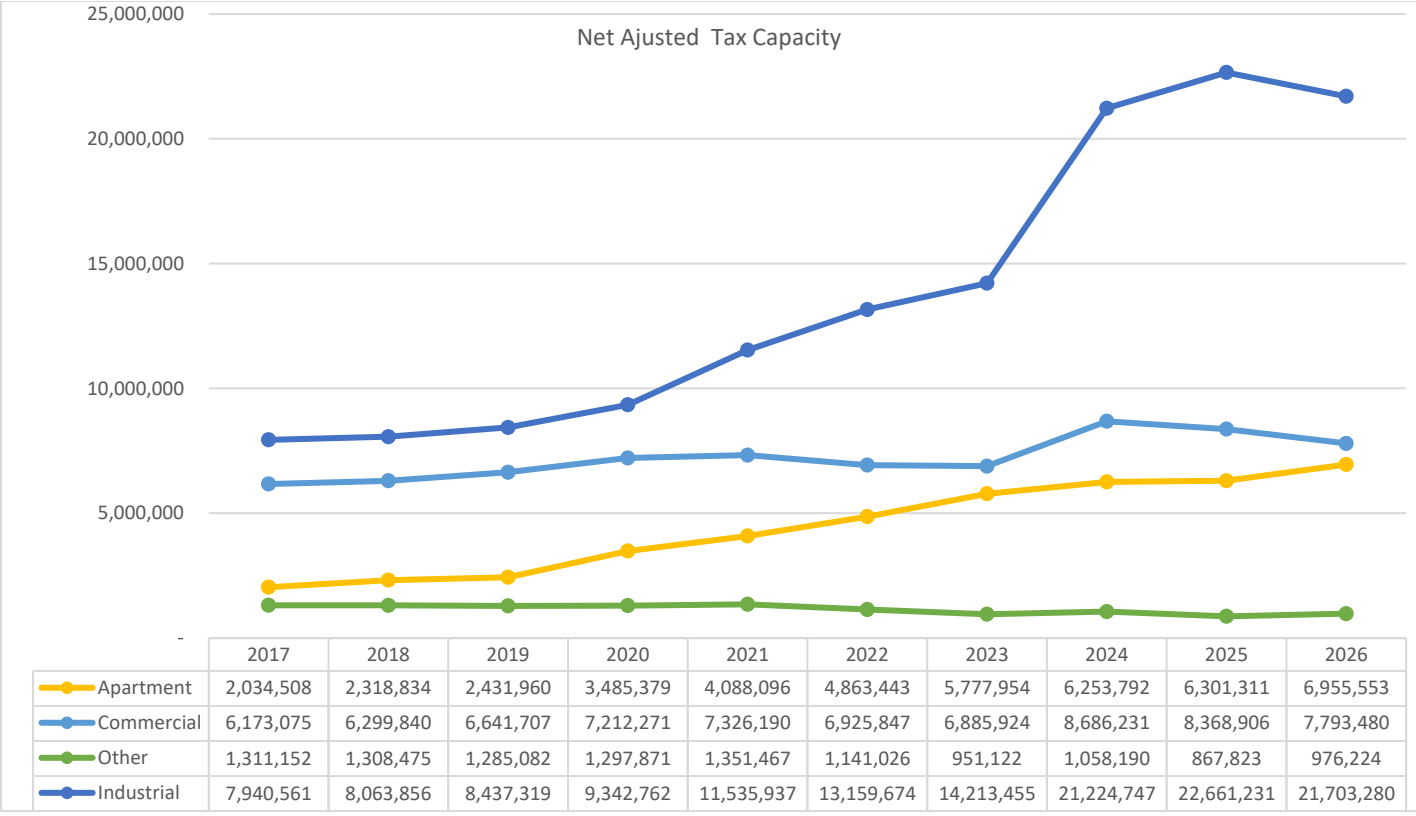


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Apartment	183,742,700	209,752,900	218,740,900	309,078,900	379,661,300	493,022,700	596,660,000	713,349,600	775,299,400	846,047,588
Commercial	465,821,400	498,376,400	530,616,100	578,601,600	590,529,400	593,451,500	610,225,800	702,496,200	745,589,700	762,240,300
Other	119,726,100	120,727,800	117,887,000	118,347,000	121,340,400	115,490,879	95,009,150	98,919,503	81,984,810	97,461,013
Industrial	639,816,400	718,438,300	780,039,000	862,446,900	1,033,049,600	1,159,939,400	1,251,764,400	1,571,476,000	1,765,009,000	1,787,901,500

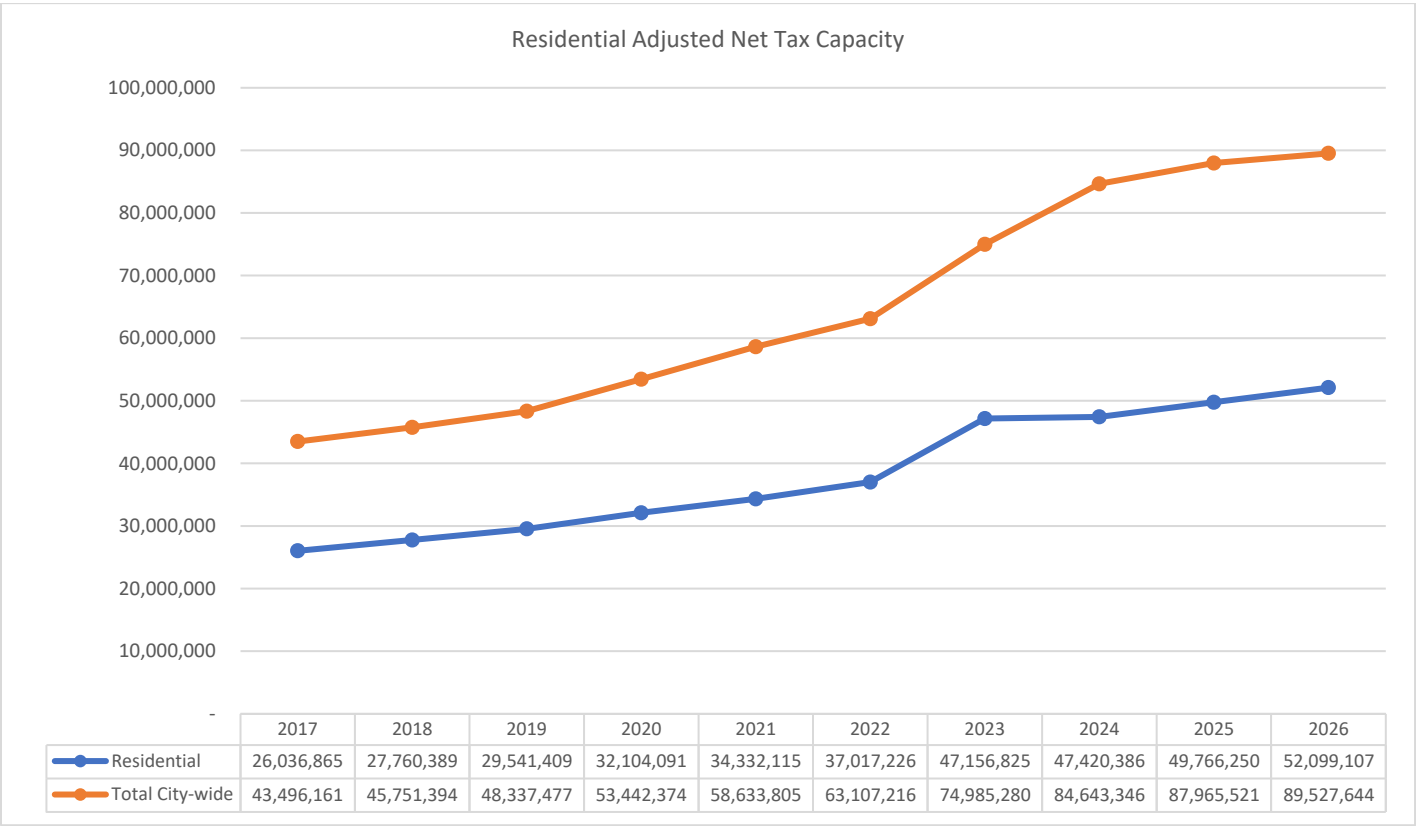


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Residential	2,596,290,100	2,768,217,200	2,943,266,000	3,195,276,600	3,415,873,700	3,682,892,656	4,662,097,455	4,692,583,394	4,917,336,577	5,149,301,046
Total City-wide	4,005,396,700	4,315,512,600	4,590,549,000	5,063,751,000	5,540,454,400	6,044,797,135	7,215,756,805	7,778,824,697	8,285,219,487	8,642,951,447

Net Tax Capacity

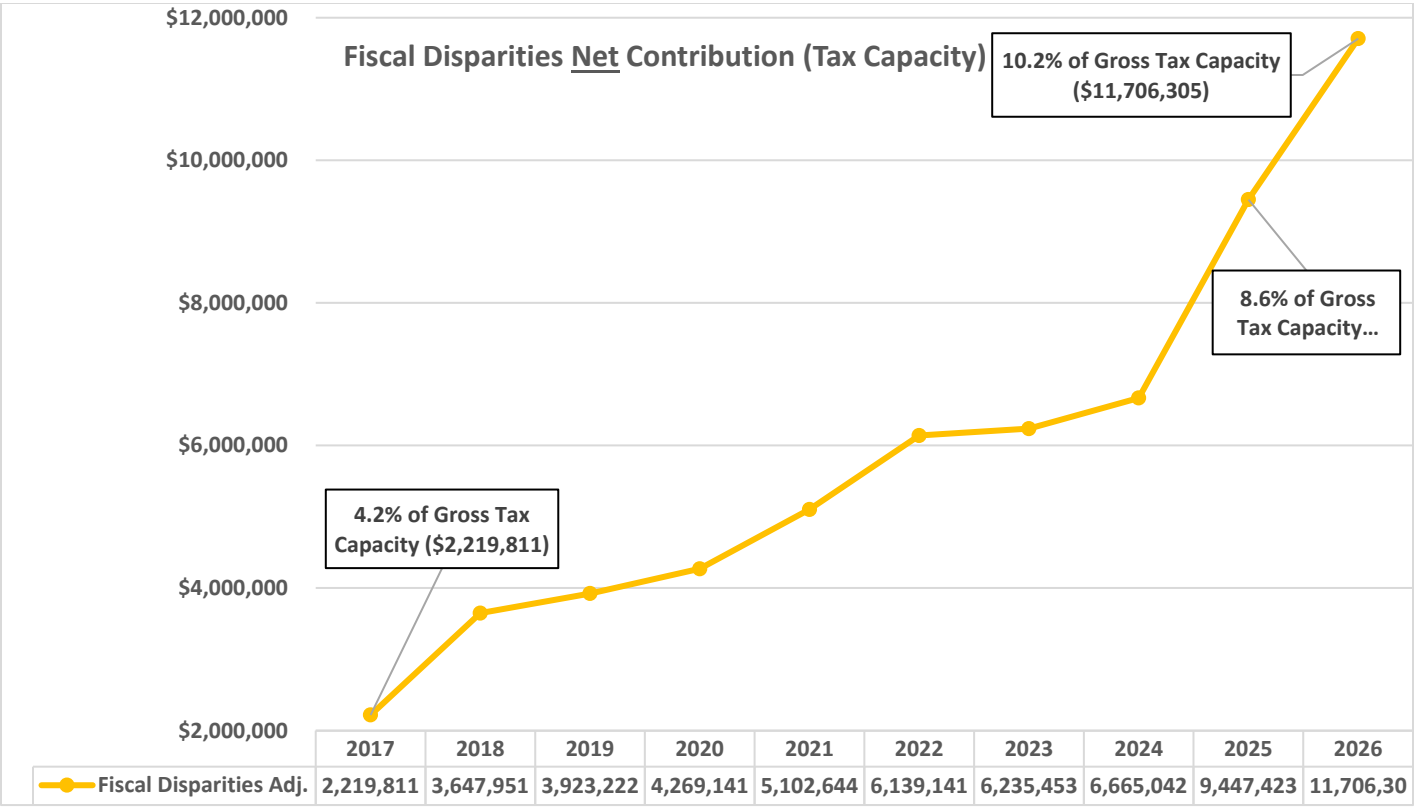


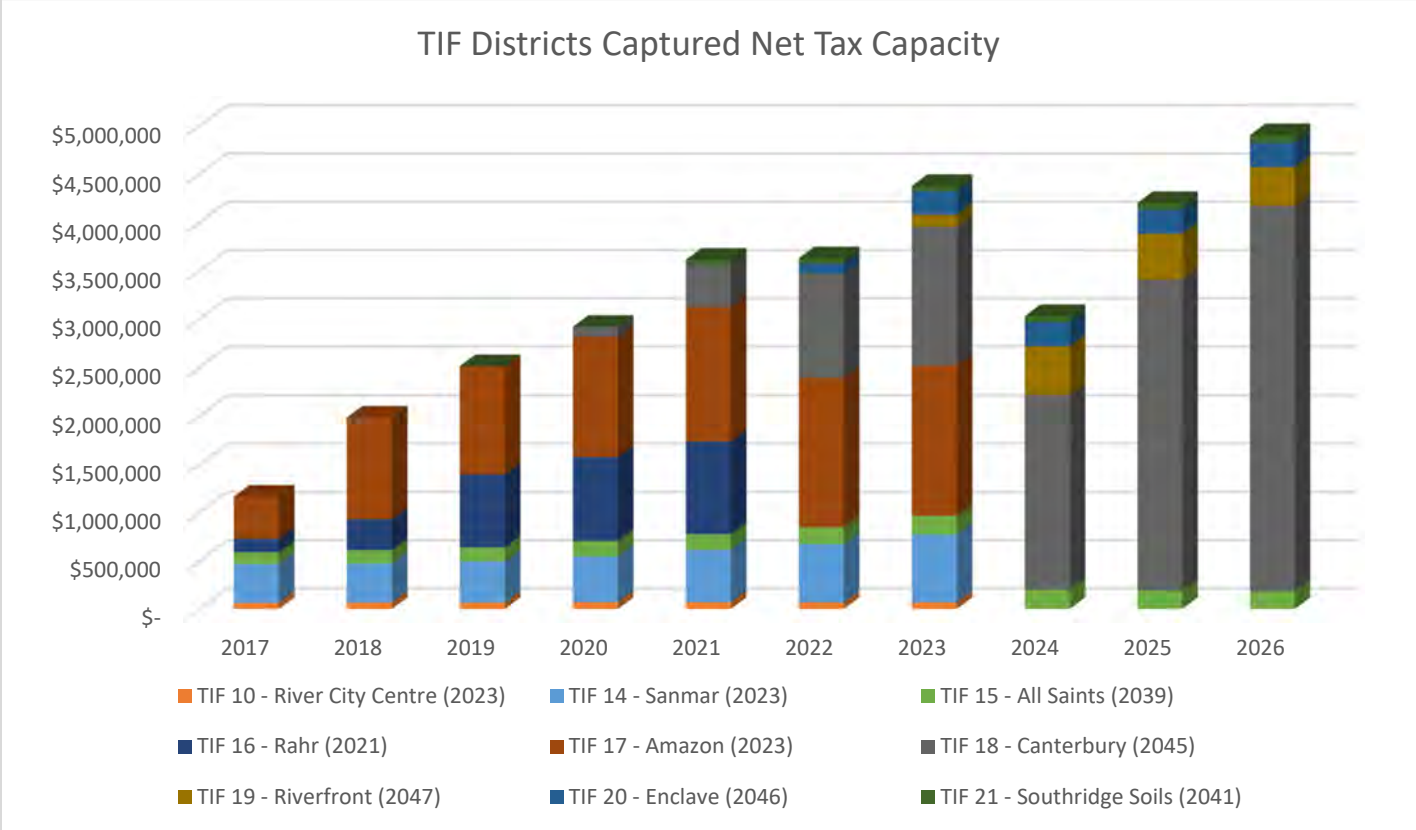
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Apartment	2,034,508	2,318,834	2,431,960	3,485,379	4,088,096	4,863,443	5,777,954	6,253,792	6,301,311	6,955,553
Commercial	6,173,075	6,299,840	6,641,707	7,212,271	7,326,190	6,925,847	6,885,924	8,686,231	8,368,906	7,793,480
Other	1,311,152	1,308,475	1,285,082	1,297,871	1,351,467	1,141,026	951,122	1,058,190	867,823	976,224
Industrial	7,940,561	8,063,856	8,437,319	9,342,762	11,535,937	13,159,674	14,213,455	21,224,747	22,661,231	21,703,280



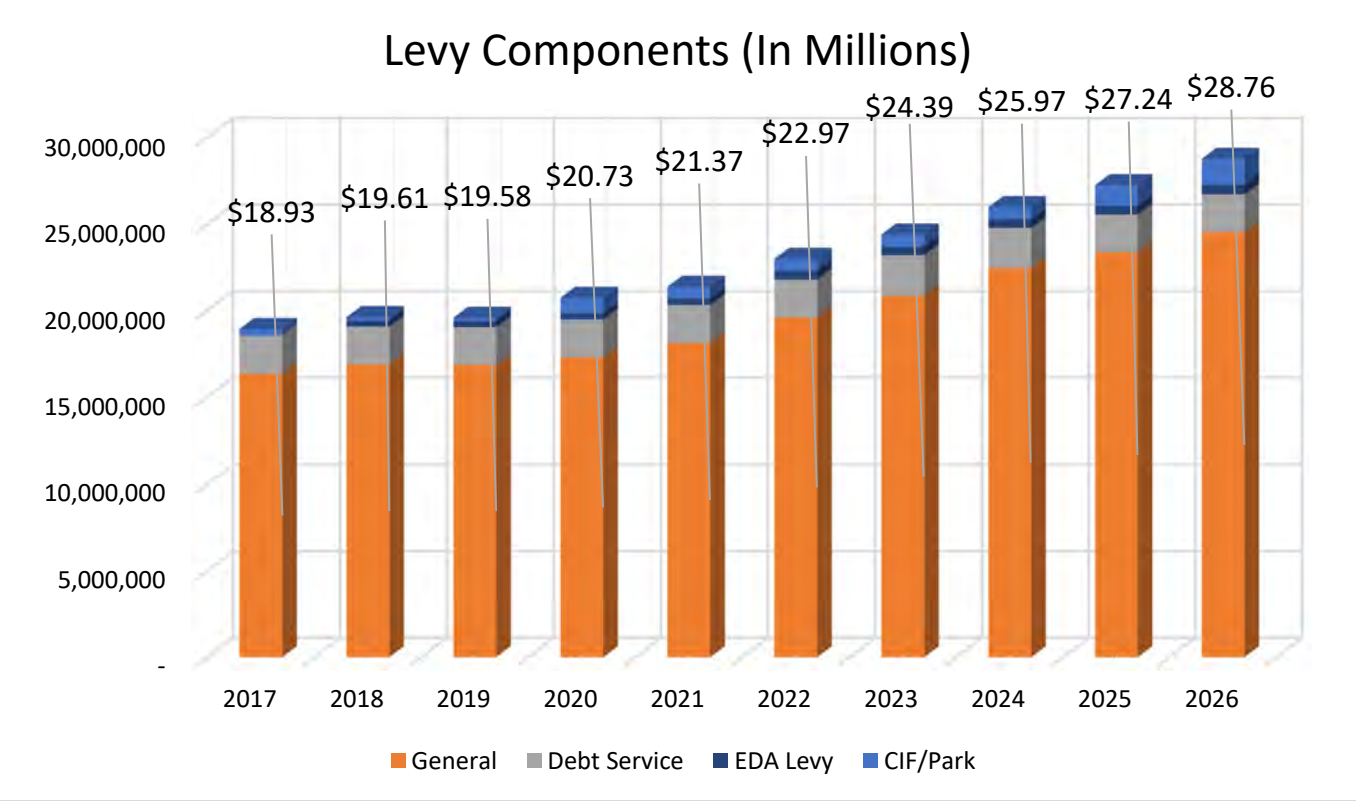
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Residential	26,036,865	27,760,389	29,541,409	32,104,091	34,332,115	37,017,226	47,156,825	47,420,386	49,766,250	52,099,107
Total City-wide	43,496,161	45,751,394	48,337,477	53,442,374	58,633,805	63,107,216	74,985,280	84,643,346	87,965,521	89,527,644

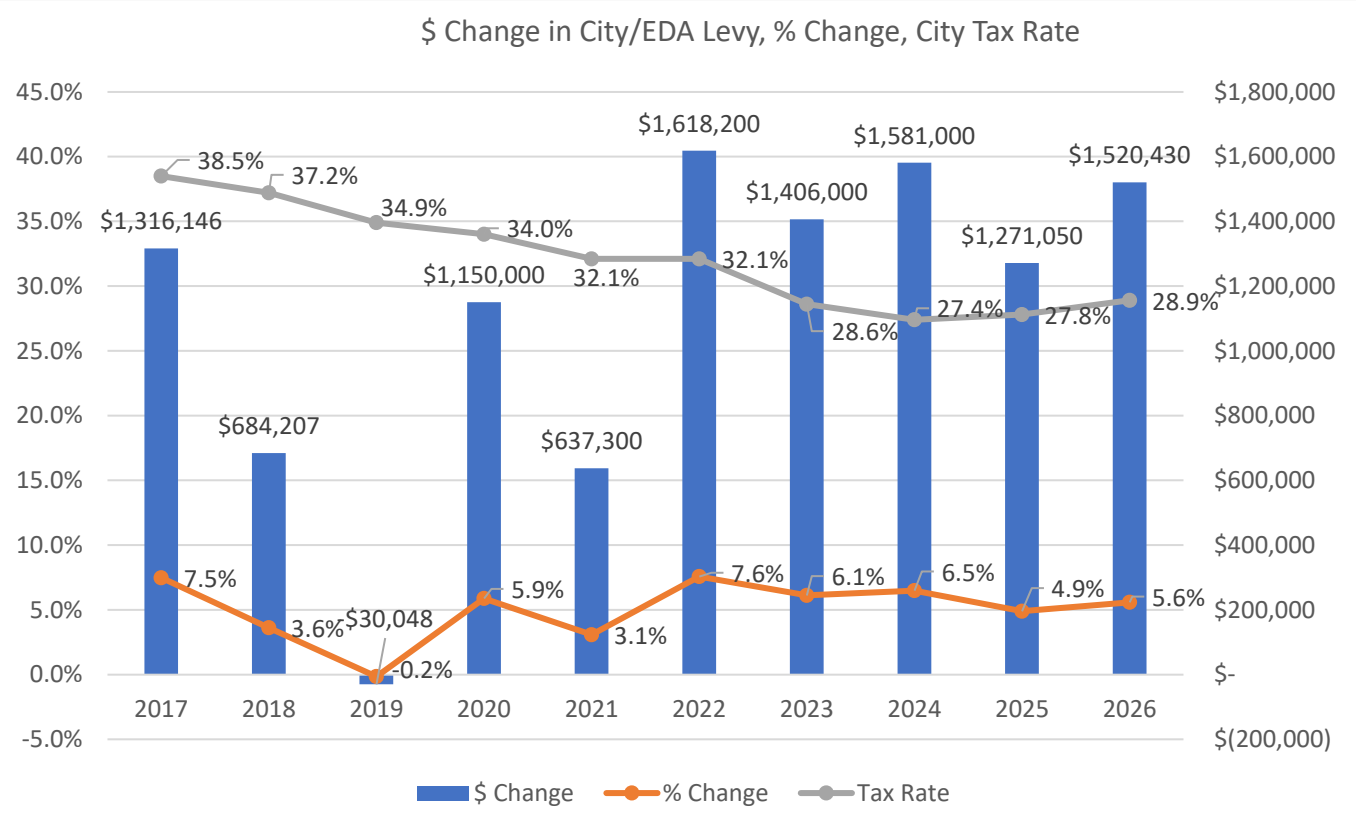
Tax Capacity Adjustments



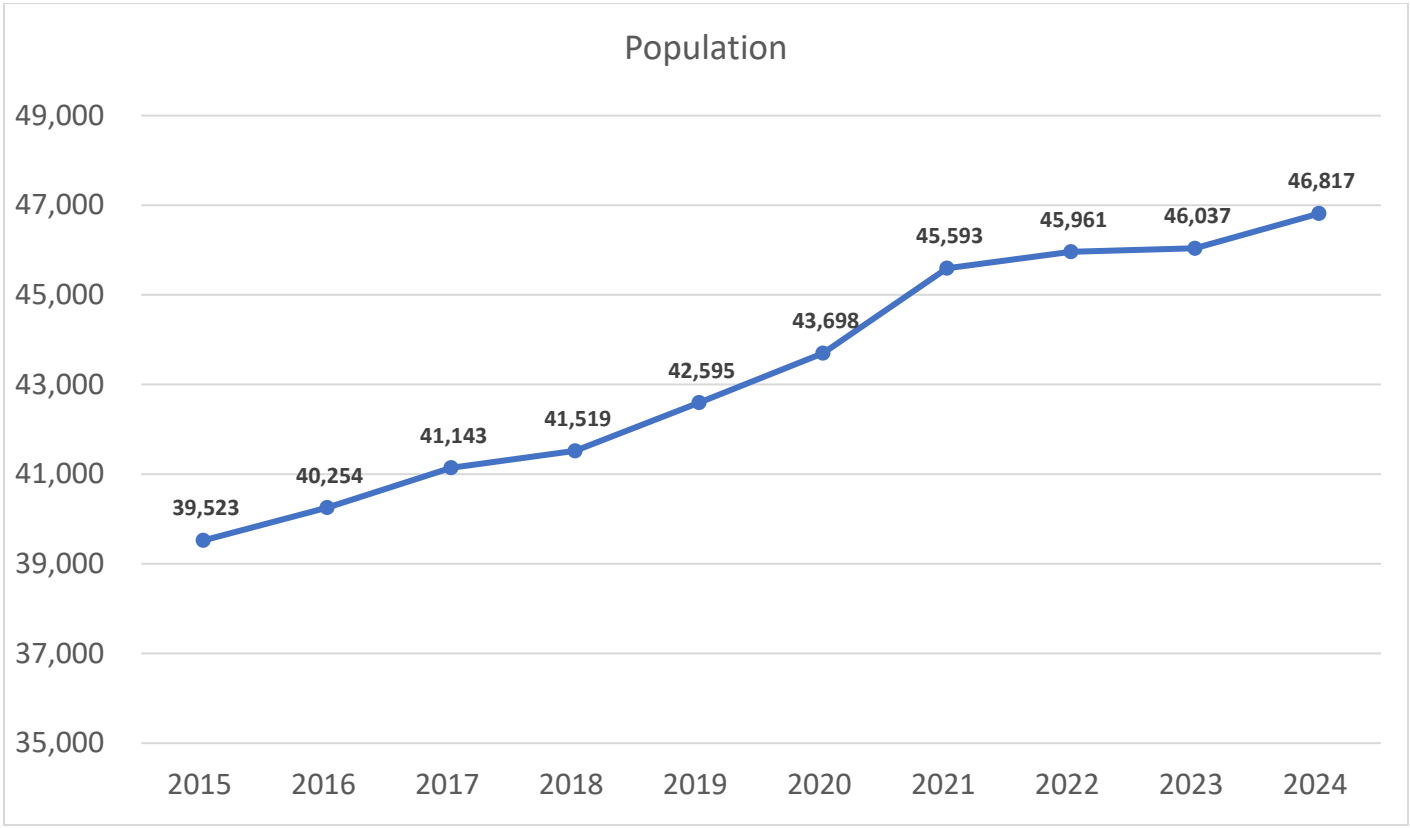


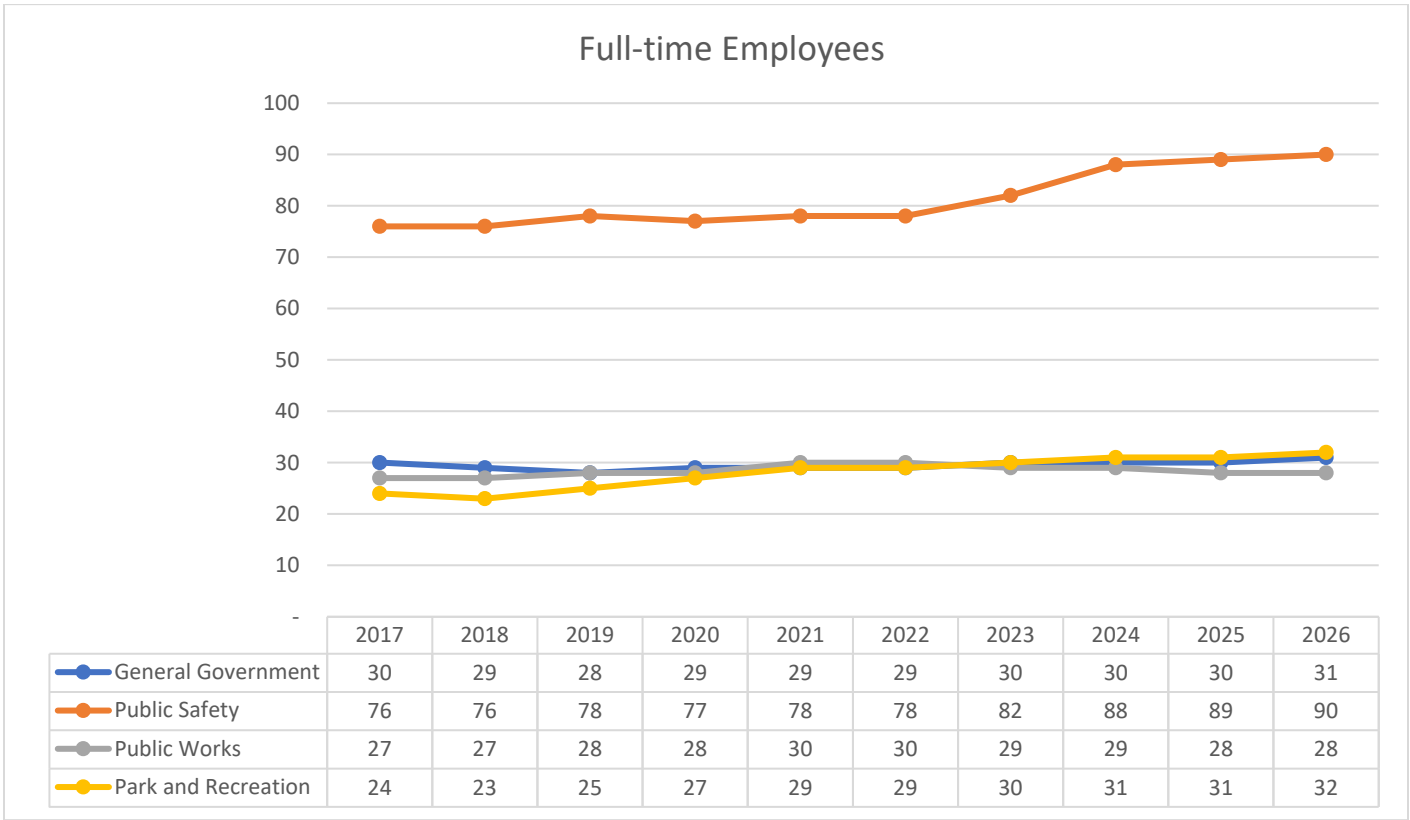
Levy Components, Taxes & Tax Rates





Population, City Employees





	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
General Government	30	29	28	29	29	29	30	30	30	31
Public Safety	76	76	78	77	78	78	82	88	89	90
Public Works	27	27	28	28	30	30	29	29	28	28
Park and Recreation	24	23	25	27	29	29	30	31	31	32

General Fund Projections

Baseline Data

- Revenue and expenditures projections are based on current year budgeted amounts (2026).

Revenues (inflationary assumptions)

- Property taxes – 4.00% annnual increase needed to support expenditure assumptions.
- Licenses and permits – 3.00%
- Intergovernmental - 3.00%
- Charges for services – 3.00%
- Miscellaneous - 2.00%

Expenditures

- General Government – 3.00%
- Public Safety – 3.50% (additional .50% based on personnel)
- Public Works – 3.00%
- Parks & Recreation – 3.00%
- Other – 0.00%

Additional Information

- City's fund balance policy is to maintain a General Fund unassigned fund balance of 35 to 50% of the following year's budgeted expenditures.
- Taxable market value, net tax capaicty and median value home data is from Scott County for taxes payable 2026 and projected out to future years. The taxable market value and net tax capacity is projected to increase 4% annually, which the median value home is projected to increase 3% annually.
- Number of households and population data is based on the 2020 Census and Met Council estimates. Equal annual adjustments have been made based on the average increase from the 2020 census number to the 2023 Met Council estimated for future years.

2026 General Fund Annual Budget Projection

GENERAL FUND	Actual 2024	Budget 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034	Projected 2035	Projected 2036	Inflation Assumptions:
01000 - GENERAL FUND													
REVENUES:													Revenues:
Taxes	22,730,798	24,581,880	25,565,155	26,587,761	27,651,271	28,757,322	29,907,615	31,103,920	32,348,077	33,642,000	34,987,680	36,387,187	4.00%
Special Assessments	19,708	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	0.00%
Licenses and Permits	5,542,102	4,392,000	4,523,760	4,659,473	4,799,257	4,943,235	5,091,532	5,244,278	5,401,606	5,563,654	5,730,564	5,902,481	3.00%
Intergovernmental	6,035,454	5,617,250	5,785,768	5,959,341	6,138,121	6,322,265	6,511,933	6,707,291	6,908,510	7,115,765	7,329,238	7,549,115	3.00%
Charges for Services	5,019,847	6,548,180	6,744,625	6,946,964	7,155,373	7,370,034	7,591,135	7,818,869	8,053,435	8,295,038	8,543,889	8,800,206	3.00%
Fines and Forfeits	296,452	325,200	325,200	325,200	325,200	325,200	325,200	325,200	325,200	325,200	325,200	325,200	0.00%
Miscellaneous	1,282,629	625,700	638,214	650,978	663,998	677,278	690,824	704,640	718,733	733,108	747,770	762,725	2.00%
Proceeds From Debt Issued	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Transfers In	495,553	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	0.00%
Gain/Loss on Asset Disposal	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
REVENUES	41,422,543	43,007,210	44,499,722	46,046,717	47,650,220	49,312,334	51,035,239	52,821,198	54,672,561	56,591,765	58,581,341	60,643,914	
EXPENDITURES:													Expenditures:
General Government	5,855,274	6,577,150	6,774,465	6,977,699	7,187,030	7,402,641	7,624,720	7,853,462	8,089,066	8,331,738	8,581,690	8,839,141	3.00%
Public Safety	18,491,479	21,424,230	22,174,078	22,950,171	23,753,427	24,584,797	25,445,265	26,335,849	27,257,604	28,211,620	29,199,027	30,220,993	3.50%
Public Works	4,428,081	5,129,320	5,283,200	5,441,696	5,604,947	5,773,095	5,946,288	6,124,677	6,308,417	6,497,670	6,692,600	6,893,378	3.00%
Park and Recreation	8,567,237	9,638,910	9,928,077	10,225,919	10,532,697	10,848,678	11,174,138	11,509,362	11,854,643	12,210,282	12,576,590	12,953,888	3.00%
Miscellaneous	123,711	237,600	237,600	237,600	237,600	237,600	237,600	237,600	237,600	237,600	237,600	237,600	0
Transfers Out	2,460,000	-	-	-	-	-	-	-	-	-	-	-	0
EXPENDITURES	39,925,782	43,007,210	44,397,420	45,833,085	47,315,701	48,846,811	50,428,011	52,060,950	53,747,330	55,488,910	57,287,507	59,145,000	
REVENUE OVER (UNDER) EXPENS	1,496,761	-	102,302	213,632	334,519	465,523	607,228	760,248	925,231	1,102,855	1,293,834	1,498,914	
FUND BALANCE	22,024,479	21,624,479	21,624,479	21,726,781	21,940,413	22,274,932	22,740,455	23,347,683	24,107,931	25,033,162	26,136,017	27,429,851	
ENDING FUND BALANCE	23,521,240	21,624,479	21,726,781	21,940,413	22,274,932	22,740,455	23,347,683	24,107,931	25,033,162	26,136,017	27,429,851	28,928,765	
50% Fund Balance Policy	$ 19,839,650	$22,198,710	$22,916,543	$23,657,851	$ 24,423,406	$ 25,214,006	$26,030,475	$ 26,873,665	$ 27,744,455	$ 28,643,754	$ 29,572,500		
Excess Fund Balance	$ 3,681,590	$ (574,231)	$(1,189,762)	$(1,717,438)	$ (2,148,474)	$ (2,473,551)	$(2,682,792)	$ (2,765,734)	$ (2,711,293)	$ (2,507,737)	$ (2,142,649)		
Revenue Changes (without Transfers)	2.0%	8.5%	3.5%	3.5%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	
Expenditure Changes (without Transfe	8.7%	8.4%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	
Property Tax Levy	$ 25,473,000	$28,214,480	$29,343,059	$30,516,782	$ 31,737,453	$ 33,006,951	$34,327,229	$ 35,700,318	$ 37,128,331	$ 38,613,464	$ 40,158,003	$ 41,764,323	4.00%
Taxable Market Value	7,782,044,997	8,642,951,447	8,988,669,505	9,348,216,285	9,722,144,936	10,111,030,734	10,515,471,963	10,936,090,842	11,373,534,475	11,828,475,855	12,301,614,889	12,793,679,484	4.00%
Net Tax Capacity	84,643,346	89,527,644	93,108,750	96,833,100	100,706,424	104,734,681	108,924,068	113,281,031	117,812,272	122,524,763	127,425,753	132,522,783	4.00%
Tax Capacity Rate	27.402%	28.935%	29.035%	29.130%	29.222%	29.310%	29.395%	29.476%	29.555%	29.630%	29.703%	29.772%	
Median Value Home	338,400	361,300	372,139	383,303	394,802	406,646	418,846	431,411	444,353	457,684	471,415	485,557	3.00%
Tax on Median Value Home	909	1,005	1,043	1,081	1,121	1,163	1,205	1,249	1,294	1,340	1,388	1,437	
Number of Households	16,126	18,084	18,819	19,555	20,290	21,026	21,761	22,497	23,232	23,968	24,703	25,439	
Population	46,660	48,376	49,156	49,935	50,715	51,495	52,274	53,054	53,834	54,613	55,393	56,173	
Taxes Per Capita	$ 545.93	$ 583.23	$ 596.94	$ 611.13	$ 625.80	$ 640.98	$ 656.67	$ 672.91	$ 689.69	$ 707.03	$ 724.97	$ 743.50	
	(Met Council Est.)												

Notes: Population and number of household estimates based on Met Council estimates (estimated 2023 and increased by average increase from 2020 census). The 2026 Budget year is the base year for future projections.

20-Year Equipment Replacement Schedule

20-Year Equipment Replacement Schedule

Fund Dept. Category/Life 20 year schedule	Equip. Count	2027	2028	2029	2030	2031	2032	2033
Equipment IS Fund								
Administration								
Holdover Vehicle	1	-	-	-	-	-	-	-
SUV (10 Year Life)	1	-	-	-	-	-	-	57,000
Administration Total	**2**	**-**	**-**	**-**	**-**	**-**	**-**	**57,000**
Engineering								
Holdover Vehicle	5	-	-	-	-	-	-	-
Pickup Truck 150/1500 (10 Year Life)	5	-	-	-	-	-	-	-
SUV (10 Year Life)	1	-	-	-	-	-	-	-
Engineering Total	**11**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Facilities								
Broom Attachment (15 Year Life)	1	-	-	-	-	-	-	-
1570 JD Cab (10 Year Life)	1	-	6,900	-	-	-	-	-
Front Mower (2 Year Life)	1	-	15,900	-	16,900	-	17,900	-
Pickup Truck 150/1500 (10 Year Life)	1	-	-	-	67,500	-	-	-
Pickup Truck 350/3500 (10 Year Life)	1	-	-	-	-	-	-	-
Snowblower Attachment (15 Year Life)	1	-	-	-	-	-	-	-
Facilities Total	**6**	**-**	**22,800**	**-**	**84,400**	**-**	**17,900**	**-**
Fire								
Holdover Vehicle	2	-	-	-	-	-	-	-
(NEW) Pickup Truck 350/3500 (4 Year Life)	1	125,000	-	-	-	140,700	-	-
Airboat (15 Year Life)	1	-	-	-	175,000	-	-	-
Airboat Trailer (15 Year Life)	1	-	-	-	9,000	-	-	-
Antique Fire Truck (0 Year Life)	1	-	-	-	-	-	-	-
Base Radios (15 Year Life)	2	-	-	17,000	-	-	-	-
Brush Truck (15 Year Life)	1	-	169,000	-	-	-	-	-
EMS Rescue Truck (8 Year Life)	2	450,000	-	-	-	-	-	-
Engine Truck (16 Year Life)	4	-	-	-	-	-	-	-
Fire Radios (10 Year Life)	46	-	339,000	-	-	-	-	-
Fire Trailer (20 Year Life)	1	-	-	-	-	-	-	-
Gear Extractor (10 Year Life)	2	-	-	-	-	-	-	25,000
Ladder Truck (20 Year Life)	1	-	-	-	-	-	-	-
Pickup Truck 350/3500 (6 Year Life)	4	-	-	87,000	90,000	92,700	95,500	-
Pressure Washer (15 Year Life)	2	-	18,500	-	-	-	-	-
RTV Sidekick (20 Year Life)	1	-	-	-	-	-	-	-
SCBA Air Compressor (20 Year Life)	2	70,000	-	-	-	-	81,100	-
SCBA Equipment (10 Year Life)	1	-	-	-	-	-	-	500,000
SUV (6 Year Life)	2	-	-	174,000	-	-	-	-
Tender Truck (20 Year Life)	1	-	-	-	-	-	-	-
Thermal Imaging Camera (16 Year Life)	6	-	-	-	-	-	-	-
UTV Trailer (20 Year Life)	1	-	-	-	-	-	-	-
Vertical Mast Lift (15 Year Life)	2	-	-	-	20,000	21,000	-	-
Zodiac Boat and Trailer (15 Year Life)	1	-	-	-	-	-	-	-
Fire Total	**88**	**645,000**	**526,500**	**278,000**	**294,000**	**254,400**	**176,600**	**525,000**
Fleet								
Holdover Vehicle	5	-	-	-	-	-	-	-
Forklift (10 Year Life)	1	-	-	50,000	-	-	-	-
Fuel System (10 Year Life)	1	-	-	-	-	60,000	-	-
Mobile Lifts (15 Year Life)	1	-	-	-	-	-	-	-
Fleet Total	**8**	**-**	**-**	**50,000**	**-**	**60,000**	**-**	**-**
Inspections								
Holdover Vehicle	3	-	-	-	-	-	-	-
(NEW) Electric Pickup Truck (8 Year Life)	1	55,600	-	-	-	-	-	-
Electric Pickup Truck (8 Year Life)	3	-	-	-	-	62,600	-	66,400
Electric SUV (8 Year Life)	2	-	-	59,000	-	62,600	-	-
Inspections Total	**9**	**55,600**	**-**	**59,000**	**-**	**125,200**	**-**	**66,400**

2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	76,600	-	-	-
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**76,600**	**-**	**-**	**-**
-	-	-	-	-	-	-	-	-	-	-	-	-
120,000	173,400	-	-	-	-	-	-	-	-	161,200	233,100	-
-	45,800	-	-	-	-	-	-	-	-	-	61,600	-
120,000	**219,200**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**161,200**	**294,700**	**-**
-	-	-	-	-	12,400	-	-	-	-	-	-	-
-	-	-	-	9,300	-	-	-	-	-	-	-	-
19,000	-	20,100	-	21,400	-	22,700	-	24,100	-	25,500	-	27,100
-	-	-	-	-	-	90,700	-	-	-	-	-	-
-	88,600	-	-	-	-	-	-	-	-	-	119,100	-
-	-	-	-	-	10,600	-	-	-	-	-	-	-
19,000	**88,600**	**20,100**	**-**	**30,700**	**23,000**	**113,400**	**-**	**24,100**	**-**	**25,500**	**119,100**	**27,100**
-	-	-	-	-	-	-	-	-	-	-	-	-
-	158,300	-	-	-	178,200	-	-	-	200,600	-	-	-
-	-	-	-	-	-	-	-	-	-	-	272,600	-
-	-	-	-	-	-	-	-	-	-	-	14,000	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	26,400	-	-
-	-	-	-	-	-	-	-	-	263,300	-	-	-
553,400	570,000	-	-	-	-	-	-	701,000	722,100	-	-	-
3,420,600	-	-	-	-	-	-	-	4,332,600	-	-	-	-
-	-	-	-	455,600	-	-	-	-	-	-	-	-
-	-	-	-	-	-	12,300	-	-	-	-	-	-
-	-	28,200	-	-	-	-	-	-	33,600	-	-	37,900
2,700,000	-	-	-	-	-	-	-	-	-	-	-	-
-	103,900	107,500	110,700	114,000	-	-	124,000	128,300	132,200	136,200	-	-
-	-	23,500	-	-	-	-	-	-	28,800	-	-	-
-	-	-	-	-	-	40,000	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	672,000	-	-	-
-	207,800	-	-	-	-	-	248,000	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	1,116,600	-
-	-	-	-	-	-	-	-	67,400	-	-	-	-
-	-	-	-	-	-	6,500	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	31,200	32,700
-	20,000	-	-	-	-	-	-	-	-	-	-	-
6,674,000	**1,060,000**	**159,200**	**110,700**	**569,600**	**178,200**	**58,800**	**372,000**	**5,229,300**	**2,052,600**	**162,600**	**1,434,400**	**70,600**
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	67,200	-	-	-	-	-	-	-
-	-	-	-	-	-	-	80,600	-	-	-	-	-
-	-	-	-	-	104,000	-	-	-	-	-	-	-
-	**-**	**-**	**-**	**-**	**171,200**	**-**	**80,600**	**-**	**-**	**-**	**-**	**-**
-	-	-	-	-	-	-	-	-	-	-	-	-
-	70,400	-	-	-	-	-	-	-	89,200	-	-	-
68,400	-	-	-	-	79,300	-	84,100	86,600	-	-	-	-
-	-	-	74,700	-	79,300	-	-	-	-	-	94,700	-
68,400	**70,400**	**-**	**74,700**	**-**	**158,600**	**-**	**84,100**	**86,600**	**89,200**	**-**	**94,700**	**-**

Fund Dept. Category/Life 20 year schedule	Equip. Count	2027	2028	2029	2030	2031	2032	2033
Park								
Holdover Vehicle	15	-	-	-	-	-	-	-
1570 JD Cab (10 Year Life)	2	-	13,800	-	-	-	-	-
3 Point Mount Ice Resurfacing (10 Year Life)	1	-	-	-	-	-	-	-
Aerator (15 Year Life)	1	-	55,500	-	-	-	-	-
Air Compressor (20 Year Life)	1	-	40,000	-	-	-	-	-
ATV Gator (2 Year Life)	1	-	11,700	-	12,400	-	13,200	-
Brush Chipper (15 Year Life)	1	-	-	80,000	-	-	-	-
Bucket Truck (20 Year Life)	1	-	168,000	-	-	-	-	-
Dump Truck (10 Year Life)	3	115,000	-	-	125,600	-	-	-
Front Mower (2 Year Life)	2	-	31,800	-	33,800	-	35,800	-
Garbage Truck (15 Year Life)	1	-	-	-	-	165,000	-	-
Grinder (12 Year Life)	1	-	-	-	-	-	18,100	-
Large Mower (8 Year Life)	3	-	180,000	-	-	-	201,500	-
Line Striper (6 Year Life)	1	-	-	-	30,000	-	-	-
Pickup Sander (15 Year Life)	1	-	-	-	13,500	-	-	-
Pickup Truck 150/1500 (10 Year Life)	3	-	-	-	-	-	-	-
Pickup Truck 350/3500 (10 Year Life)	3	-	-	-	-	-	-	-
Plow Truck (15 Year Life)	1	-	-	-	-	-	-	412,000
Power Box Rack (10 Year Life)	1	-	-	-	-	-	-	-
Reel Mower (10 Year Life)	1	-	-	-	-	-	-	-
RTV (10 Year Life)	1	-	-	-	-	-	-	65,400
Sandpro (10 Year Life)	1	-	-	-	-	-	-	-
Skid Loader (1 Year Life)	2	17,200	17,600	18,000	18,400	19,000	19,400	19,800
Slit Seeder (10 Year Life)	1	-	-	-	-	-	-	-
Snowblower Attachment (15 Year Life)	2	-	-	-	-	-	-	-
Sprayer/Spreader (10 Year Life)	1	-	-	-	-	-	-	40,000
Stump Grinder Attachment (15 Year Life)	1	-	-	-	-	-	6,500	-
Topdresser (10 Year Life)	1	-	-	-	-	-	-	-
Tractor- 5085 (10 Year Life)	4	99,000	-	-	-	-	-	-
Tractor- 5085 Blower (10 Year Life)	1	-	-	-	-	-	-	-
Tractor- 5085 Plow (10 Year Life)	3	22,700	-	-	-	-	-	-
Trailer- DOT (20 Year Life)	3	-	-	-	-	-	-	-
Trailer- DOT (25 Year Life)	1	-	-	-	-	19,300	-	-
Trailer- Non-DOT (20 Year Life)	1	-	-	-	-	-	-	-
Trailer- Non-DOT (25 Year Life)	1	-	-	-	-	-	-	-
Versa Vac (15 Year Life)	1	-	-	-	-	-	-	-
Park Total	**69**	**253,900**	**518,400**	**98,000**	**233,700**	**203,300**	**294,500**	**537,200**
Police								
Holdover Vehicle	12	-	-	-	-	-	-	-
(NEW) Code Compliance Truck (10 Year Life)	1	59,000	-	-	-	-	-	-
Admin/Investigation Vehicle (10 Year Life)	7	43,000	-	-	-	-	-	108,000
Barricade Trailer (20 Year Life)	2	-	-	-	-	-	-	-
Patrol (4 Year Life)	17	324,000	425,000	352,000	362,800	364,800	478,500	396,000
Pickup Truck 350/3500 (10 Year Life)	1	-	-	-	-	-	-	-
Side-by-side (10 Year Life)	1	-	-	-	-	-	-	-
Speed Trailer (15 Year Life)	1	-	-	-	-	-	-	-
SWAT Van (15 Year Life)	1	-	-	-	-	100,000	-	-
Police Total	**43**	**426,000**	**425,000**	**352,000**	**362,800**	**464,800**	**478,500**	**504,000**
Recreation								
Holdover Vehicle	2	-	-	-	-	-	-	-
1570 JD Cab (10 Year Life)	1	-	6,900	-	-	-	-	-
Broom Attachment (15 Year Life)	1	-	-	-	-	-	-	-
Carpet Extractor (10 Year Life)	1	-	-	-	-	-	-	-
Enclosed Trailer (15 Year Life)	1	-	15,000	-	-	-	-	-
Front Mower (2 Year Life)	1	-	15,900	-	16,900	-	17,900	-
Pickup Truck 350/3500 (10 Year Life)	1	-	-	-	78,000	-	-	-
Scissors Lift (10 Year Life)	1	-	-	28,000	-	-	-	-
Scrubber Rider (10 Year Life)	2	-	-	-	-	-	40,000	-
Snowblower Attachment (15 Year Life)	1	-	-	-	-	-	-	-
Toro Electric ATC (10 Year Life)	2	-	-	-	-	-	12,100	-
Trailer- Non-DOT (20 Year Life)	1	-	-	-	-	-	11,800	-
Transit Van (10 Year Life)	1	-	-	-	-	-	-	-
Weight Equipment (15 Year Life)	1	-	-	-	-	-	-	-
Zamboni (10 Year Life)	2	-	-	-	-	-	-	-
Recreation Total	**19**	**-**	**37,800**	**28,000**	**94,900**	**-**	**81,800**	**-**

2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	18,600	-	-	-	-	-	-	-	-
-	-	12,700	-	-	-	-	-	-	-	-	-	17,100
-	-	-	-	-	-	-	-	-	86,500	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
14,000	-	14,800	-	15,700	-	16,700	-	17,700	-	18,800	-	19,900
-	-	-	-	-	-	-	-	-	-	124,600	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	145,700	-	154,600	-	-	168,800	-	-	-	-	195,800	-
38,000	-	40,200	-	42,800	-	45,400	-	48,200	-	51,000	-	54,200
-	-	-	-	-	-	-	-	-	-	-	-	257,100
-	-	-	-	-	-	-	-	-	-	25,800	-	-
215,400	-	228,000	-	-	-	255,300	-	272,900	-	288,800	-	-
-	-	35,800	-	-	-	-	-	42,800	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	21,000	-
30,000	92,800	-	-	-	-	-	-	-	-	40,300	124,800	-
-	191,800	98,800	-	-	-	-	-	-	-	-	257,800	132,800
-	-	-	-	-	-	-	-	-	-	-	-	-
-	8,700	-	-	-	-	-	-	-	-	-	11,700	-
62,000	-	-	-	-	-	-	-	-	-	83,300	-	-
-	-	-	-	-	-	-	-	-	87,900	-	-	-
-	-	22,400	-	-	-	-	-	-	-	-	-	30,100
20,200	20,600	21,000	21,600	22,000	22,400	22,800	23,200	23,600	24,000	24,600	25,000	25,400
11,300	-	-	-	-	-	-	-	-	-	15,200	-	-
-	-	-	-	-	21,200	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	53,800	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
25,600	-	-	-	-	-	-	-	-	-	34,400	-	-
-	-	368,800	133,000	-	-	-	-	-	-	-	-	495,700
-	-	35,300	-	-	-	-	-	-	-	-	-	47,400
-	-	52,000	30,500	-	-	-	-	-	-	-	-	69,800
-	-	-	-	47,400	-	25,200	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	17,300	-
12,500	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	68,700	-	-	-	-	-	-
429,000	**459,600**	**929,800**	**339,700**	**146,500**	**43,600**	**602,900**	**23,200**	**405,200**	**252,200**	**706,800**	**653,400**	**1,149,500**
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	79,300	-	-	-	-	-	-	-	-	-
-	141,800	48,400	57,800	-	-	-	-	-	145,200	-	190,600	65,000
-	-	-	-	-	-	-	-	-	-	-	450,000	-
408,400	410,400	538,500	446,000	459,600	462,000	606,000	502,000	517,200	520,000	682,000	564,800	582,000
-	84,300	-	-	-	-	-	-	-	-	-	113,300	-
40,000	-	-	-	-	-	-	-	-	-	53,800	-	-
-	-	-	-	20,000	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	155,800
448,400	**636,500**	**586,900**	**583,100**	**479,600**	**462,000**	**606,000**	**502,000**	**517,200**	**665,200**	**735,800**	**1,318,700**	**802,800**
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	9,300	-	-	-	-	-	-	-	-
-	-	-	-	-	12,400	-	-	-	-	-	-	-
-	22,500	-	-	-	-	-	-	-	-	-	30,200	-
-	-	-	-	-	-	-	-	-	23,400	-	-	-
19,000	-	20,100	-	21,400	-	22,700	-	24,100	-	25,500	-	27,100
-	-	-	-	-	-	104,800	-	-	-	-	-	-
-	-	-	-	-	37,600	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	53,800	-	-	-	-
-	-	-	-	-	10,600	-	-	-	-	-	-	-
12,800	-	-	-	-	-	-	-	16,300	-	17,200	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
93,200	-	-	-	-	-	-	-	-	-	125,300	-	-
-	-	-	-	-	-	-	239,700	-	-	-	-	-
-	-	442,000	-	-	-	-	-	-	-	-	-	594,000
125,000	**22,500**	**462,100**	**-**	**30,700**	**60,600**	**127,500**	**239,700**	**94,200**	**23,400**	**168,000**	**30,200**	**621,100**

Fund Dept. Category/Life 20 year schedule	Equip. Count	2027	2028	2029	2030	2031	2032	2033
Street								
Holdover Vehicle	9	-	-	-	-	-	-	-
Asphalt Truck (15 Year Life)	1	-	-	-	270,000	-	-	-
Attenuator (10 Year Life)	1	-	-	-	-	40,500	-	-
Brine Maker (15 Year Life)	1	-	-	-	-	-	-	-
Brine Tank (20 Year Life)	1	-	-	-	-	-	-	-
Case Loader (15 Year Life)	2	-	-	-	-	352,000	-	-
Dump Truck (10 Year Life)	1	-	-	-	125,600	-	-	-
Grader (15 Year Life)	1	-	234,000	-	-	-	-	-
Hydraulic Breaker Attachment (15 Year Life)	1	-	-	-	-	-	6,700	-
Paving Loader (20 Year Life)	1	70,000	-	-	-	-	-	-
Pickup Truck 150/1500 (10 Year Life)	1	-	-	-	-	-	-	-
Pickup Truck 350/3500 (10 Year Life)	2	-	-	79,900	-	-	-	-
Plow Truck (15 Year Life)	14	-	710,800	-	-	1,165,200	400,000	412,000
Scissors Lift (10 Year Life)	1	-	-	-	-	-	-	-
Sign Truck (15 Year Life)	1	-	-	-	-	-	-	-
Skid Loader (1 Year Life)	1	8,600	8,800	9,000	9,200	9,500	9,700	9,900
Snowblower (15 Year Life)	1	-	-	-	-	-	170,000	-
Trailer- DOT (20 Year Life)	1	-	-	-	-	-	-	-
Trailer- DOT (25 Year Life)	2	-	-	-	-	19,300	19,900	-
Trailer- Non-DOT (25 Year Life)	1	-	-	-	-	-	-	-
Street Total	**44**	**78,600**	**953,600**	**88,900**	**404,800**	**1,586,500**	**606,300**	**421,900**
Equipment IS Fund Total	**299**	**1,459,100**	**2,484,100**	**953,900**	**1,474,600**	**2,694,200**	**1,655,600**	**2,111,500**
Enterprise								
Sewer								
Holdover Vehicle	3	-	-	-	-	-	-	-
Dump Truck (10 Year Life)	1	-	-	-	-	-	-	-
Easement Machine (20 Year Life)	1	-	-	-	30,000	-	-	-
Generator- Trailer Mounted (15 Year Life)	1	-	-	-	-	-	-	-
Jetter Truck (Freightliner) (15 Year Life)	1	-	-	-	-	-	-	-
Jetter Truck (Sterling) (15 Year Life)	1	-	450,000	-	-	-	-	-
Pickup Sander (15 Year Life)	1	-	12,800	-	-	-	-	-
Pickup Truck 150/1500 (10 Year Life)	1	-	-	-	-	-	-	-
Pickup Truck 350/3500 (10 Year Life)	1	-	-	79,900	-	-	-	-
Pump Mounted Trailer (20 Year Life)	1	-	-	-	-	-	-	-
Vacuum Inductor Trailer (10 Year Life)	1	-	-	-	-	-	-	-
Sewer Total	**13**	**-**	**462,800**	**79,900**	**30,000**	**-**	**-**	**-**
Storm								
ATV Gator (2 Year Life)	1	-	11,700	-	12,400	-	13,200	-
Batwing Mower (15 Year Life)	1	-	-	-	-	-	30,500	-
Case Excavator (20 Year Life)	1	-	-	-	-	-	-	153,000
Giant Leaf Vacuum (30 Year Life)	1	-	-	-	-	-	75,000	-
Loadrite Smart Scale (20 Year Life)	1	-	-	-	-	-	-	-
Plow Tractor (10 Year Life)	1	-	-	-	-	-	17,000	-
Skid Loader (1 Year Life)	1	10,400	10,700	10,900	11,200	11,400	11,700	12,000
Skid Mounted Pressure Washer (10 Year Life)	1	20,000	-	-	-	-	-	-
Slope Tractor (10 Year Life)	1	-	-	-	-	-	208,000	-
Sweeper (10 Year Life)	2	-	-	475,000	-	-	397,000	-
Tanker Truck (15 Year Life)	1	-	-	-	-	-	-	-
Tow Trailer (20 Year Life)	1	-	-	-	-	-	-	-
Tractor- 5085 (10 Year Life)	1	99,000	-	-	-	-	-	-
Tractor- 6R12 (10 Year Life)	1	-	-	-	-	-	187,000	-
Trailer- DOT (20 Year Life)	1	-	-	-	-	-	19,900	-
Storm Total	**16**	**129,400**	**22,400**	**485,900**	**23,600**	**11,400**	**959,300**	**165,000**
Enterprise Total	**29**	**129,400**	**485,200**	**565,800**	**53,600**	**11,400**	**959,300**	**165,000**
Grand Total	**328**	**1,588,500**	**2,969,300**	**1,519,700**	**1,528,200**	**2,705,600**	**2,614,900**	**2,276,500**

2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	420,700	-
-	-	-	-	-	-	-	54,400	-	-	-	-	-
-	-	-	78,000	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	30,000	-	-	-
-	-	-	-	-	445,900	-	-	-	-	-	-	548,400
-	-	-	-	-	-	168,800	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	364,600	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
60,000	-	-	-	-	-	-	-	-	-	80,600	-	-
-	86,800	-	-	-	107,400	-	-	-	-	-	116,700	-
-	874,200	900,400	-	477,600	984,000	-	-	-	1,107,400	-	-	1,815,300
-	-	-	14,000	-	-	-	-	-	-	-	-	-
-	190,000	-	-	-	-	-	-	-	-	-	-	-
10,100	10,300	10,500	10,800	11,000	11,200	11,400	11,600	11,800	12,000	12,300	12,500	12,700
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	23,000	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	13,700	-	-	-	-	-	-	-	-	-
70,100	**1,161,300**	**910,900**	**139,500**	**488,600**	**1,548,500**	**180,200**	**66,000**	**11,800**	**1,514,000**	**92,900**	**549,900**	**2,376,400**
7,953,900	**3,718,100**	**3,069,000**	**1,247,700**	**1,745,700**	**2,645,700**	**1,688,800**	**1,367,600**	**6,368,400**	**4,673,200**	**2,052,800**	**4,495,100**	**5,047,500**
-	-	-	-	-	-	-	-	-	-	-	-	-
-	145,700	-	-	-	-	-	-	-	-	-	195,800	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	119,500	-	-	-	-	-
-	-	-	626,000	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	701,100	-	-	-
-	-	-	-	-	-	-	-	-	19,900	-	-	-
72,000	-	-	-	-	-	-	-	-	-	96,800	-	-
-	-	-	-	-	107,400	-	-	-	-	-	-	-
-	-	-	-	-	-	162,000	-	-	-	-	-	-
175,000	-	-	-	-	-	-	-	-	-	235,200	-	-
247,000	**145,700**	**-**	**626,000**	**-**	**107,400**	**162,000**	**119,500**	**-**	**721,000**	**332,000**	**195,800**	**-**
14,000	-	14,800	-	15,700	-	16,700	-	17,700	-	18,800	-	19,900
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	16,000	-	-	-
-	-	-	-	-	-	-	-	22,800	-	-	-	-
12,200	12,500	12,700	13,000	13,300	13,500	13,800	14,000	14,300	14,600	14,800	15,100	15,300
-	-	-	26,900	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	279,500	-	-	-	-
-	-	-	-	-	638,400	-	-	533,500	-	-	-	-
-	282,000	-	-	-	-	-	-	-	-	-	-	-
-	17,500	-	-	-	-	-	-	-	-	-	-	-
-	-	-	133,000	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	251,300	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
26,200	**312,000**	**27,500**	**172,900**	**29,000**	**651,900**	**30,500**	**14,000**	**1,119,100**	**30,600**	**33,600**	**15,100**	**35,200**
273,200	**457,700**	**27,500**	**798,900**	**29,000**	**759,300**	**192,500**	**133,500**	**1,119,100**	**751,600**	**365,600**	**210,900**	**35,200**
8,227,100	**4,175,800**	**3,096,500**	**2,046,600**	**1,774,700**	**3,405,000**	**1,881,300**	**1,501,100**	**7,487,500**	**5,424,800**	**2,418,400**	**4,706,000**	**5,082,700**

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2027-2031
Capital Improvement Plan

City Council Work Session

November 4, 2026

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Vision/Goals and Policies

- 5-year capital plan to provide and maintain public facilities and infrastructure/ 15-year expanded capital plan / 20-year equipment replacement plan
- Capital projects vs. operating budget
  - Larger financial investment (>$10k)
  - May span multiple years
- Provides for longer-term financial planning
- Non-binding document of future intent
- Designed to be a fluid document (rolling 5-years) with 2027 included in the adoption of next years budget

Funding Priorities

Developed by prioritizing a list of capital projects based on anticipated year needed and based on anticipated funding opportunities

1. Public health, safety, mandates (Have to do)
2. Maintenance, efficiency (Smart to do)
3. Expanding existing systems, new services, general community betterment (Want to do)

CIP Schedule

CIP drafted by city departments	Spring 2026
Draft CIP reviewed by City Council	August 4, 2026
CIP adopted by City Council	November 4, 2026
CIP projects adopted as part of annual budget	December 15, 2026

Total CIP Expenditures by Fund

Department	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	9,161,000	6,625,000	1,802,000	905,000	340,000	**18,833,000**
Capital Improvements Fund	9,588,000	10,246,800	16,485,000	9,709,000	9,980,500	**56,009,300**
Equipment Internal Serv. Fund	1,459,100	2,484,100	953,900	1,474,600	2,694,200	**9,065,900**
I.T. Internal Service Fund	843,000	863,000	965,000	1,176,500	915,500	**4,763,000**
Park Asset Internal Serv. Fund	798,500	783,600	1,418,500	851,000	1,587,500	**5,439,100**
Park Development Fund	5,025,000	1,350,000	6,450,000			**12,825,000**
Sanitary Sewer Fund	1,454,000	751,800	3,389,900	680,000	1,215,000	**7,490,700**
Storm Drainage Fund	1,682,400	328,400	795,900	1,479,600	328,400	**4,614,700**
Tree Replacement Fund	575,000	50,000	50,000	50,000	50,000	**775,000**
GRAND TOTAL	**30,586,000**	**23,482,700**	**32,310,200**	**16,325,700**	**17,111,100**	**119,815,700**

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Funding Source Summary

Source	2027	2028	2029	2030	2031	Total
Building Internal Service Fund	661,000	3,625,000	1,802,000	905,000	340,000	**7,333,000**
Capital Improvement Fund	7,814,450	6,168,000	9,682,000	6,358,000	6,267,000	**36,289,450**
Cost Sharing, MnDOT/Federal	5,250,000		850,000			**6,100,000**
Cost Sharing, SPUC	58,000	50,000	335,000	65,000	65,000	**573,000**
EDA Special Revenue Fund		25,000	25,000	25,000	25,000	**100,000**
Equipment Internal Service Fund	1,219,500	2,484,100	953,900	1,474,600	2,694,200	**8,826,300**
General Fund	239,600			25,000		**264,600**
Grants		3,000,000				**3,000,000**
I.T. Internal Service Fund	843,000	863,000	965,000	1,151,500	915,500	**4,738,000**
MSA - State Aid	700,000	3,501,800	2,400,000	1,051,000	1,848,500	**9,501,300**
Park Asset Internal Service Fund	898,500	783,600	1,118,500	851,000	1,587,500	**5,239,100**
Park Development Fund	4,175,000	1,350,000	6,450,000			**11,975,000**
Sanitary Sewer Fund	1,522,000	788,800	3,419,900	635,000	1,285,000	**7,650,700**
Special Assessments	801,050	315,000	355,000	2,000,000	1,590,000	**5,061,050**
State Bonding Funds	4,000,000		3,000,000			**7,000,000**
Storm Drainage Fund	1,795,900	478,400	903,900	1,734,600	443,400	**5,356,200**
Tree Replacement Fund	608,000	50,000	50,000	50,000	50,000	**808,000**
GRAND TOTAL	**30,586,000**	**23,482,700**	**32,310,200**	**16,325,700**	**17,111,100**	**119,815,700**

2027-2031 CIP Changes

Changes from August 4 Workshop (summary page included in the council agenda packet).

- Project changes to coordinate with the Scott County Transportation Improvement Program updates.
  - CIF 27-010 CSAH 17 Reconstruction (CSAH 82 to CSAH 42). Reduced the City's share of the project from $1,015,000 to $700,000 in 2027.
  - CIF-27-008 CH 18 Trail (Preserve Trail to Crossing Boulevard). Moved from 2027 to 2028 and reduced the cost from $320,000 to $247,800.
  - CIF-22-006 CSAH 16 Trail Extensions. Moved from 2027 to 2028 and increased the cost from $86,000 to $190,000.
  - CIF-28-012 Scott County Traffic Signal Replacements. New Project added for county signal replacements. $264,000 is now include in 2028 and 2030.
  - CIF-30-011 Scott County Annual Overlay Program. New project added for the city cost of ADA improvements with overlay projects on roads within city limits.

2027-2031 CIP Changes (continued)

Changes from August 4 Workshop (summary page included in the council agenda packet)

- Project changes
  - PA-27-03 Annual Parking Lot Rehabilitation. The 2031 annual parking lot rehab was missed in the original draft.
  - TR-27-01 Citywide Tree Planting. Added $525,000 to 2027 for a total amount of $575,000 and updated the description for:
    - $125,000 for tree replacement along the Minnesota Riverbank (part of the Riverbank Stabilization project)
    - $150,000 for downtown tree replacement
    - $300,000 for tree replacement along Southbridge Parkway and dog park
  - PR-27-003 Greenview Park. Added project as the Greenview development has received preliminary plat approval. The land for the park is included in the preliminary plat and the total project cost of $425,000 is included.
- Other
  - Appendix – updated the 15-year Capital Improvement Plan with above changes
  - Misc. pictures added/updated throughout the CIP

Capital Project Funds

- Park Development
- Capital Improvement Funds
- Tree Replacement

Park Development Fund - Projects

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Park Development Fund								
Riverfront Marina/Schroeder House	*PR-19-002*	2	1,350,000					**1,350,000**
Windermere Bluff Regional Corridor	*PR-22-010*	3	550,000					**550,000**
Cultural Corridor	*PR-24-002*	2	1,400,000					**1,400,000**
Memorial Park Playground Replacement	*PR-27-001*	2	300,000					**300,000**
Chute Park	*PR-27-002*	3	1,000,000					**1,000,000**
Greenview Park	*PR-27-003*	3	425,000					**425,000**
Lions Park Outdoor Rink	*PR-28-003*	2		950,000	1,200,000			**2,150,000**
Eagle Ridge Community Park	*PR-29-001*	3		300,000	3,500,000			**3,800,000**
Windermere CH69 Park	*PR-29-002*	3		100,000	1,750,000			**1,850,000**
Park Development Fund Total			**5,025,000**	**1,350,000**	**6,450,000**	**0**	**0**	**12,825,000**

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CIF – 2027, 2028 Projects

Department	Project #	Priority	2027	2028
Capital Improvements Fund				
Downtown ADA, Lighting & Tree Rehab	*CIF-22-003*	1	1,133,000	
CSAH 16 Trail Extension	*CIF-22-006*	2		190,000
2027 Full-Depth Pavement Reconstruction	*CIF-27-001*	1	5,050,000	
Annual Bituminous Mill and Overlay	*CIF-27-002*	1	1,160,000	3,350,000
Annual Trail Rehabilitation (along roadways)	*CIF-27-003*	1	315,000	370,000
Annual Pavement Rejuvenation	*CIF-27-004*	1	165,000	120,000
Annual Pavement Rehabilitation	*CIF-27-005*	1	210,000	280,000
Alley Reconstruction (Concrete)	*CIF-27-007*	1	115,000	
CH 18 Trail (Preserve Trail to Crossings Boulevard)	*CIF-27-008*	3		247,800
CSAH 16/Dean Lakes Trail Intersection Improvements	*CIF-27-009*	3	390,000	
CSAH 17 Reconstruction (CSAH 82 to CSAH 42)	*CIF-27-010*	3	700,000	
2028 Full-Depth Pavement Reconstruction	*CIF-28-001*	1	350,000	5,000,000
Annual Safety Improvements	*CIF-28-006*	2		125,000
Scott County Traffic Signal Replacements	*CIF-28-012*	3		264,000
2029 Full-Depth Pavement Reconstruction	*CIF-29-001*	1		300,000
Capital Improvements Fund Total			**9,588,000**	**10,246,800**

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CIF – 2029, 2030, 2031 Projects

Department	Project #	Priority	2029	2030	2031
Capital Improvements Fund					
Annual Bituminous Mill and Overlay	*CIF-27-002*	1	1,120,000	620,000	1,650,000
Annual Trail Rehabilitation (along roadways)	*CIF-27-003*	1	165,000	250,000	162,000
Annual Pavement Rejuvenation	*CIF-27-004*	1	205,000	105,000	135,000
Annual Pavement Rehabilitation	*CIF-27-005*	1	280,000	285,000	290,000
Annual Safety Improvements	*CIF-28-006*	2	125,000	125,000	125,000
Scott County Traffic Signal Replacements	*CIF-28-012*	3		264,000	
2029 Full-Depth Pavement Reconstruction	*CIF-29-001*	1	4,650,000		
Downtown Quiet Zone Improvements	*CIF-29-007*	3	9,490,000		
2030 Full-Depth Pavement Reconstruction	*CIF-30-001*	1	450,000	6,950,000	
CSAH 15 Reconstruction (CSAH 16 to CSAH 78)	*CIF-30-007*	3		485,000	
Scott County Annual Overlay Program	*CIF-30-011*	3		175,000	
2031 Full-Depth Pavement Reconstruction	*CIF-31-001*	1		450,000	6,900,000
4th Avenue Retaining Wall Replacement	*CIF-31-007*	2			170,000
Big Woods Trail Reconstruction	*CIF-31-008*	2			98,500
2032 Full-Depth Pavement Reconstruction	*CIF-32-001*	1			450,000
Capital Improvements Fund Total			**16,485,000**	**9,709,000**	**9,980,500**

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CIF Funding Sources

	2027	2028	2029	2030	2031	Total
Capital Improvement Fund	7,814,450	6,168,000	9,682,000	6,358,000	6,267,000	**36,289,450**
Cost Sharing, MnDOT/Federal			850,000			**850,000**
Cost Sharing, SPUC	58,000	50,000	35,000	65,000	65,000	**273,000**
EDA Special Revenue Fund		25,000	25,000	25,000	25,000	**100,000**
MSA - State Aid	700,000	3,501,800	2,400,000	1,051,000	1,848,500	**9,501,300**
Sanitary Sewer Fund	68,000	37,000	30,000	55,000	70,000	**260,000**
Special Assessments	801,050	315,000	355,000	2,000,000	1,590,000	**5,061,050**
State Bonding Funds			3,000,000			**3,000,000**
Storm Drainage Fund	113,500	150,000	108,000	155,000	115,000	**641,500**
Tree Replacement Fund	33,000					**33,000**
Capital Improvements Fund Sources Total	**9,588,000**	**10,246,800**	**16,485,000**	**9,709,000**	**9,980,500**	**56,009,300**

Capital Improvement Fund Annual Funding - $2.15 million (Levy $1.2 million, Franchise fees $950k)

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Schedule of Events – 2026 Bond Issue

- Adoption of 5-year Street Reconstruction Plan (City Council Meeting February 4, 2026)
- Preparation of Preliminary Official Statement/Bond Structure/Terms (September – October)
- Authorize Bond Sale (City Council Meeting November 17, 2026)
- Bond Ratings Call (1st week of December)
- Finalize Official Statement (2nd week of December)
- Award Bond Issuance (City Council Meeting December 15, 2026)

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Bond Terms/Alternative (prepared January 2026)

- $10 million bond issues (@ 'AA' rates)
  - 10-year term @ 3.01%
  - Annual repayment of $1,164,400
  - 2027 interest only payment of $171,482
  - 2028 required debt service levy $1,163,061
  - Impact on a $350k Home = $43 annually ($12 per $100k of value)
- No bond issue
  - Recommend 2027 CIF Levy increase of $3 million (minimum)
  - Requires $2 to $2.5 million of 2027 projects be deferred
  - Impact on a $350k Home = $111 annually ($32 per $100k of value)

Tree Replacement Fund - Projects

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Tree Replacement Fund								
Citywide Tree Planting	*TR-27-001*	2	575,000	50,000	50,000	50,000	50,000	**775,000**
Tree Replacement Fund Total			**575,000**	**50,000**	**50,000**	**50,000**	**50,000**	**775,000**

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Internal Service Funds

- Equipment Replacement
- Park Asset
- Information Technology
- Buildings

Equipment I.S. Fund - 2027 Projects

Department	Project #	Priority	2027
Equipment Internal Serv. Fund			
Police: Marked Patrols	*Equip-27-311*	2	324,000
Police: Unmarked Administrative	*Equip-27-312*	2	43,000
Police: Code Compliance Truck (NEW)	*Equip-27-313*	2	59,000
Fire: 1 EMS Rescue Truck	*Equip-27-321*	2	450,000
Fire: Battalion Chief Pickup Truck (New)	*Equip-27-323*	2	125,000
Fire: Air Compressor & Fill Station	*Equip-27-324*	1	70,000
Inspections: Electric Vehicles (NEW)	*Equip-27-331*	2	55,600
Public Works Street - Skidsteer Loader	*Equip-27-421*	2	8,600
Public Works Street: Paving Roller	*Equip-27-422*	2	70,000
Public Works Park: Skidsteer Loaders	*Equip-27-461*	2	17,200
Public Works Park: Tractor	*Equip-27-462*	2	121,700
Public Works Park: 2-Ton (class 5) Truck	*Equip-27-463*	2	115,000
Equipment Internal Serv. Fund Total			**1,459,100**

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Equipment Replacement Schedule

- Encompasses all city vehicles and equipment by department, including scheduled replacement dates, lives and cost (Appendix – last section of the CIP book).
- Average annual cost over 20 years ($2.95 million)
- Proposed 2027 Rent $1.92 million ($40k increase)

20-Year Equipment Replacement Schedule

Fund Dept. Category/Life 20 year schedule	Equip. Count	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Equipment IS Fund																
Administration																
SUV (10 Year Life)	1	-	-	-	-	-	57,000	-	-	-	-	-	-	-	-	-
Administration Total	**1**	-	-	-	-	-	**57,000**	-	-	-	-	-	-	-	-	-
Engineering																
Pickup Truck 150/1500 (10 Year Life)	5	-	-	-	-	-	-	-	-	120,000	173,400	-	-	-	-	-
SUV (10 Year Life)	1	-	-	-	-	-	-	-	-	-	45,800	-	-	-	-	-
Engineering Total	**6**	-	-	-	-	-	-	-	-	**120,000**	**219,200**	-	-	-	-	-
Facilities																
1570 JD Cab (10 Year Life)	1	-	-	6,900	-	-	-	-	-	-	-	-	-	9,300	-	-
Broom Attachment (15 Year Life)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	12,400	-
Front Mower (2 Year Life)	1	15,000	-	15,900	-	16,800	-	17,700	-	18,700	-	19,600	-	20,500	-	21,400
Pickup Truck 150/1500 (10 Year Life)	1	-	-	-	-	67,500	-	-	-	-	-	-	-	-	-	90,700
Pickup Truck 350/3500 (10 Year Life)	1	-	-	-	-	-	-	-	-	-	95,900	-	-	-	-	-
Snowblower Attachment (15 Year Life)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	10,600	-
Facilities Total	**6**	**15,000**	-	**22,800**	-	**84,300**	-	**17,700**	-	**18,700**	**95,900**	**19,600**	-	**29,800**	**23,000**	**112,100**

Park Asset I.S. Fund Projects

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Park Asset Internal Serv. Fund								
Annual Trail Reconstruction	*PA-27-01*	2	158,000	86,000	88,500	90,000	92,000	**514,500**
Annual Fence Replacement	*PA-27-02*	2	20,000	20,000	20,000	21,000	21,000	**102,000**
Annual Parking Lot Rehabilitation	*PA-27-03*	2	126,000	157,600	230,000	312,000	225,500	**1,051,100**
Hamlet Park Playground Replacement/furnishings	*PA-27-04*	3	172,000					**172,000**
Cloverleaf Tennis/Basketball Court	*PA-27-05*	3	147,500					**147,500**
1st Ave Retaining Walls-CR 69 downtown tunnel area	*PA-27-06*	3	175,000					**175,000**
Pheasant Run Playground and Furnishing	*PA-28-04*	3		160,000				**160,000**
Southbridge Park Vegetation Management	*PA-28-05*	3		360,000	415,000			**775,000**
Tahpah Park Lights (Field 2 & 3)	*PA-29-04*	2			505,000			**505,000**
Whispering Oaks Playground and Furnishings	*PA-29-05*	3			130,000			**130,000**
Memorial Dock Replacement	*PA-29-06*	2			20,000			**20,000**
Cloverleaf Playground and Furnishings	*PA-30-04*	3				191,000		**191,000**
Langdon Terrace Playground and Furnishings	*PA-30-05*	3				162,000		**162,000**
Lions Park and Vierling Greenway Trail Connection	*PA-30-06*	3			10,000	75,000		**85,000**
Parklets Downtown	*PA-31-04*	2					288,000	**288,000**
Schleper Stadium ADA Ramp Rehabilitation	*PA-31-05*	1					70,000	**70,000**
O'Dowd Parking Lot and Park Rehab	*PA-31-06*	3					366,000	**366,000**
Savanna Oaks Playground and Furnishings	*PA-31-07*	3					165,000	**165,000**
Royalty Park Playground and Furnishings	*PA-31-08*	3					180,000	**180,000**
Hackney Park Playground and Furnishings	*PA-31-09*	3					180,000	**180,000**
Park Asset Internal Serv. Fund Total			**798,500**	**783,600**	**1,418,500**	**851,000**	**1,587,500**	**5,439,100**

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Information Technology I.S. Fund - Projects

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
I.T. Internal Service Fund								
IT Operational Expenses	*IT-001*	2	30,000	30,000	30,000	32,000	32,000	**154,000**
Computer Replacements	*IT-002*	2	100,000	100,000	120,000	120,000	120,000	**560,000**
Software Purchases and Maintenance	*IT-003*	2	285,000	295,000	300,000	305,000	310,000	**1,495,000**
LOGIS Services	*IT-004*	2	275,000	280,000	285,000	290,000	300,000	**1,430,000**
General Consulting Services	*IT-005*	2	60,000	65,000	65,000	65,000	70,000	**325,000**
Printer Replacements	*IT-006*	2	20,000	20,000	20,000	20,000	20,000	**100,000**
Network Device Replacement	*IT-008*	2	30,000	30,000	20,000	20,000	20,000	**120,000**
Wireless Access	*IT-009*	2	3,000	3,000	85,000	3,500	3,500	**98,000**
Surveillance Camera Upgrades	*IT-010*	2	15,000	15,000	15,000	16,000	15,000	**76,000**
Building Security	*IT-011*	2	25,000	25,000	25,000	25,000	25,000	**125,000**
ERP System	*IT-012*	2				280,000		**280,000**
I.T. Internal Service Fund Total			**843,000**	**863,000**	**965,000**	**1,176,500**	**915,500**	**4,763,000**

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Building I.S. Fund 2027, 2028 Projects

- Proposed 2027 Rent of $1.53 million ($30k increase)

Department	Project #	Priority	2027	2028
Building Internal Service Fund				
Innovation Center/Incubator	BA-20-005	2	8,500,000	4,000,000
Misc Building Improvements	BA-27-001	2	60,000	65,000
Elevator Code Updates	BA-27-002	1	30,000	
Community Center Rooftop Unit	BA-27-003	1	30,000	
Fire Station #2 Water Heaters	BA-27-004	1	30,000	
Fire Station #2 Water Softener	BA-27-005	2	15,000	
500 Gorman Building LED Lighting	BA-27-006	2	75,000	
Police Department LED Lighting Upgrades	BA-27-007	2	80,000	
Police Department A/C Condenser	BA-27-008	1	175,000	
City Hall Exterior Updates	BA-27-009	2	20,000	
City Hall Carpet	BA-27-010	2	15,000	
Public Works RTU Controllers	BA-27-011	2	30,000	
Community Room AV Replacement	BA-27-012	3	50,000	
Sand Venture Filters 1-3 Media Replacement	BA-27-013	1	51,000	
Community Center HVAC Rooftop Unit	BA-28-002	1		50,000
Outdoor LED Lighting Conversions	BA-28-003	2		100,000
500 Gorman Building Roof Replacement	BA-28-005	1		800,000
Ice Arena Water Heaters	BA-28-006	2		80,000
Library A/C Condenser	BA-28-007	1		170,000
Community Center Pool Heat Exchangers	BA-28-008	2		200,000
Community Center Rooftop Units	BA-28-009	1		310,000
Community Center Locker Room Conversion	BA-28-010	3		150,000
Aquatic Center Pool Flooring	BA-28-011	2		200,000
Police Department Roof	BA-28-012	1		500,000
Building Internal Service Fund Total			**9,161,000**	**6,625,000**

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Enterprise Funds

- Sanitary Sewer
- Storm Water

Sanitary Sewer Fund - Projects

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Sanitary Sewer Fund								
Trunk Sewer Extensions	*Sewer-27-001*	2	189,000	189,000	195,000	200,000	200,000	**973,000**
South Louisville Jackson Lift Station	*Sewer-27-002*	1	1,165,000					**1,165,000**
Western Pick-up Sander	*Sewer-28-002*	2		12,800				**12,800**
Sewer Jetter Replacement	*Sewer-28-003*	2		450,000				**450,000**
L16 Dual Forcemain Improvements	*Sewer-29-002*	2	100,000	100,000	3,040,000			**3,240,000**
1-Ton (class 3) Truck Replacement	*Sewer-29-003*	2			79,900			**79,900**
SCADA System Expansion	*Sewer-30-002*	1			75,000	300,000		**375,000**
Sanitary Sewer: Easement Machine	*Sewer-30-003*	2				30,000		**30,000**
West End Lift Station	*Sewer-30-005*	1				150,000	1,015,000	**1,165,000**
	Sanitary Sewer Fund Total		**1,454,000**	**751,800**	**3,389,900**	**680,000**	**1,215,000**	**7,490,700**

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Storm Drainage Fund - Projects

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Storm Drainage Fund								
Arbor Bluff Stream Stabilization and Regional Pond	*Storm-25-002*	2	750,000					**750,000**
Annual Erosion/Pond Cleaning/ Outlet Improvements	*Storm-27-001*	2	200,000	200,000	200,000	200,000	200,000	**1,000,000**
Annual Native Vegetation Management	*Storm-27-002*	2	103,000	106,000	110,000	113,000	117,000	**549,000**
Public Works Surface Water: Skidsteer Track Loader	*Storm-27-003*	2	10,400	10,700	10,900	11,200	11,400	**54,600**
Public Works Surface Water: Tractor	*Storm-27-004*	2	99,000					**99,000**
Public Works Surface Water: Skid Pressure Washer	*Storm-27-005*	2	20,000					**20,000**
West End Regional Pond and Trunk Oversizing	*Storm-27-006*	2	450,000					**450,000**
West End Weather Station	*Storm-27-007*	2	50,000					**50,000**
Public Works Surface Water: UTV	*Storm-28-004*	2		11,700		12,400		**24,100**
Public Works Surface Water: Sweeper	*Storm-29-004*	2			475,000			**475,000**
Valley View Drainage	*Storm-30-005*	3				93,000		**93,000**
NW Shakopee Storm Water BMP Retrofit	*Storm-30-006*	3				1,050,000		**1,050,000**
Storm Drainage Fund Total			**1,682,400**	**328,400**	**795,900**	**1,479,600**	**328,400**	**4,614,700**

2027-2031 CIP

- Final CIP will be available on the City's website.
- 2027 CIP projects will be included in operating budget for final City Council approval in December.
- All projects over $25,000 will be brought forward to City Council prior to letting of contracts for final approval.

Agenda Item: Agreement between the City of Shakopee and the City of Bloomington for Animal Control Services
Prepared by: Jamie Pearson, Police Chief
Reviewed by:

Action to be considered:
Approve resolution **R2026-149,** contractual agreement between the City of Shakopee and the City of Bloomington for Animal Control Services.

Motion Type:
Simple Majority

Background:
On June 1, 2026, the city discontinued animal control services with 4 Paws due to the company's loss of its operating license. Following the termination of these services, the City has been partnering with the City of Bloomington to provide animal control services without a formal contract in place. To formalize this arrangement and ensure continued service delivery, the City of Bloomington has prepared a contract outlining the terms and conditions for providing animal control services to the City. Approval of the agreement will establish a formal contractual relationship with the City of Bloomington and provide a framework for the continued provision of animal control services.

Recommendation:
Approve **R2026-149,** agreement between the City of Shakopee and the City of Bloomington for Animal Control Services.

Budget Impact:
There is no monthly reoccurring fee associated with the animal control services provided by the City of Bloomington at this time. However, the contract includes an attached fee schedule outlining potential charges for specific services. The City may incur costs in situations where an animal's owner cannot be identified or when emergency veterinary services are required. Any expenses incurred will depend on the circumstances of each case and the services needed.

Attachments:
2026-1017 - City of Shakopee Animal Shelter - Agreement.pdf

AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND THE CITY OF SHAKOPEE FOR ANIMAL CONTROL SERVICES

THIS AGREEMENT is made on _____ ("Effective Date") by and between the **CITY OF SHAKOPEE**, a Minnesota municipal corporation located at 485 Gorman Street, Shakopee, Minnesota 55379 ("Shakopee"), and the **CITY OF BLOOMINGTON, MINNESOTA**, a Minnesota municipal corporation located at 1800 West Old Shakopee Road, Bloomington, Minnesota 55413-3027 ("Bloomington"):

WITNESSETH

WHEREAS, Bloomington has the power, authority, responsibility, and facilities to provide animal control services ("Services") under the control and direction of its Police Department; and

WHEREAS, Shakopee desires to contract for animal control services with Bloomington; and

WHEREAS, Bloomington has an established animal control program, shelter, trained staff, supervision, and related equipment and tools to provide Shakopee with the animal control services; and

NOW, THEREFORE, in consideration of the terms and conditions expressed herein, the parties agree as follows:

AGREEMENT

1. **Time for Completion.** This Agreement shall remain in force and effect commencing from Effective Date and continuing for one year from the Effective Date, unless terminated by either party or amended pursuant to the Agreement.

2. **Consideration.** The consideration which Shakopee shall pay to Bloomington shall not exceed $49,000.00, for both the Services performed by Bloomington and the expenses incurred by Bloomington in performing the Services. Shakopee agrees to pay Bloomington within thirty (30) days of the date of invoice for all Services rendered pursuant to this Agreement and assessed in accordance with the fee schedule attached as Exhibit A. Late fees will be assessed at the maximum rate allowed by law, for all amounts not paid within thirty (30) days from the date of the original invoice.

3. **Duties of Shakopee.**

    a. Shakopee may deliver domestic animals as defined in Bloomington City Code Section 12.91 and that are in good health to Bloomington's animal control facility ("Facility") during normal working hours with the understanding that Bloomington may at any time refuse to accept an animal based upon the physical condition, type of the animal, or availability of space at its Facility.

    b. Shakopee authorizes Bloomington to act in accordance with Bloomington City Code Chapter 12 and Minnesota Statutes, Chapters 343, 346, and 347 as they relate to any animals that Shakopee delivers and are accepted by Bloomington under the terms of this Agreement.

    c. Shakopee understands and agrees that Bloomington has authority to arrange for veterinary care of animals delivered by Shakopee, if Bloomington, in its sole discretion, determines the animal to be sick or injured and in need of such care. Unless the animal is claimed and such veterinary costs are collected from the owner, Shakopee shall reimburse Bloomington for all costs associated with the provision of such veterinary care, including all staff and administrative costs.

    d. Shakopee shall be responsible for checking for identification on those animals it delivers to Bloomington and for prompt notification of identified owners of the location and impoundment of the animal by the most expedient means.

    e. The parties agree to comply with the Minnesota State Human Rights Act, Minnesota Statutes, Chapter 363A, as amended.

4. **Duties of Bloomington ("Services").**

    a. Bloomington will exercise reasonable care in feeding, boarding, and caring for the animals received from Shakopee while they remain under its care, custody, and control.

    b. For unclaimed animals, Bloomington will invoice Shakopee, on a monthly basis, for all charges for Services provided according to Exhibit A. Bloomington will release animals received from Shakopee to the animal's owner in accordance with Bloomington's redemption criteria and upon the owner's payment in full of Bloomington's total fees as described in Exhibit A

for Claimed Animals. For animals claimed by their Owners, Bloomington will credit any fees collected on Shakopee's behalf, as identified on Exhibit A, on Shakopee's monthly invoice.

c. Bloomington will exercise reasonable care in disposing of animals received from Shakopee in accordance with Bloomington's disposal criteria, state law, and local ordinances. Methods of disposal shall be determined by Bloomington and will include without limitation, sale, adoption, destruction, and donation.

5. **Independent Contractors.** At all times and for all purposes herein, the parties are independent contractors. Neither party's personnel shall be considered employees of the other party for any purpose, including but not limited to payment of any salary, worker's compensation, tax withholdings, health insurance, any other type of compensation or benefits, or liability for torts.

6. **Termination.** Notwithstanding any other provision hereof to the contrary, this Agreement may be terminated by either party for any reason upon giving thirty (30) days' written notice to the other party.

7. **Remedies.** In the event of a termination of this Agreement by a party because of a breach or default of this Agreement, the other party may complete the Services either by itself or by contract with other persons or entities, or any combination thereof. The foregoing remedies provided to the party for breach of this Agreement shall not be exclusive. The non-breaching party is entitled to exercise any one or more other legal or equitable remedies available because of the other party's breach.

8. **Amendments.** Except as expressly permitted by this Agreement, no amendments may be made to this Agreement except in writing signed by both parties.

9. **Records/Inspection.** Pursuant to Minnesota Statutes § 16C.05, subd. 5, the parties agree that the books, records, documents, and accounting procedures and practices that are relevant to the contract or transaction, are subject to examination by either party and the state auditor or legislative auditor for a minimum of six years. The parties agree to maintain such records for a minimum of six years after final payment. These obligations survive termination of this Agreement.

10. **Indemnification.** To the fullest extent permitted by law, Shakopee shall defend, indemnify, and hold harmless Bloomington, its officials, employees, and agents, from

any and all claims, causes of action, lawsuits, damages, losses, or expenses, including attorney fees, arising out of or resulting from the Services provided by Bloomington under this Agreement, including the destruction or disposal of all animals left in Bloomington's care by Shakopee. Notwithstanding the foregoing, Shakopee shall have no obligation to indemnify Bloomington for any claims, causes of action, lawsuits, damages, losses, or expenses arising from Bloomington's negligence or intentional misconduct. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which the parties are entitled. These obligations survive termination of this Agreement.

11. **Insurance.** The parties shall maintain reasonable insurance coverage throughout this Agreement with limits of insurance of at least all of the following amounts:

    a) Worker's Compensation Insurance as required by Minn. Stat. § 176.181.
    b) Bodily injury in the amount of at least $500,000 per individual and $1,500,000 per occurrence for injuries or death arising out of each occurrence.
    c) Property damage liability in the amount of $1,500,000 for each occurrence.

12. **Compliance with Laws.** Both parties shall exercise due care to comply with applicable federal, state, and local laws, rules, ordinances, and regulations in effect as of the date Bloomington agrees to provide the applicable services detailed in the attached exhibits or any supplemental letter agreement. Shakopee's guests, invitees, members, officers, officials, agents, employees, volunteers, representatives, and subcontractors shall abide by Bloomington's policies prohibiting sexual harassment, firearms, and smoking, as well as all other reasonable work rules, safety rules, or policies regulating the conduct of persons on Bloomington's property, at all times while performing duties pursuant to this Agreement. Shakopee agrees and understands that a violation of any of these policies or rules constitutes a breach of this Agreement and sufficient grounds for immediate termination of this Agreement by Bloomington. These obligations survive termination of this Agreement.

13. **Entire Agreement.** This Agreement, any attached exhibits and any addenda or amendments signed by the parties shall constitute the entire agreement between Bloomington and Shakopee and supersedes any other written or oral agreements between Bloomington and Shakopee. If there is any conflict between the terms of this Agreement and referenced or attached items, the terms of this Agreement shall prevail.

14. **Third Party Rights.** The parties to this Agreement do not intend to confer on any third party any rights under this Agreement.

15. **Choice of Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Hennepin County, Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise. These obligations survive termination of this Agreement.

16. **Agreement Not Exclusive.** Bloomington retains the right to hire other animal shelter service providers for other matters, in Bloomington's sole discretion.

17. **Data Practices Act Compliance.** The parties agree that all data provided, created, collected, received, stored, used, maintained, or disseminated pursuant to this Agreement shall be administered in accordance with, and is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. The parties agree to notify each other within three (3) business days if they receive a data request from a third party. These obligations survive termination of this Agreement.

18. **No Discrimination.** The parties shall not discriminate in providing products and services under this Agreement on the basis of race, color, sex, creed, national origin, disability, age, sexual orientation, status with regard to public assistance, or religion. Violation of any part of this provision may lead to immediate termination of this Agreement. The parties shall comply with the Americans with Disabilities Act, as amended ("ADA"), Section 504 of the Rehabilitation Act of 1973, and the Minnesota Human Rights Act, Minnesota Statutes, Chapter 363A. Shakopee agrees to hold harmless and indemnify Bloomington from costs, including but not limited to damages, reasonable attorney's fees, and staff time, in any action or proceeding brought alleging a violation of these laws by Shakopee or its guests, invitees, members, officers, officials, agents, employees, volunteers, representatives, and subcontractors. Upon request, the parties shall provide accommodation to allow individuals with disabilities to participate in all Services under this Agreement. The parties agree to utilize their own auxiliary aid or service in order to comply with ADA requirements for effective communication with people of disabilities.

19. **Authorized Agents.** Bloomington's authorized agent for purposes of administration of this Agreement is Emily Herman, the Executive Assistant of Bloomington, or

designee, who shall perform or supervise the performance of all Services. Shakopee's authorized agent for purposes of administration of this Agreement is Chief of Pulice Jamie Pearson.

20. **Notices.** Any notices permitted or required by this Agreement shall be deemed given when personally delivered or upon deposit in the United States mail, postage fully prepaid, certified, return receipt requested, addressed to:

    Shakopee: City of Shakopee, 485 Gorman Street, Shakopee, Minnesota 55379; Attn: Jamie Pearson; jpearson@ShakopeeMN.gov, 952-233-9400;

    Bloomington: City of Bloomington, 1800 West Old Shakopee Road, Bloomington, MN 55431; Attn: Emily Herman, eherman@BloomingtonMN.gov, 952-563-8854;

    or such other contact information as either party may provide to the other by notice given in accordance with this provision. A convenience copy may be provided electronically.

21. **Waiver.** No waiver of any provision or of any breach of this Agreement shall constitute a waiver of any other provisions or any other or further breach, and no such waiver shall be effective unless made in writing and signed by an authorized representative of the party to be charged with such a waiver.

22. **Headings.** The headings contained in this Agreement have been inserted for convenience of reference only and shall in no way define, limit, or affect the scope and intent of this Agreement.

23. **Mediation.** Both parties agree to submit all claims, disputes, and other matters in question between the parties arising out of or relating to this Agreement to mediation at the Conflict Resolution Center, 2101 Hennepin Avenue, Suite 100, Minneapolis, Minnesota 55405. In the event mediation is unsuccessful, either party may exercise its legal or equitable rights.

24. **Severability.** In the event that any provision of this Agreement shall be illegal or otherwise unenforceable, such provision shall be severed, and the balance of the Agreement shall continue in full force and effect.

25. **Signatory.** Each person executing this Agreement ("Signatory") represents and warrants that he/she/they is duly authorized.

26. **Counterparts and Electronic Communication.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. This Agreement may be transmitted by electronic mail in portable document format ("pdf") and signatures appearing on electronic mail instruments shall be treated as original signatures.

27. **Opportunity to Consult Counsel.** Shakopee acknowledges that it has had the opportunity to seek and obtain independent legal advice from counsel of Shakopee's choosing regarding the terms and conditions of this Agreement prior to execution. Shakopee further acknowledges that Shakopee has either obtained such advice or has voluntarily elected not to do so.

[Signature pages follow.]

IN WITNESS WHEREOF, Bloomington and Shakopee have caused this Services Agreement to be executed by their duly authorized representatives on the respective dates indicated below.

CITY OF BLOOMINGTON, MINNESOTA

DATED: BY:_____

Its:

Reviewed and approved as to form by Bloomington's Attorney's Office.

_____

CITY OF SHAKOPEE

DATED: BY:_____

Its:

DATED: BY:_____

Its:

DATED: BY:_____

Its:

EXHIBIT A TO AGREEMENT WITH

THE CITY OF BLOOMINGTON, MINNESOTA

EXHIBIT A

FEE SCHEDULE

Fees for the Boarding and Disposal of Unclaimed Animals Received from Other Governmental Agencies:

Administrative Charge	$75.00 per animal
Disposal (DOA)	$42.00 per animal
Disposal (Live)	$155
Boarding	$31.00 per day, per animal
Veterinarian Services	as billed by veterinarian

Fees for Boarding of Claimed Animals Received from Owner:

Administrative Charge	$75.00 per animal
Disposal (DOA)	$42.00 per animal
Disposal (Live)	$155
Boarding	$31.00 per day, per animal
Veterinarian Services	as billed by veterinarian

Adjustment of All Fees:

These fees may be administratively adjusted from time to time without a formal amendment of the Agreement. Such adjustment shall be made in accordance with the following procedure:

1. Fee adjustments are automatic when the City of Bloomington has, by Council action, adjusted its boarding, impound, administrative, sale and disposal fees for its own residents.

2. The adjusted fees shall not exceed the amounts set for City of Bloomington residents.

3. Initiation of a fee adjustment shall be made by thirty (30) day's written notice thereof to the Requestor.

4. The adjusted fees shall become effective, within thirty (30) days of the notice of fee adjustment, unless the Requestor terminates this Agreement.

Agenda Item: 2026-2027 Snow Removal Locations for Sidewalks and Trails
Prepared by: Keith Raines, Parks Supervisor
Reviewed by:

Action to be considered:

Approve the 2026-27 sidewalk and trail snow removal locations.

Motion Type:
Simple Majority

Background:

In accordance with City Code 90.04, after snow has ceased to be deposited, snow removal on public sidewalks must be completed within 24 hours on commercial property and within 36 hours on property zoned other than commercial. As per City Council direction on December 6, 1994, the Public Works Department shall maintain snow removal on all sidewalks and trails that abut collector streets and county roadways. Property owners are required to remove snow on all other sidewalks and trails along "local" streets. Per city policy, plowing by the city is not required unless there is an accumulation of 2" or more. This year 3.5 miles are recommended to be added as follows:

- **Adams Street:** New crosswalk near the entrance to Lions Park.
- **Vierling Drive:** New crosswalk on the east side of Vierling Drive near Fire Station No. 2.
- **Adams Street:** New trail sections on both sides of Adams Street from Vierling Drive to 17th Avenue, including crosswalks at the roundabouts.
- **17th Avenue West:** New trail and sidewalk sections extending east from Zumbro Avenue to Windemere Way, filling in the existing gap.
- **Zumbro Avenue:** New trail and sidewalk sections from 17th Avenue West to Aztec Avenue.

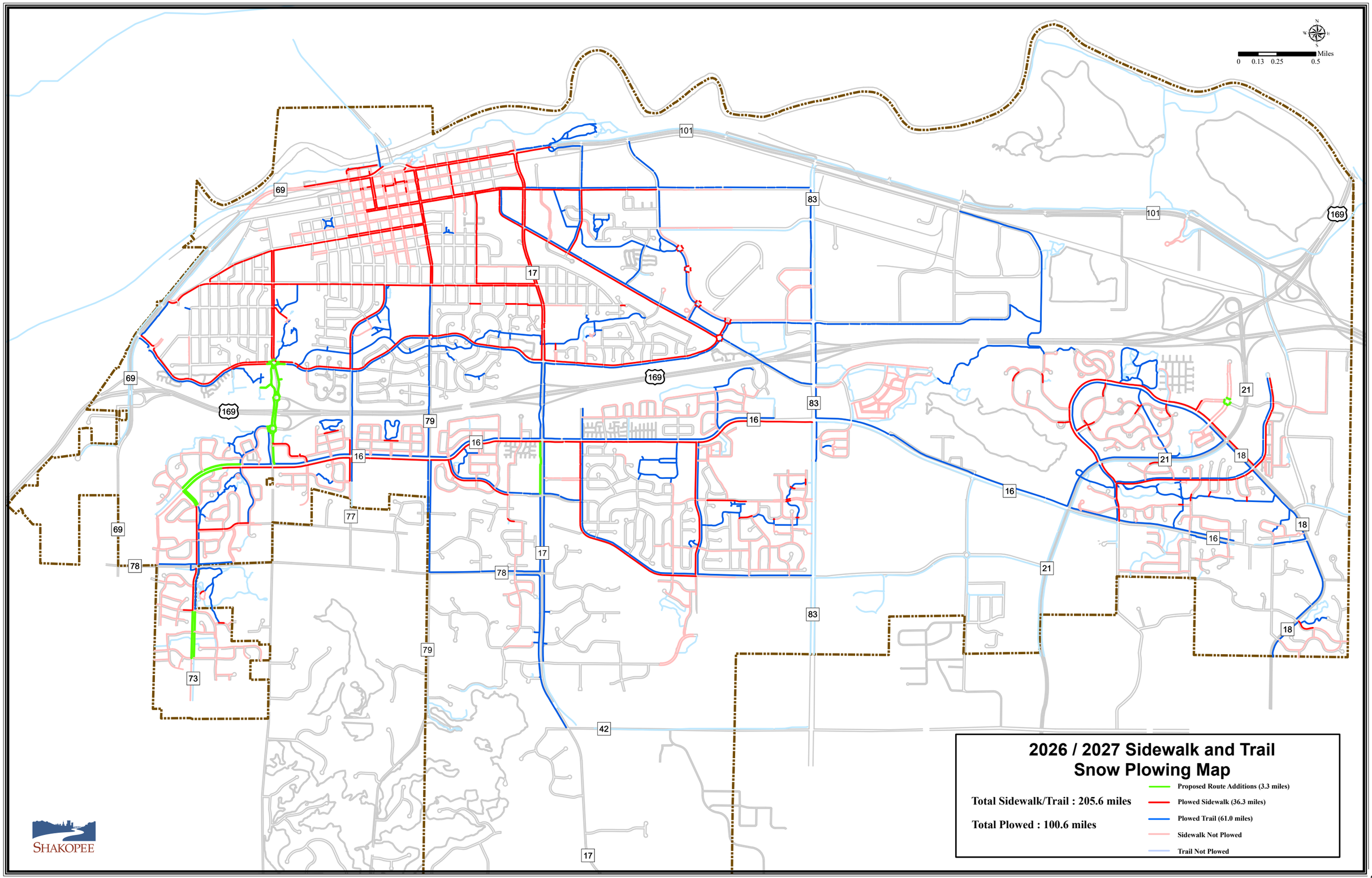
- **Zumbro Avenue:** New trail and sidewalk sections from Rainier Drive south to Shasta Drive.
- **Marschall Road:** New trail extending south from 17th Avenue to Valley View Road.
- **Old Carriage Road and Old Carriage Court:** New sidewalk crossing at the new roundabout.

The total length of sidewalks and trails is 205.6 miles. Total length to be plowed during the winter of 2026-27 is 100.6miles (see attached 2026-27 Sidewalk and Trail Snow Plowing Map).

Recommendation:
Approve of the action requested

Budget Impact:
Funding is included in the current operating budgets for 2026 and 2027.

Attachments:
SidewalkTrailPlowMapCouncil.pdf


N
W
E
S
0 0.13 0.25 0.5 Miles
101
69
83
169
17
79
16
21
18
77
78
73
42
2026 / 2027 Sidewalk and Trail
Snow Plowing Map
Total Sidewalk/Trail : 205.6 miles
Total Plowed : 100.6 miles
Proposed Route Additions (3.3 miles)
Plowed Sidewalk (36.3 miles)
Plowed Trail (61.0 miles)
Sidewalk Not Plowed
Trail Not Plowed
SHAKOPEE

Agenda Item: Accept Proposal from Short Elliott Hendrickson, Inc. (SEH) Proposal for Design and In-Construction Services for the 2027 Downtown ADA, Lighting & Tree Rehabilitation Improvements.
Prepared by: Josiah Ferguson, Graduate Engineer
Reviewed by: Alex Jordan, City Engineer

Action to be considered:
Accept a proposal in the amount of $124,242 with Short Elliott Hendrickson, Inc. (SEH) to perform design and in-construction services for the 2027 Downtown ADA, Lighting & Tree Rehabilitation Improvement Project (CIF-22-003).

Motion Type:
Approve

Background:
The 2027-2031 Capital Improvement Plan (CIP) programs construction of the fourth and final phase of the Downtown ADA, Lighting & Tree Rehabilitation Project, CIF-22-003, in 2027. In 2023, the city completed a feasibility study that evaluated rehabilitating the City's downtown lighting system, including replacement of street light poles, wiring and control panels. The study also reviewed the downtown tree inventory for replacement and a condition assessment of the existing paver maintenance strip along the back of the curb. As a result, improvements have been further detailed and are proposed throughout downtown Shakopee to reduce maintenance costs and eliminate safety concerns due to deteriorating light poles. These improvements include lighting replacement, tree planting and replacement of the pavers with concrete, matching recently completed improvements in downtown.

Due to the size of the project, improvements have been constructed in phases. Phase 1, which included Fuller Street and portions of 2nd Avenue, was completed in 2024. Phase 2, which included Holmes Street from 1st to 3rd Avenue, was completed in 2025. Phase 3, which included Sommerville Street from 1st to 3rd Avenue, is nearing completion. Phase 4, which includes 1st Avenue from Holmes to Sommerville and Lewis St from 1st to 3rd Avenue, will be constructed in 2027, consistent with the CIP.

SEH's proposal identifies scope of services and estimated costs to complete the preliminary engineering, final design and in-construction services for the Phase 4 improvements. SEH has the experience, technical skill and capacity to provide the needed

services and is part of the City's approved consultant pool. The attached proposal describes the scope of services and fees for their work on this project.

Recommendation:
Accept the proposal.

Budget Impact:
SEH's proposal to complete the design and construction services is based on a not to exceed amount of $124,242. This work is budgeted in the 2027-2031 Capital Improvement Plan and would be funded though the Capital Improvement Fund.

Attachments:
Downtown Lighting Improvements Phase 4 - SEH Proposal.pdf
CIP Sheet (CIF-22-003).pdf

Building a Better World for All of Us®

October 2, 2026

RE: City of Shakopee, Minnesota
Downtown Lighting Improvements
Phase 4
SEH No. SHAKO 193405

Mr. Josiah Ferguson
Graduate Engineer
City of Shakopee, Minnesota
485 Gorman Street
Shakopee, MN 55379

Dear Mr. Ferguson:

Thank you for the opportunity to present this proposal for providing electrical, lighting, and civil engineering services for the fourth phase of the Downtown Lighting Improvements Project. This letter serves as our understanding of the project scope and fee.

Scope of Work

The project described to us consists of providing construction documents that detail lighting and electrical infrastructure design for the installation of new lighting systems along Lewis Street from 1st Avenue to 3rd Avenue, along the south side of 1st Ave from Holmes Street to Sommerville Street, and along Atwood Street from the alley south of 1st Avenue to 3rd Avenue.

The project will also involve associated civil work at the locations listed above, such as removal of existing pavers, where present, and updating the pedestrian ramps to meet Americans with Disabilities Act (ADA) Standards. In addition, pavers along the west side of Atwood Street from 1st Avenue to the alley will be replaced with concrete. Tasks necessary for the solicitation of bids will be performed. Construction observation will also be provided with the project.

The following items and/or tasks will be furnished and/or performed by SEH:

- Project kickoff meeting
- Provide supplemental topographic survey in the following locations:
  - NE quadrant of Lewis St/1st Ave
  - NE, NW, SW, and SE quadrants of Lewis St/2nd Ave
  - East and west sides of Atwood Street between CSAH 69 and alley from curb to ROW
- Collect private utility mapping via Gopher State One Call
- Prepare CAD base files consisting of existing utilities, topography, surface geometrics, trees, and above-grade infrastructure
- Coordinate with City to incorporate their tree replacement plan and details into construction documents
- Coordinate with SPUC for locates and connections to electrical distribution infrastructure
- Prepare removal and proposed construction plans detailing the removal and installation of lighting systems and permanent surfaces
- Analyze drainage issue on the south side of 1st Avenue just east of Lewis Street

- Analyze feasibility of adding ADA-compliant parking stall and access aisle on the east side of Lewis Street just south of 2nd Avenue
- Prepare special provisions that incorporate standard City furnished front end specifications and contract documents
- Prepare construction cost estimates
- Provide 60% and 90% plan sets for City and SPUC review
- Work on east and west sides of Atwood Street will be included as separate bid alternates
- Prepare Advertisement for Bid and coordinate electronic bidding through Quest
- Conduct virtual bid opening and tabulation of bids
- Lead preconstruction meeting
- Provide shop drawing and construction submittal review
- Provide construction staking for lighting and ADA improvements
- Provide part-time construction observation for lighting installation (assumed at 10 hours per week for 6 weeks)
- Provide final punchlist inspection and follow-up inspection
- Prepare asbuilt plans for new lighting systems
- Check contractor's applications for payment and change orders

It is our understanding that the following items and/or tasks will be furnished and/or performed by the City:

- Furnish as-built and construction plans associated with any known utilities along with recent and original electrical systems within the project area
- Furnish available electronic base-plan and/or reference files (GIS and/or CAD files) including geometrics and existing utilities to be used as background for plans
- Provide tree inventory plans and details for existing, missing, and proposed trees associated with the downtown area for incorporation into construction documents
- Provide storm sewer structure inventory and recommended rehabilitation
- Determine and provide spot curb and gutter repair locations
- Engage with businesses as required during design and construction
- Provide signing plans as required for incorporation into construction documents
- Identify EV charging station locations and equipment (if any)
- Provide review and approval of construction documents
- Provide all construction observation, materials testing coordination, and punchlist inspection for non-lighting construction
- Review, prepare, and process contractor's applications for payment and change orders

Assumptions:

- Topographic survey does not include storm and sanitary structure measuredowns
- Existing curb ramps at 2nd Ave railroad crossing are not included
- New curb ramps on south side of Lewis St/1st Ave and north side and SW quadrant of Lewis St/2nd Ave are ADA compliant and do not require replacement
- Project will be locally funded only
- No private utility coordination tasks will be provided. Private utility maps received with Gopher State One Call will be included in Project Manual appendix for Contractor's information only
- All meetings will be held virtually
- Attendance of City Council meetings is not required
- City reviews will be completed within one week of submittal
- Manhole and catch basin rehabilitation will consist of grouting structures or replacing adjustment rings and castings only. Assumes full replacement of structures and/or main will not be required
- Lower Minnesota River Watershed District and NPDES Construction Stormwater permits will not be required

- Weekly, on-site construction meetings are not included
- Construction materials testing services will be contracted by a third party directly with the City

Schedule

Anticipated Project Schedule		
Item No.	**Item Description**	**Approximate Item Key Milestone Date**
1	Topographic Survey	November 2026
2	Submit 60% Plans	Late December 2026
3	Submit 90% Plans	Late January 2027
4	Bid Opening	March 2027
5	Construction	August-October 2027

Fee

The estimated not-to-exceed cost to the City for this scope of work is **$124,242** and includes reimbursable expenses. Please see the attached task hour summary.

Compensation for these tasks is based upon the actual hours worked for personnel assigned to the project.

SEH will furnish Additional Services due to changes in the scope of services or as requested by the City. We will provide an estimated fee for Additional Services as requested.

SEH can begin engineering services immediately upon receiving authorization to proceed.

We will provide these services in accordance with our Master Agreement for Professional Consulting Services dated August 7, 2024.

We appreciate the opportunity to provide engineering services to the City. Feel free to contact me directly at 952.912.2629, if you have any questions or comments regarding this proposal.

Respectively submitted,

SHORT ELLIOTT HENDRICKSON INC.

William Bauer, PE (Lic. IA, MN, SD)
Project Manager/Client Service Manager

Accepted on this ___day of_____, 2026

City of Shakopee, Minnesota

By: _____
Name

_____
Title

c: Andrew Felber – SEH

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Shakopee Downtown Lighting Improvements Phase 4

City of Shakopee, MN

SHAKO 193405

September 25, 2026

Prepared by: William Bauer

Reviewed By: Andrew Felber, Marissa Berguson

Prepared Date: 25-Sep-26

Reviewed Date: 1-Oct-26

	Billing Title	PM	PE	Sr Tech	Sr Tech	Grad Eng	Sr Tech	Survey Crew Chief	Survey Tech	Accounting Rep	Admin Tech	Subconsultant & Expenses	Total
Task #1 - Project Management													
1.1	**Contract and General**												
	Create project in accounting system	1								1			**2**
	Develop PMP and QMP	2											**2**
	Invoice management	3								3			**6**
	Subtotal Hours	**6**								**4**		**N/A**	**10**
	Subtotal Fees	**$1,489.61**								**$511.36**			**$2,000.97**
1.2	**Meetings (Notice, Agenda, Materials, Minutes)**												
	Kickoff meeting with Client	2			2								**4**
	Kickoff meeting with SEH Staff	1					1						**2**
	Design review meetings (60%, 90%)	2			2	2							**6**
	Design team meetings	2			5	5	2						**14**
	Subtotal Hours	**7**			**9**	**7**	**3**					**N/A**	**26**
	Subtotal Fees	**$1,737.88**			**$1,714.52**	**$1,162.87**	**$543.05**						**$5,158.31**
	Task Hours Summary	**13**			**9**	**7**	**3**			**4**		**N/A**	**36**
	Task Fee Summary	**$3,227.48**			**$1,714.52**	**$1,162.87**	**$543.05**			**$511.36**		**$0.58**	**$7,159.86**
Task #2 - Preliminary Engineering													
2.1	**Data Collection**												
	Collect Data from Client (CAD, GIS, Photos, Reports, etc)	2					8						**10**
	Design / Bid standards (recent proposal form, instructions to bidders, general conditions, special conditions, standard specifications, standard plates, CAD standards)										2		**2**
	Utility Coordination Process												
	Conduct Utility One Call & Collect Utility Maps						3						**3**
	Assumptions: Gopher State One Call maps will be included in project manual appendix for information only. No utility coordination tasks (meetings, relocation plans, etc) are included.												
	Subtotal Hours	**2**					**11**				**2**	**N/A**	**15**
	Subtotal Fees	**$496.54**					**$1,991.18**				**$239.63**		**$2,727.34**
2.2	**Topographic Survey**												
	Topographic Survey							8	8				**16**
	Subtotal Hours							**8**	**8**			**N/A**	**16**
	Subtotal Fees							**$1,244.13**	**$1,213.12**				**$2,457.25**

Shakopee Downtown Lighting Improvements Phase 4

City of Shakopee, MN

SHAKO 193405

September 25, 2026

Prepared by: William Bauer

Reviewed By: Andrew Felber, Marissa Berguson

Prepared Date: 25-Sep-26

Reviewed Date: 1-Oct-26

	Billing Title	PM	PE	Sr Tech	Sr Tech	Grad Eng	Sr Tech	Survey Crew Chief	Survey Tech	Accounting Rep	Admin Tech	Subconsultant & Expenses	Total
2.3	**Field Investigation**												
	Review existing street condition	4					4						**8**
	Review street lights condition and wiring configuration				10	10							**20**
	Existing Conditions Photos, Video, etc.	4					4						**8**
	Subtotal Hours	**8**			**10**	**10**	**8**					**N/A**	**36**
	Subtotal Fees	**$1,986.14**			**$1,905.02**	**$1,661.24**	**$1,448.13**						**$7,000.53**
2.4	**Preliminary Street and Utility Design**												
	Reduce survey data into basemap (Create CAD BA file)						6						**6**
	Incorporate available data info into basemap (Utility Maps, Data Collection information, etc.)						4						**4**
	Proposed Geometrics						20						**20**
	ADA Compliance design						24						**24**
	Analyze Lewis St/1st Ave drainage issue						4						**4**
	Analyze Lewis St/2nd Ave ADA parking stall feasibility						4						**4**
	Street Lighting												
	Identify street lighting improvements				8	8							**16**
	Identify connection points				8	8							**16**
	Develop street lighting layout		2		8	8							**18**
	Cost Estimating												
	60% Cost Estimate (based on quantity take off & bid items)	3					14						**17**
	90% Cost Estimate	1					8						**9**
	Subtotal Hours	**4**	**2**		**24**	**24**	**84**					**N/A**	**138**
	Subtotal Fees	**$993.07**	**$651.92**		**$4,572.05**	**$3,986.98**	**$15,205.34**						**$25,409.36**
	Task Hours Summary	**14**	**2**		**34**	**34**	**103**	**8**	**8**		**2**	**N/A**	**205**
	Task Fee Summary	**$3,475.75**	**$651.92**		**$6,477.07**	**$5,648.22**	**$18,644.65**	**$1,244.13**	**$1,213.12**		**$239.63**	**$1,178.40**	**$38,772.88**
Task #3 - Bid Documents													
3.1	**Develop Construction Plans**												
	Title Sheet						2						**2**
	Estimated Quantities, Notes, Standard Plates	1					2						**3**
	Construction details/notes						3						**3**
	Typical Sections						2						**2**
	Removals, erosion control, and signing	2					24						**26**
	Construction plans	2					24						**26**

Shakopee Downtown Lighting Improvements Phase 4

City of Shakopee, MN

SHAKO 193405

September 25, 2026

Prepared by: William Bauer

Reviewed By: Andrew Felber, Marissa Berguson

Prepared Date: 25-Sep-26

Reviewed Date: 1-Oct-26

	Billing Title	PM	PE	Sr Tech	Sr Tech	Grad Eng	Sr Tech	Survey Crew Chief	Survey Tech	Accounting Rep	Admin Tech	Subconsultant & Expenses	Total
	Street Lighting				6	28							**34**
	Sidewalk/Ped Ramps Intersection details	2					24						**26**
	Quality control review	6		3	1	3							**13**
	Constructability Review	4	1										**5**
	Assumptions: Traffic control/phasing, SWPPP, and pavement marking plans are not included												
	Subtotal Hours	**17**	**1**	**3**	**7**	**31**	**81**					**N/A**	**140**
	Subtotal Fees	**$4,220.56**	**$325.96**	**$635.26**	**$1,333.51**	**$5,149.84**	**$14,662.30**						**$26,327.42**
3.2	**Project Manual**												
	Front end documents	1									2		**3**
	Bidding requirements	1									2		**3**
	Contract forms										2		**2**
	Conditions of the contract										1		**1**
	Supplementary conditions										1		**1**
	Special provisions	4											**4**
	Technical specifications	4			6								**10**
	Quality control review	2	2	4	1	4							**13**
	Subtotal Hours	**12**	**2**	**4**	**7**	**4**					**8**	**N/A**	**37**
	Subtotal Fees	**$2,979.22**	**$651.92**	**$847.01**	**$1,333.51**	**$664.50**					**$958.53**		**$7,434.68**
3.3	**Bidding**												
	Prepare ad for bid & electronic bid docs	2			2						8		**12**
	Respond to bid questions & prepare addenda	4			2								**6**
	Attend bid opening	1			2						1		**4**
	Prepare tabulation of bid and award recommendation letter	2			2						2		**6**
	Prepare notice to proceed letter	1									2		**3**
	Subtotal Hours	**10**			**8**						**13**	**N/A**	**31**
	Subtotal Fees	**$2,482.68**			**$1,524.02**						**$1,557.61**		**$5,564.30**
	Task Hours Summary	**39**	**3**	**7**	**22**	**35**	**81**				**21**	**N/A**	**208**
	Task Fee Summary	**$9,682.45**	**$977.87**	**$1,482.26**	**$4,191.04**	**$5,814.34**	**$14,662.30**				**$2,516.14**		**$39,326.41**
Task #4 - Construction Services													
4.1	**Preconstruction Activities**												
	Preconstruction meeting agenda, attendance, minutes	4			4								**8**

379

Shakopee Downtown Lighting Improvements Phase 4

City of Shakopee, MN

SHAKO 193405

September 25, 2026

Prepared by: William Bauer

Reviewed By: Andrew Felber, Marissa Berguson

Prepared Date: 25-Sep-26

Reviewed Date: 1-Oct-26

	Billing Title	PM	PE	Sr Tech	Sr Tech	Grad Eng	Sr Tech	Survey Crew Chief	Survey Tech	Accounting Rep	Admin Tech	Subconsultant & Expenses	Total
	Review shop drawings				8								**8**
	Create field quantity book										2		**2**
	Create application for payment forms										2		**2**
	Subtotal Hours	**4**			**12**						**4**	**N/A**	**20**
	Subtotal Fees	**$993.07**			**$2,286.02**						**$479.26**		**$3,758.36**
4.2	**Construction Administration**												
	Project management	2											**2**
	Engineering Support	2	2		4		2						**10**
	Review pay applications	2			8								**10**
	Subtotal Hours	**6**	**2**		**12**		**2**					**N/A**	**22**
	Subtotal Fees	**$1,489.61**	**$651.92**		**$2,286.02**		**$362.03**						**$4,789.58**
4.3	**Construction Staking**												
	Create stakeout file / point files						8						**8**
	Stake removals							4	4				**8**
	Lighting & Electric							8	8				**16**
	Curb and gutter							4	4				**8**
	Subtotal Hours						**8**	**16**	**16**			**N/A**	**40**
	Subtotal Fees						**$1,448.13**	**$2,488.26**	**$2,426.24**				**$6,362.62**
4.4	**Construction Observation**												
	Part-Time Observation				60								**60**
	Assumptions: Assumes a 6-week construction duration with construction observation averaging 10 hours/week.												
	Subtotal Hours				**60**							**N/A**	**60**
	Subtotal Fees				**$11,430.12**								**$11,430.12**

Shakopee Downtown Lighting Improvements Phase 4

City of Shakopee, MN

SHAKO 193405

September 25, 2026

Prepared by: William Bauer

Reviewed By: Andrew Felber, Marissa Berguson

Prepared Date: 25-Sep-26

Reviewed Date: 1-Oct-26

	Billing Title	PM	PE	Sr Tech	Sr Tech	Grad Eng	Sr Tech	Survey Crew Chief	Survey Tech	Accounting Rep	Admin Tech	Subconsultant & Expenses	Total
4.5	**Project Closeout**												
	Site closeout walkthrough & develop punchlist	3			12		4						19
	Punchlist coordination						4						4
	As built survey & structures							4	4				8
	Complete as built drawings					4	8						12
	Final application for payment & contractor closeout letter	2									1		3
	1 year warranty walkthrough and follow up	3			4								7
	Subtotal Hours	8			16	4	16	4	4		1	N/A	53
	Subtotal Fees	$1,986.14			$3,048.03	$664.50	$2,896.26	$622.06	$606.56		$119.82		$9,943.37
	Task Hours Summary	18	2		100	4	26	20	20		5	N/A	195
	Task Fee Summary	$4,468.82	$651.92		$19,050.20	$664.50	$4,706.42	$3,110.32	$3,032.80		$599.08	$2,698.80	$38,982.85
Task #1 - Project Management													
	Task Hours Summary	13			9	7	3			4		N/A	36
	Task Fee Summary	$3,227.48			$1,714.52	$1,162.87	$543.05			$511.36		$0.58	$7,159.86
Task #2 - Preliminary Engineering													
	Task Hours Summary	14	2		34	34	103	8	8		2	N/A	205
	Task Fee Summary	$3,475.75	$651.92		$6,477.07	$5,648.22	$18,644.65	$1,244.13	$1,213.12		$239.63	$1,178.40	$38,772.88
Task #3 - Bid Documents													
	Task Hours Summary	39	3	7	22	35	81				21	N/A	208
	Task Fee Summary	$9,682.45	$977.87	$1,482.26	$4,191.04	$5,814.34	$14,662.30				$2,516.14		$39,326.41
Task #4 - Construction Services													
	Task Hours Summary	18	2		100	4	26	20	20		5	N/A	195
	Task Fee Summary	$4,468.82	$651.92		$19,050.20	$664.50	$4,706.42	$3,110.32	$3,032.80		$599.08	$2,698.80	$38,982.85
Project Summary													
	Project Hours Summary	84	7	7	165	80	213	28	28	4	28	N/A	644
	Project Fee Summary	$20,854.51	$2,281.71	$1,482.26	$31,432.83	$13,289.92	$38,556.41	$4,354.45	$4,245.92	$511.36	$3,354.85	$3,877.78	$124,242.00

Project Name **Downtown ADA, Lighting & Tree Rehab**
Project # **CIF-22-003**

Total Project Cost	$1,133,000	Contact	City Engineer
Department	Capital Improvements Fund	Type	Improvement
Category	Street Construction	Priority	1 - Have to do
Status	Active	Useful Life	30 years
Fund	Capital Improvement Fund		

Description

Replacement of the pavers and pedestrian curb ramps in the downtown area as well as streetlights, pedestrian lights and trees. The project will be completed in segments (block by block) annually beginning in 2024. Note: Multiple streetlights were replaced as part of the 2017 Downtown Streetscape Project and two development projects - the style of lighting used for those projects would be carried forward to match the replacement of the streetlights throughout the downtown area. It should also be noted that a planning study was completed in 2022 to develop a coordinated project scope meeting the goals of Envision Shakopee, the Park and Trails Master Plan, and the river park master planning. A street lighting feasibility study was done in 2022 as part of the preliminary design and is attributed to the prior expenditures for the project.

Justification

A streetlight condition report was performed in 2015 for the downtown streetlights. Out of the total count of 231 streetlights, 45 were missing, 73 were in good condition, 76 fair, and 37 poor. There are two different pole styles: 171 concrete poles and 60 Corten steel poles. Many streets light poles have fallen and have not been replaced due to unavailability of the lighting style. In addition, the wiring system has aged and many areas have been patched together to maintain a working system. The feasibility report completed in 2022 identified the scope of the lighting replacement and estimated cost of the improvements. Additionally, ADA compliance needs to be completed in the Downtown that will include replacing many of the pedestrian curb ramps. Sidewalk repairs will also be included as part of the City's Sidewalk and Trail Inspection, Replacement, and Maintenance Policy. The block pavers will also be removed and replaced with concrete.

Prior	Expenditures	2027	2028	2029	2030	2031	Total
0	Improvements	1,000,700	0	0	0	0	**1,000,700**
	Engineering/Administration	132,300	0	0	0	0	**132,300**
	Total	**1,133,000**	**0**	**0**	**0**	**0**	**1,133,000**

Prior	Funding Sources	2027	2028	2029	2030	2031	Total
0	Capital Improvement Fund	1,100,000	0	0	0	0	**1,100,000**
	Tree Replacement Fund	33,000	0	0	0	0	**33,000**
	Total	**1,133,000**	**0**	**0**	**0**	**0**	**1,133,000**

Budget Impact

The street lighting, paver and pedestrian ramp improvements will be funded by the CIF and the tree replacement will be funded by the tree replacement fund.

Project Name **Downtown ADA, Lighting & Tree Rehab**
Project # **CIF-22-003**

Department	Capital Improvements Fund	Contact	City Engineer



Downtown Lighting, ADA &
Tree Replacement Project

N

Shakopee City Council
November 4, 2026

6.j

Agenda Item: Approve Extended Construction Hours for Shakopee Public Utilities Phase 1 Duct Bank Project
Prepared by: Alex Jordan, City Engineer
Reviewed by:

Action to be considered:
Approve suspension of City Code Sec. 130.45, Noise Elimination and Noise Prevention, Sudb. C.4, Hourly Restrictions on Certain Operations, allowing the SPU Phase 1 Duct Bank contractor, JL Theis, Inc. and their subcontractors, to perform work beginning at 7 a.m. on Saturdays through the end of January 2027.

Motion Type:
Simple Majority

Background:
City Code Section 130.45 restricts the hours of construction operation from 7 a.m. to 10 p.m. on weekdays, and 9 a.m. to 9 p.m. on weekends and holidays.

Contractors working on the SPU Phase 1 Duct Bank project have requested the city extend working hours to begin work at 7 a.m. on Saturdays through the end of January 2027.

This extension will help meet the project deadlines. The impacts from the earlier generated noise is not anticipated to be a substantial nuisance in this area of the city for the prescribed times. If property owner complaints are received by the City, the ordinance suspension can be revoked at the discretion of the City Engineer.

Upon City Council's approval, a public news release and notice would be placed in the City's local paper and on the City's website to meet the City Code requirements.

Recommendation:
Approve the request

Budget Impact:
None

Attachments:
5201 Dean Lake Construction - Request to Extend Saturday Working hours.pdf

From:	Tetrault, Tyler
To:	Alex Jordan
Cc:	Woodruff, Matt; Litsey, Meghan; Drouillard, Martin; Carlson, Brad; Duane Rau; Tim Culp; jvonbank@shakopeeutilities.com
Subject:	5201 Dean Lake Construction - Request to Extend Saturday Working hours
Date:	Friday, October 16, 2026 10:44:04 AM

Alex,

Please consider this message to be our written request on behalf of JL Theis (cc'd on this email) to extend Saturday working hours to start at 7am rather than 9am as written in city ordinances. The duration of the request would be through January 2027 and would be associated with the construction of SPU's Phase 1 Duct Bank project.

Please reach out to myself or JL Theis with questions, per our previous messages our understanding is this would be reviewed at the 11/4 City Council Meeting.

Regards,

Tyler Tetrault, PE (MN,WI)
Substation Team Lead

HDR
1601 Utica Avenue South, Suite 600
St. Louis Park, MN 55416-3400
D 763.278.5968 **M** 612.308.0179
Tyler.Tetrault@hdrinc.com

hdrinc.com/follow-us

Shakopee City Council
November 4, 2026

6.k

Agenda Item: Approve an Encroachment Agreement for 1742 and 1764 Marsh View Terrace
Prepared by: Alex Jordan, City Engineer
Reviewed by:

Action to be considered:
Approve an Encroachment Agreement with Theara T. Vuth, Daniel and Katie Myers, D.R. Horton, Inc. - Minnesota, and Highview Park Master Association for construction of a retaining wall to be located within a drainage and utility easement.

Motion Type:
Simple Majority

Background:
Background
City Code 90.16, Encroachment in Easement Areas, indicates that "no trees, shrubs, bushes, retaining walls, structures, hard surface areas, or other obstructions, with the exception of shallow root plantings and garden fences, shall be placed within an easement area held by the city, except if written permission has been granted by the city". Upon review of proposed encroachment and determination that there are no expected detrimental effects, it has been the city's practice to allow the continuance of the such encroachment; however, an encroachment agreement has been the instrument to provide the proper documentation by officially recording the encroachment with the county as part of the property file.

Encroachment
The encroachment at 1764 Marsh View Terrace and 1742 Marsh View Terrace consists of construction of a retaining wall (improvements). The improvements will be constructed by the developer (D.R. Horton) and will encroach into the drainage and utility easement along the south lot lines. The properties exist as single family residential lots that were platted in 2023. The encroachment is categorized as a minor encroachment that does not limit the use or cause negative impacts within the easement. The agreement is necessary to document the encroachment should the city require the temporary or permanent removal of the retaining wall, understanding that the removal and replacement costs would be borne by the property owners.

Recommendation:
Approval of Encroachment Agreement.

Budget Impact:
The developer is responsible for the cost of preparing and recording the encroachment agreement, accordingly there are no budget impacts for the City.

Attachments:
HVP - Encroahment Agreement (L7 & 8, B13) HVP - CITY to SIGN.pdf

ENCROACHMENT AGREEMENT

This Encroachment Agreement ("**Agreement**") is made as of the ____ day of October, 2026, by and among the City of Shakopee, a Minnesota municipal corporation ("**City**"), Theara t. Vuth , an individual (**Lot 7 Owners**"), and Daniel and Katie Myers, husband and wife ("**Lot 8 Owners**"), and together with the Lot 7 Owners and the Lot 8 Owner, (the "**Owners**"), D.R. Horton, Inc. – Minnesota, a Delaware corporation ("**Developer**") and Highview Park Master Association, a Minnesota nonprofit corporation ("**Association**").

RECITALS

A. Owners are the owners of property located in the City of Shakopee, County of Scott, State of Minnesota, legally described as follows:

Lots 7-8, Block 13, HIGHVIEW PARK, according to the recorded plat thereof (the "**Property**").

B. The Property is subject to a drainage and utility easement in favor of the City, which was dedicated to the City in the plat of HIGHVIEW PARK; and

C. Developer would like to construct and install a retaining wall ("**Improvements**") that will encroach into the Easement ("**Encroachment Area**") and Owners consent to the construction and installation of said Improvements;

D. The City has agreed that Developer may construct, repair and the Association may maintain the Improvements within the Encroachment Area on the condition that Owners, Developer and the Association execute this Agreement and that the Association will promptly remove said improvements at Owners expense upon the determination by and need of the City or other private utility company to work within the Encroachment Area.

AGREEMENT

NOW, THEREFORE, on the basis of the premises and the mutual covenants and agreements set forth in this Agreement, the parties agree as follows:

1. Developer may construct, repair, and the Association may maintain, the Improvements within the Encroachment Area as shown on Exhibit A.

2. The permission granted by the City in this Agreement is limited exclusively to the proposed Improvements within the Encroachment Area as outlined in Exhibit A.

3. This Agreement shall not prevent or impair the use of the Encroachment Area for the drainage and utility purposes by the City or any other entity entitled by law to so use the Encroachment Area.

4. In the event the City needs to maintain, operate, repair, access or remove the utility or make necessary drainage improvements located within the drainage and utility easement and the Improvements interfere with such maintenance, operation, repair, access or removal, the City shall provide notice to Owners and the Association pursuant to Paragraph 8 of this Agreement. The City's costs of removing the necessary portion of the Improvements in order for the City to exercise its easement rights shall be paid by the Association and reimbursed by the Owners. The Association shall be responsible for the costs of restoring or reinstalling any of the Improvements that were removed which costs will be reimbursed by the Owners. Any damages to the Improvements resulting from the City's activities shall be borne and assumed by Owners, provided, however, that the City shall be responsible for any damages caused by the negligence or willful misconduct of the City, its officials, employees, contractors and agents.

5. This Agreement shall run with the land and shall inure to the benefit of and be binding upon the parties to this Agreement and their respective successors and assigns.

6. Owners, Developer and Association shall indemnify, hold harmless and defend the City, its officials, employees, contractors and agents, from and against any and all claims, losses, proceedings, damages, causes of action, liability, costs or expenses (including reasonable attorneys' fees), arising from or in connection with or caused by any act, omission or negligence of Owners, Developer and Association, their contractors, licensees, invitees, agents, servants or employees in connection with the construction, repair or maintenance of the Improvements.

7. Owners, Developer and Association agree not to suffer or allow any liens, claims, and processes to be placed against the City's rights to or interest in the Encroachment Area as a result of the use of the Encroachment Area, including, without limitation, any liens for labor or materials provided for the construction, repair, or maintenance of the Improvements.

8. Required notices to the parties to this Agreement shall be in writing, and shall either be hand delivered or mailed to the following addresses:

a) As to the City: City of Shakopee
485 Gorman Street
Shakopee, MN 55379

Attn: City Administrator

b) As to Lot 7 Owners: Theara T. Vuth
1764 Marsh View Terrace
Shakopee, MN 55379

c) As to Lot 8 Owners: Daniel and Katie Myers
1742 Marsh View Terrace
Shakopee, MN 55379

d) As to the Association: Highview Park Master Association
C/O New Concept Management Group
5707 Excelsior Blvd.
St. Louis Park, Mn 55416

(Signature Pages Follow)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

CITY OF SHAKOPEE

By:_____
Name:
Its: Mayor

By:_____
Name:
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____ and _____, the Mayor and City Administrator, respectively, of the City of Shakopee, Minnesota, a municipal corporation, on behalf of the City.

_____
Notary Public

LOT 7 OWNER:

By:_____
Theara T. Vuth

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this 19th day of October, 2026, by Theara T. Vuth, an individual.



Deborah L. Ridgeway
Notary Seal

LOT 8 OWNERS:

By: _____
Daniel Myers

By: _____
Katie Myers

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this 15th day of October, 2026, by Daniel and Katie Myers, husband and wife.

DEBORAH L RIDGEWAY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan 31, 2030

_____
Notary Seal

DEVELOPER:

D.R. HORTON, INC. – MINNESOTA
a Delaware corporation

By: _____
Jarrett M. Parks
Its: Vice President

STATE OF MINNESOTA)
) **ss.**
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 19th day of October, 2026, by Jarrett M. Parks, the Vice President of D.R. Horton, Inc.-Minnesota, a Delaware corporation, on behalf of said entity.

DEBORAH L RIDGEWAY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan 31, 2030

_____
Notary Public

ASSOCIATION:

HIGHVIEW PARK MASTER ASSOCIATION,
a Minnesota nonprofit corporation

By: _____
Name: John Helmer
Its: President

STATE OF MINNESOTA)
) **ss.**
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 19th day of October, 2026, by John Helmer, the President of Highview Park Master Association, a Minnesota nonprofit corporation, on behalf of said entity.

_____
Notary Public

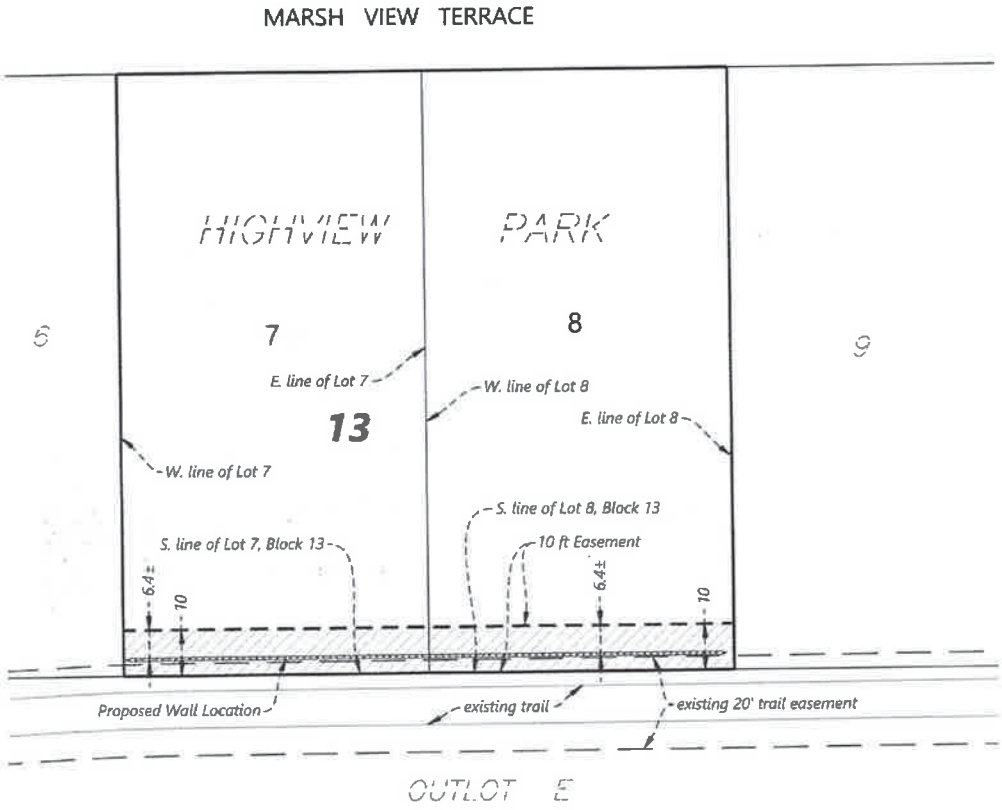
DEBORAH L RIDGEWAY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan 31, 2030

This document was drafted by:

D.R. Horton, Inc. – Minnesota
20860 Kenbridge Court
Lakeville, MN 55044

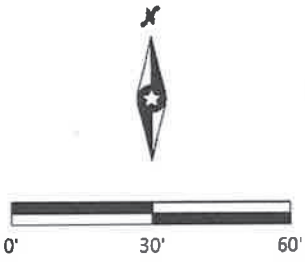
EXHIBIT A

ENCROACHMENT AREA



WALL EASEMENT:

The South 10.00 feet of Lot 7 and Lot 8, Block 13, HIGHVIEW PARK, according to the recorded plat thereof, Scott County, Minnesota.



Shakopee City Council
November 4, 2026

6.I

Agenda Item: Approve Extended Construction Hours for S.M. Hentges & Sons, Inc. for the Minnesota Riverbank Stabilization Project
Prepared by: Alex Jordan, City Engineer
Reviewed by:

Action to be considered:
Approve suspension of City Code Sec. 130.45, Noise Elimination and Noise Prevention, Sudb. C.4, Hourly Restrictions on Certain Operations, allowing the Minnesota Riverbank Stabilization Project contractor, S.M. Hentges & Sons, Inc. and their subcontractors, to perform work beginning at 7 a.m. on Saturdays through the end of November 2027.

Motion Type:
Simple Majority

Background:
City Code Section 130.45 restricts the hours of construction operation from 7 a.m. to 10 p.m. on weekdays, and 9 a.m. to 9 p.m. on weekends and holidays.

Contractors working on the Minnesota Riverbank Stabilization Project have requested the city extend working hours to begin work at 7 a.m. on Saturdays as needed through the end of November 2027.

This extension will help meet the project deadlines. The impacts from the earlier generated noise is not anticipated to be a substantial nuisance in this area of the city for the prescribed times. If property owner complaints are received by the City, the ordinance suspension can be revoked at the discretion of the City Engineer.

Upon City Council's approval, a public news release and notice would be placed in the City's local paper and on the City's website to meet the City Code requirements.

Recommendation:
Approve the request

Budget Impact:
None

Attachments:
MN Riverbank Protection and Parks Integration - Request to work Saturdays.pdf

Good afternoon,

SM Hentges and Sons is requesting approval to perform construction activities on Saturdays from 7:00 AM to 7:00 PM for the duration of the project.

This request is intended to provide authorization for Saturday work throughout the project, as needed, rather than requiring a separate request each week. Saturday work will be utilized as necessary to maintain progress and support the project schedule.
Please confirm approval of these Saturday work hours for the duration of the project and let us know if there are any specific restrictions or requirements we need to follow.

Thank you

Garett Carlson
Assistant Project Manager
SM Hentges & Sons
+1(612)-919-3443

Shakopee City Council
November 4, 2026

6.m

Agenda Item: Minnesota Recreation & Park Foundation's New Initiative Grant Program Application
Prepared by: Andrea Harrell, Grants and Special Projects Coordinator
Reviewed by: Chelsea Petersen, Assistant City Administrator

Action to be considered:
Adopt Resolution R2026-156, approving an application to the Minnesota Recreation & Park Foundation's New Initiative grant.

Motion Type:
Simple Majority

Background:
The Minnesota Recreation and Park Foundation's New Initiative Grant provides funding to create innovative services in local, regional, and state-wide parks and recreation programing.

The City of Shakopee is seeking funding to host a children's concert series.

Recommendation:
Adopt Resolution R2026-156.

Budget Impact:
The grant requires a 50% match and will be provided via Recreation Departments supply and equipment funds.

Attachments:
Resolution R2026-156.docx

RESOLUTION R2026-156
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE CITY TO SUBMIT THE MINNESOTA RECREATION AND PARK FOUNDATION'S NEW INITIATIVE GRANT PROGRAM APPLICATION

WHEREAS, the City of Shakopee supports the application made to the Minnesota Recreation and Park Foundation's New Initiative grant program, and

WHEREAS, the application is to obtain funding for a children's concert series, and

WHEREAS, the City of Shakopee recognizes a 50% match is required and will be provided through the Recreation Department's supply and equipment funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA AS FOLLOWS: if the City of Shakopee is awarded a grant by the Minnesota Recreation and Park Foundation, the City of Shakopee agrees to accept the grant award and may enter into an agreement with the Minnesota Recreation and Park Foundation for the above-referenced project. The City of Shakopee will comply with all applicable laws, requirements, and regulations as stated in the grant agreement.

Adopted in the regular session of the City Council of the City of Shakopee, Minnesota, held this 4th day of November 2026.

_____
Matt Lehman,
Mayor of the City of Shakopee

ATTEST:

_____
Richard Parsons
City Clerk

Shakopee City Council
November 4, 2026

6.n

Agenda Item: Approval of the October 6, 2026, City Council Minutes
Prepared by: Rick Parsons
Reviewed by:

Action to be considered:
Approve the October 6, 2026, City Council minutes

Motion Type:
Simple Majority

Background:
N/A

Recommendation:
Approve the City Council minutes.

Budget Impact:
N/A

Attachments:
City Council Minutes 10-06-2026

City Council

City Hall
485 Gorman Street
Shakopee, MN, 55379

Tuesday, October 6, 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) Special Presentations

4.a) Presentation of CAPRA Accreditation

4.b) Southern Valley Alliance Update

Council Member Whiting made a motion to approve the proclamation recognizing October as Domestic Violence Awareness Month, second by Council Member Contreras and the motion passed. 5 - 0

5) Approval of Agenda

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

6) Consent Agenda

6.a) Minnesota Department of Labor & Industry's MNOSHA Workplace Safety Grant Application

6.b) Monthly Financial Review - August 2026

6.c) Declare Costs to be Assessed and Establish a Public Hearing for the Stagecoach Road Full Depth Reconstruction Project

6.d) Declare Costs to be Assessed and Establish a Public Hearing for the 2026 Full Depth Pavement Reconstruction Project

6.e) Surplus Property

6.f) Authorize Final Acceptance and Payment for the Canterbury Commons Internal Roadway Improvements

6.g) Authorize the Purchase of a EMS Rescue Truck and Associated Equipment

6.h) Chevrolet First Responder Sponsorship Program Donation

6.i) Department of Justice's Comprehensive Opioid, Stimulant, & Substance Use Program Grant Application

6.j) FEMA's Assistance to Firefighter Grant Program Award

6.k) Minnesota Department of Labor & Industry's Building Official Training Municipal Grant Application

6.l) Minnesota Department of Public Safety's DWI Traffic Safety Officer Grant Award

6.m) Minnesota Department of Public Safety's Toward Zero Deaths Grant Award

6.n) US Economic Development Administration's Public Works & Economic Adjustment Assistance Program Grant Application

6.o) Addition of 10-Visit Punch Cards to Community Center

6.p) Contract for Shakopee Gravel Park Design

6.q) Contract for Design for Chute Park

6.r) Approval of the September 15, 2026, City Council Minutes

6.s) 2027 "The Lookout" Indoor Playground Fees

6.t) Contract Award for Roofs for Schroeder House and Livery

6.u) Agreement with Stantec for 2050 Comprehensive Plan Creation

Council Member Whiting made a motion to approve the consent agenda, second by Council Member Contreras and the motion passed. 5 - 0

7) Public Comment

Public comment was heard.

8) Business removed from consent agenda

None.

9) Public Hearings

9.a) Assessment hearing on delinquent refuse bills from Dick's Sanitation

Council Member Lara made a motion to open public hearing, second by Council Member Whiting and the motion passed. 5 - 0

Council Member Lara made a motion to close public hearing, second by Council Member Contreras and the motion passed. 5 - 0

Council Member Whiting made a motion to approve Resolution R2026-138, a resolution ordering certification of unpaid refuse bills for collections with payable 2027 property taxes, second by Council Member DuLaney and the motion passed. 5 - 0

10) Recess for Economic Development Authority Meeting

Council Member Lara exited the meeting at 8:46 pm

Council Member Contreras made a motion to recess for Economic Development Authority Meeting, second by Council Member DuLaney and the motion passed. 4 - 0

11) Reconvene

The City Council reconvened at 8:48 pm.

Council Member Lara rejoined the meeting at 8:48 pm.

12) General Business

12.a) Award Contract for the Minnesota Riverbank Stabilization Project

Council Member DuLaney made a motion to approve Resolution R2026-134, accepting bids and authorizing the City Administrator to award a contract in the amount of $14,675,000 to S.M. Hentges & Sons, Inc., and accept a proposal from Bolton & Menk, Inc. to perform construction services for the Minnesota Riverbank Stabilization Project., second by Council Member Lara and the motion passed. 5 - 0

12.b) Ordinance O2026-018 to strengthen the City's requirements for grease interceptors and the control of fats, oils, grease, and food solids discharged.

Council Member Whiting made a motion to approve Ordinance O2026-018, to strengthen the City's requirements for grease interceptors and the control of fats, oils, grease, and food solids discharged from food-service establishments into the sanitary sewer system, second by Council Member DuLaney and the motion passed. 5 - 0

13) Reports

13.a) City Bill List

13.b) News and Announcements

14) Other Business

None.

15) Adjourn to Wednesday, November 4, 2026, at 7:00 pm

Council Member Lara made a motion to adjourn to Wednesday, November 4, 2026, at 7:00 pm, second by Council Member Whiting and the motion passed. 5 - 0

Shakopee City Council
November 4, 2026

6.o

Agenda Item: First Amendment to Contract for Private Redevelopment – Mystic Lake Amphitheater
Prepared by: Michael Kerski, Planning and Development Director
Reviewed by: Michael Kerski

Action to be considered:
Approve

Motion Type:
Simple Majority

Background:

On July 7, 2023, the City of Shakopee, the EDA, and Bloomington Investments, LLC entered into a redevelopment agreement supporting construction of the approximately 19,000-seat Mystic Lake Amphitheater at Canterbury Park.

The agreement established the responsibilities of the parties regarding development of the amphitheater, construction of supporting infrastructure and parking facilities, and the use of tax increment financing (TIF) to reimburse certain eligible redevelopment costs.

As part of the original development arrangement, the developer constructed a public parking lot and subsequently conveyed the property to the EDA for $1. The parking lot provides parking for amphitheater events while remaining available for free public use when not reserved for events. The lot has been deeded to the EDA.

Now that the amphitheater and associated parking facilities have been constructed, the parties have negotiated an amendment to clarify the financial arrangements, parking lot ownership provisions, and ongoing responsibilities of the developer.

Summary of Proposed Amendment

The First Amendment makes several modifications to the original redevelopment

agreement.

1. Parking Lot Reimbursement

The EDA will reimburse Bloomington Investments, LLC $1 million for eligible public redevelopment costs associated with the project. The payment will be made from the previously approved $6.3 million interfund loan established for the redevelopment project.

The developer has already incurred and paid eligible public redevelopment costs of at least $1 million. The amendment requires the reimbursement to be paid within 30 days of the effective date.

2. Continued Public Parking

The parking lot is owned by the EDA and will remain available for free public parking except when reserved for amphitheater events.

The existing license agreement allows the amphitheater operator exclusive use of the parking lot for up to 75 days annually.

Additional dates may be authorized through an amendment to the license agreement.

This arrangement provides parking for major events while maintaining the property as a public parking resource throughout the remainder of the year.

3. Parking Lot Repurchase Option

The amendment establishes a process allowing the developer to repurchase the parking

lot from the EDA.

If the developer exercises this option, the repurchase price will be based on the remaining unamortized portion of the $1 million reimbursement, calculated over a ten-year period.

For example:

- After one year, the repurchase price would be $900,000.
- After five years, the repurchase price would be approximately $500,000.
- After ten years, the repurchase price would be $1.

Any future change in the use of the property would remain subject to applicable City zoning, subdivision regulations, and planned unit development requirements.

4. Tax Increment Financing

The amendment clarifies that the EDA may use tax increment generated by the redevelopment district to reimburse the interfund loan associated with the parking lot payment.

Following reimbursement of the interfund loan for this payment, the EDA may use any remaining eligible tax increment for other authorized purposes under the TIF plan or terminate the district.

5. Developer Responsibilities and Default Provisions

The amendment maintains the developer's responsibility for payment of property taxes and continued maintenance of the amphitheater improvements and the lot.

It also updates the contractual remedies available to the City and EDA in the event of a default, including provisions applicable after issuance of a certificate of completion.

Financial Impact

The amendment authorizes payment of $1 million to Bloomington Investments, LLC from the EDA's previously approved $6.3 million interfund loan.

The payment represents reimbursement for eligible redevelopment costs already incurred by the developer rather than funding for additional construction.

The amendment also establishes a mechanism for recovering a portion of the reimbursement should the developer repurchase the parking lot within the first ten years.

The EDA anticipates using eligible tax increment revenues generated within Redevelopment TIF District No. 18 to reimburse the interfund loan.

The amendment also addresses the allocation of any property taxes imposed as a result of the developer's private use of the publicly owned parking lot.

The Mystic Lake Amphitheater represents a significant private investment in Shakopee's entertainment and tourism economy. The project has established Canterbury Park as a major regional entertainment destination and supports additional economic development opportunities in the surrounding area.

The proposed amendment updates the original redevelopment agreement to reflect the completed parking improvements, establishes the final reimbursement arrangement, preserves public access to the parking lot when it is not being used for events, and clarifies the ongoing responsibilities of the parties.

Recommendation:

Approve the First Amendment to the Contract for Private Redevelopment between the City of Shakopee, the Shakopee Economic Development Authority (EDA), and Bloomington Investments, LLC, related to the Mystic Lake Amphitheater and associated public parking facilities.

Budget Impact:
Payment now will save the EDA and city money since the TIF note was a 7%.

Attachments:
Parking Lot Amendment.docx

FIRST AMENDMENT TO CONTRACT FOR PRIVATE REDEVELOPMENT

BY AND AMONG

ECONOMIC DEVELOPMENT AUTHORITY FOR THE

CITY OF SHAKOPEE, MINNESOTA

CITY OF SHAKOPEE, MINNESOTA AND

BLOOMINGTON INVESTMENTS, LLC

This document drafted by:

Kennedy & Graven, Chartered
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300 (RHB)

FIRST AMENDMENT TO CONTRACT FOR PRIVATE REDEVELOPMENT

This First Amendment to Contract for Private Development (the "First Amendment") is made this ____ day of _____, 2026 (the "First Amendment Effective Date"), by and among the Economic Development Authority for the City of Shakopee, Minnesota, a public body corporate and politic under the laws of the State of Minnesota (the "Authority"); the City of Shakopee, a statutory city and political subdivision of the State of Minnesota (the "City") and Bloomington Investments, LLC, a Minnesota limited liability company (the "Redeveloper"), each a "Party" and, collectively, the "Parties."

RECITALS

WHEREAS, the Authority, the City and the Redeveloper previously entered into a Contract for Private Development (the "Agreement") dated July 7, 2023, and which was recorded on August 10, 2023, as doc. no. A1177781 in the office of the County Recorder in Scott County, Minnesota, and on August 10, 2023 as Document No. T281566 in the Office of Registrar of Titles in Scott County, Minnesota concerning the property legally described on Exhibit A, attached hereto; and

WHEREAS, the Authority, City and the Redeveloper wish to modify the Agreement as provided in this First Amendment.

AGREEMENT

In consideration of the promises made by and among the Authority, the City and the Redeveloper, the Parties agree to amend the Agreement to read as follows:

1. The Table of contents is amended to read as follows:

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2. Section 1.1 Definitions is amended to read as follows:

"Additional Property" means the property legally described in EXHIBIT B attached hereto.

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

"Authority" means the Economic Development Authority for the City of Shakopee, Minnesota.

"Authority Property" means the property legally described in EXHIBIT A attached hereto.

"Authority Property Purchase Price" has the meaning set forth in Section 3.2 hereof.

"Authority Representative" means the Executive Director of the Authority.

"Available Tax Increment" means, on each Payment Date, the Tax Increment attributable to the Tax Increment Property and paid to the Authority by the County in the six (6) months preceding the Payment Date after first deducting therefrom ten percent (10%) of the Tax Increment to be used to reimburse the Authority for administrative expenses. Available Tax Increment shall not include any Tax Increment if, as of any Payment Date, there is an uncured Event of Default under this Agreement.

"Board" means the Board of Commissioners of the Authority.

"Business Subsidy Act" means Minnesota Statutes, Sections 116J.993 to 116J.995, as amended.

"Certificate of Completion" means the certification provided to the Redeveloper pursuant to Section 4.4 hereof and set forth in EXHIBIT D.

"City" means the City of Shakopee, Minnesota.

"City Council" means the City Council of the City.

"City Representative" means the City Administrator of the City, or any person designated by the City Administrator to act as the City Representative for the purposes of this Agreement.

"Closing" has the meaning given such term in Section 3.2 hereof.

"Construction Plans" means the plans, specifications, drawings and related documents on the construction work to be performed by the Redeveloper on the Redevelopment Property, including the Minimum Improvements, which (a) shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the appropriate building officials of the City; and (b) shall include at least the following: (1) site plan; (2) foundation plan; (3) floor plan for each floor; (4) cross-sections of each (length and width); (5) elevations (all sides, including a building materials schedule); (6) landscape and grading plan; and (7) such other plans or supplements to the foregoing plans as the City may reasonably request to allow it to ascertain the nature and quality of the proposed construction work.

"County" means Scott County, Minnesota.

"EDA Act" means Minnesota Statutes, Sections 469.090 through 469.1082, as amended.

"Event of Default" means an action by the Redeveloper listed in Article IX hereof.

"Holder" means the owner of a Mortgage.

"HRA Act" means Minnesota Statutes, Sections 469.001 through 469.047, as amended.

"Interfund Loan" means the interfund loan in the amount of $6,300,000 previously approved by the Authority pursuant to the TIF Act.

"License Agreement" means the License Agreement between the Authority and the Redeveloper regarding the use of the Parking Lot by Redeveloper for events at the Amphitheater.

"Material Change" means a change in construction plans that adversely affects generation of tax increment.

"Maturity Date" means the date that the TIF Note has been paid in full or terminated, whichever is earlier.

"Master Developer" means Canterbury Park Holding Corporation, a Minnesota corporation and the parent of Canterbury Development LLC.

"Minimum Improvements" means the development on the Redevelopment Property of an approximately 19,000-seat amphitheater with associated back-of-house facilities, a roof over the seating area, a large outdoor/lawn area and support facilities, infrastructure, utilities, streets, and parking facilities.

"Mortgage" means any mortgage made by the Redeveloper which is secured, in whole or in part, with the Redevelopment Property and which is a permitted encumbrance pursuant to the provisions of Article VII hereof.

"Payment Date" means each February 1 and August 1 on which principal of and interest on the TIF Note is paid.

"Parking Lot" means the parking lot to be constructed by Redeveloper based on the designs set forth in EXHIBIT F. The Parking Lot will be available for free public parking except for the days the Redeveloper has events at the Amphitheater pursuant to the terms of the License Agreement.

"Parking Lot Parcel" means Lot 1, Block 2, Canterbury Amp Addition.

"Public Redevelopment Costs" means costs related to the development of the Minimum Improvements and eligible to be reimbursed with Tax Increment, including but not limited to land acquisition costs, site improvement costs, infrastructure costs, utility costs, demolition and remediation costs, and the parking facilities.

"Purchase Agreement" means the purchase agreement, dated June 1, 2023, between the Authority and the Redeveloper.

"Redeveloper" means Bloomington Investments, LLC, a Minnesota limited liability company, or its permitted successors and assigns.

"Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project approved and adopted by the Board and the City Council.

"Redevelopment Project" means the Minnesota River Valley Housing and Redevelopment Project No. 1.

"Redevelopment Property" means the real property described in EXHIBIT A and EXHIBIT B attached hereto.

"State" means the State of Minnesota.

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

"Tax Increment Property" means the property from which the Available Tax Increment will be derived. A depiction of the Tax Increment Property is set forth in EXHIBIT G.

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

"TIF Act" means the Tax Increment Financing Act, Minnesota Statutes, Sections 469.174 through 469.1794, as amended.

"TIF District" means the Tax Increment Financing (Redevelopment) District No. 18, a redevelopment district within the Redevelopment Project.

"TIF Plan" means the Tax Increment Financing Plan for the TIF District approved by the City Council of the City on March 6, 2018, as amended by the City Council of the City on August 8, 2018, as further amended by the City Council of the City on April 21, 2020, as further amended by the City Council on September 7, 2021, and as it may be further amended.

"Unavoidable Delays" means delays beyond the reasonable control of the Buyer as a result thereof which are the direct result of strikes, other labor troubles, prolonged adverse weather or acts of God, fire, or other casualty to the Minimum Improvements, inability to obtain materials or supplies for reasons outside the Buyer's reasonable control, pandemic, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state, or local governmental unit (other than the Seller in exercising its rights under this Agreement) which directly results in delays. Unavoidable Delays shall not include delays in the Buyer's obtaining of permits or governmental approvals necessary to enable construction of the Minimum Improvements by the dates such construction is required under this Section 35 of this Agreement.

3. Section 3.3 Parking Lot Payment.

Section 3.3 is amended to read as follows:

(a) To reimburse the Redeveloper for certain Public Redevelopment Costs, the Authority shall pay the Redeveloper $1,000,000 from the Authority's Interfund Loan (the "Parking Lot Payment") within thirty (30) days from the First Amendment Effective Date. The Authority and the Redeveloper agree that the consideration from the Redeveloper for the Parking Lot Payment consists of the Redeveloper's payment of the Public Redevelopment Costs in at least the amount of the Parking Lot Payment and that as of the First Amendment Effective Date, the Redeveloper has incurred and has paid Public Redevelopment Costs in at least the amount of the Parking Lot Payment.

4. Section 3.4 is amended to read as follows:

Section 3.4. Additional Subsidy. The Authority has provided a land write-down in the amount of $1,000,000, described in Section 8 of the Purchase Agreement. The Redeveloper has constructed the Parking Lot based on the designs set forth in EXHIBIT F and has conveyed the Parking Lot to the Authority for $1.00. The conveyance of the Parking Lot to the Authority was subject to all easements, restrictions, and reservations of record, including without limitation the nonexclusive easement for parking running in favor of the owner of Outlot B, Canterbury Amp Addition. The Authority and the Redeveloper have entered into the License Agreement to allow the Redeveloper to have exclusive use of the Parking Lot for a maximum of 75 days per year for amphitheater parking. The License Agreement can be amended to include additional dates for Redeveloper's use, if needed. The Parking Lot shall be available to the public at all other times at no charge. The Redeveloper acknowledges and understands that Scott County may levy personal taxes against the Redeveloper pursuant to Minn. Stat. Section 272.01, subd. 2(a) which states "when any real or personal property which is exempt from ad valorem taxes, and taxes in lieu thereof, is leased, loaned, or otherwise made available and used by a private individual, association, or corporation in connection with a business conducted for profit, there shall be imposed a tax, for the privilege of so using or possessing such real or personal property, in the same amount and to the same extent as though the lessee or user was the owner of such property." If the County assesses such ad valorem tax against Redeveloper, Redeveloper's obligation to pay such tax shall be prorated based on and limited by Redeveloper's proportional rights to exclusively use the Redevelopment

Property pursuant to the License Agreement and the Authority and the City shall be responsible for the payment of any balance of such ad valorem tax.

5. Section 3.6 is amended to read as follows:

Section 3.6. Repurchase of Parking Lot Parcel. Redeveloper may, at its option and upon sixty (60) days written notice to the Authority (the "Repurchase Notice") elect to repurchase the Parking Lot Parcel (the "Repurchase"). If Redeveloper elects the Repurchase, the closing date for the Repurchase shall be thirty (30) days after the date the Redeveloper delivers the Repurchase Notice to the Authority. On the closing date of the Repurchase (the "Closing Date"), Redeveloper shall pay to the Authority a purchase price equal to the "Unamortized Parking Lot Payment" as of the Closing Date. For purposes of this Section 3.6, the Parking Lot Payment shall be deemed to be amortized in equal annual amounts over a ten (10) year period commencing on the Effective Date. The "Unamortized Parking Lot Payment" shall be the unamortized portion of the Parking Lot Payment prorated on a daily basis from the date Redeveloper receives the Parking Lot Payment (the "Lot Payment Date"). The Parking Lot Payment shall be deemed to be fully amortized on a date ten (10) years from the Lot Payment Date (the "End Date"). If the Closing Date is subsequent to the End Date, the purchase price shall be One Dollar ($1.00). By way of example: (a) if the Closing Date occurs on a date one year from the Lot Payment Date, the purchase price shall be $900,000.00; (b) if the Closing Date occurs 18 months from the Lot Payment Date, the purchase price shall be $850,000.00 and (c) of the Closing date occurs eleven years after the Lot Payment Date, the purchase price shall $1.00. At closing the Authority shall convey title to the Parking Lot Parcel to Redeveloper in materially the same condition as title existed on the date Redeveloper conveyed the Parking Lot Parcel to the Authority. Redeveloper shall pay the closing costs attributable to the repurchase of the Parking Lot Parcel, including title insurance premiums, recording fees and the fees of the closer. On the closing date the parties shall execute a termination of the License Agreement in a form reasonably acceptable to the parties. The Authority's conveyance of the Parking Lot Parcel shall be subject to all applicable zoning and subdivision ordinances and the then existing PUD governing the development and use of the Parking Lot Parcel (the "PUD"). Any modification of the permitted use of the Parking Lot Parcel will be subject to the terms and conditions the PUD and such modification may require an amendment of the PUD in accordance with applicable City ordinances and regulations.

6. Section 3.7 is amended to read as follows:

Section 3.7. Termination of TIF District. At any time following the payment of the Parking Lot Payment and reimbursement of the Authority's Interfund Loan for the Parking Lot Payment through Tax Increments, the Authority may use the remaining Tax Increment for any other authorized uses set forth in the TIF Plan or may terminate the TIF District.

7. Section 6.1 is amended to read as follows:

Section 6.1. Right to Collect Delinquent Taxes. The Redeveloper acknowledges that the Authority is providing substantial aid and assistance in furtherance of the redevelopment through the financial assistance under this Agreement and the Purchase Agreement. The Redeveloper understands that the Tax Increments pledged to payment of the Interfund Loan are derived from real estate taxes on the Redevelopment Property, which taxes must be promptly and timely paid. To that end, the Redeveloper agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, that it is also obligated by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Redevelopment Property and the Minimum Improvements. The Redeveloper acknowledges that this obligation creates a contractual right on behalf of the Authority to sue the Redeveloper or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the county auditor. In any such suit, the Authority shall also be entitled to recover its costs, expenses and reasonable attorneys' fees.

8. Section 9.2 is amended to read as follows:

Section 9.2. Remedies on Default. Whenever any Event of Default referred to in Section 9.1 hereof occurs, the non-defaulting party may exercise its rights under this Section 9.2 after providing thirty (30) days' written notice to the defaulting party of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days or, if the Event of Default is by its nature incurable within thirty (30) days, the defaulting party does not provide assurances reasonably satisfactory to the non-defaulting party that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) suspend its performance under this Agreement until it receives assurances that the defaulting party will cure its default and continue its performance under this Agreement;

(b) cancel and rescind or terminate this Agreement, subject to the provisions of Section 9.3; or

(c) take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

9. Section 9.3 is amended to read as follows:

Section 9.3. Remedies After Certificate of Completion. After the Authority has issued its Certificate of Completion for the Minimum Improvements, the Authority and the City may exercise its rights under Section 9.2 hereof only for the following Events of Default:

(a) the Redeveloper fails to pay real estate taxes or assessments on the Redevelopment Property or any part thereof when due, and such taxes or assessments shall not have been paid, or provision satisfactory to the Authority made for such payment, within thirty (30) days after written demand by the Authority to do so; or

(b) the Redeveloper fails to comply with Redeveloper's obligation to operate and maintain, preserve, and keep the Minimum Improvements or cause such improvements to be maintained, preserved, and kept with the appurtenances and every part and parcel thereof, in good repair and condition, pursuant to Sections 4.1 and 5.1 hereof.

10. Exhibits C and D are deleted in their entirety.

11. Except as modified by this First Amendment, the Agreement is confirmed by the Parties and continues to be valid and binding. In case of any conflict between this First Amendment and the Agreement, the terms of this First Amendment will control.

12. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all such counterparts together shall constitute one and the same document.

* * * * * * *

IN WITNESS WHEREOF, the Authority, the City, and the Redeveloper have caused this First Amendment to Contract for Private Redevelopment to be duly executed by their duly authorized representative as of the date first above written.

ECONOMIC DEVELOPMENT AUTHORITY
FOR THE CITY OF SHAKOPEE,
MINNESOTA

By: _____
Jay Whiting, President

By: _____
William H. Reynolds, Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the President of the Economic Development Authority for the City of Shakopee, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on behalf of the Authority.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by William H. Reynolds, the Executive Director of the Economic Development Authority for the City of Shakopee, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on behalf of the Authority.

_____
Notary Public

CITY OF SHAKOPEE

By: _____
Matt Lehman, Mayor

By: _____
William H. Reynolds, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Matt Lehman, the Mayor of the City of Shakopee, a statutory city organized and existing under the laws of the State of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by William H. Reynolds, the City Administrator of the City of Shakopee, a statutory city organized and existing under the laws of the State of Minnesota, on behalf of the City.

_____
Notary Public

BLOOMINGTON INVESTMENTS, LLC

By: _____
Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was executed before me this _____ day of _____, 2026, by _____, the _____ of Bloomington Investments, LLC, a Minesota limited liability company, on behalf of the Redeveloper.

_____
Notary Public

EXHIBIT A TO FIRST AMENDMENT
Legal Description of Property

[to be completed]

Agenda Item: Monetary Donation in Honor of Xavier Gillen
Prepared by: Rachel Bland, Community Engagement Coordinator
Reviewed by:

Action to be considered:
Approve Resolution R2026-157 accepting monetary donation of $3500.00 from The Gillen Family in honor of his son, Xavier Gillen.

Motion Type:
Simple Majority

Background:
Nick Gillen has previously made generous donations to the City of Shakopee in honor of his son, Xavier Gillen, a long time member of the Shakopee Community Center. His previous donations have supported improvements to the Shakopee Community Center sauna and the establishment of a Community Center Scholarship Membership Fund, helping provide others with the opportunity to enjoy the Community Center as Xavier did.

On August 22, 2026, the "Xavier the Brave 5K" was held in honor of Xavier. The Gillen Family has generously donated proceeds from the event to the City of Shakopee to continue supporting the development of a Community Center Scholarship Membership Fund. These funds will help reduce financial barriers and provide greater access to the Community Center for individuals and families in the community.

Recommendation:
Approve Resolution R2026-157 accepting monetary donation of $3500.00 from The Gillen Family in honor of his son, Xavier Gillen.

Budget Impact:
The donation will be used to develop a scholarship fund for Shakopee Community Center memberships.

Attachments:
Resolution 2025-157 - Donation in honor of Xavier Gillen.pdf

RESOLUTION NO. 2026-157

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA ACCEPTING A MONETARY DONATION FROM THE GILLEN FAMILY

WHEREAS, on November 6, 2002, the City Council adopted Resolution No. 5794, which established procedure relating to the receipt of gifts and donations by the City; and

WHEREAS, Resolution No. 5794 specifies that donations of real property shall be accepted by resolution of the City Council, and shall require a two-thirds majority of the Council for acceptance; and

WHEREAS, the Gillen Family has generously given a monetary donation in the amount of $3,500 to support the Parks and Recreation Department; and

WHEREAS, such donation will support the development of a scholarship fund to support expanded access to the Shakopee Community Center;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, that the donations are gratefully accepted; and

FURTHER, the donation shall be used to support the Shakopee Community Center, consistent with the intent of the donor; and

FURTHER, the City staff is directed to send a letter to the donor, acknowledging receipt of the gift and expressing appreciation of the City Council.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota held this 4th Day of November 2026.

_____

Matt Lehman
Mayor of the City of Shakopee

ATTEST:

_____

City Clerk

Agenda Item: Public Hearing for the 2025 Stagecoach Road Improvement Project
Prepared by: Micah Heckman, Assistant City Engineer
Reviewed by: Alex Jordan, City Engineer

Action to be considered:
Adopt Resolution R2026-152, adopting assessments for the Stagecoach Road Reconstruction Project, CIF-25-001.

Motion Type:
Four-Fifths Vote

Background:
On February 4, 2025, City Council adopted Resolution R2025-013, approving the plans and specifications and ordering the advertisement for bids for the Stagecoach Road Reconstruction Project, CIF-25-001. On May 6, 2025, City Council adopted Resolution R2025-051, accepting the bids and awarding the contract for the project.

The Stagecoach Road reconstruction project has subsequently been completed, and on October 6, 2026, City Council adopted Resolution R2026-136, declaring the costs to be assessed, ordering the preparation of proposed assessments, and setting a public hearing date for November 4, 2026, for the Stagecoach Road Reconstruction Project, CIF-25-001.

City policy is to assess 30% of the street improvements. The final assessment amounts are based on a per acre basis and broken down to only assess the portion of the road with assessable frontage. These per acre assessments were calculated using final construction costs in accordance with the feasibility report and the City of Shakopee Assessment Policy. The proposed assessment rate is as follows:

	Estimated Assessment (Feasibility Report)	Actual Assessment (Final Contract)
Stagecoach Road	$ 2,549.81/Acre	$ 2,306.40/Acre

Attached to this memo is a map of the project area and the assessment roll for Council consideration and adoption. A presentation of the final costs and assessments will be made at the Council meeting. A 4/5th vote of the City Council is required to approve a resolution adopting the assessments.

Recommendation:
Adopt Resolution R2026-152.

Budget Impact:
Project funding sources include the Capital Improvement Fund, Shakopee Public Utilities, the Storm Sewer Fund and Special Assessments to the benefiting properties.

Included in the resolution is language that would allow the city to reimburse project costs from future bond proceeds. This language allow for greater flexibility in funding current and future projects, should the city desire or need this in the future. The additional language allows the city a period of up to three years to issue and reimburse itself with bond proceeds. The language does not change the requirements or administrative process for issuing debt. All debt issuance will still require separate approval by the City Council.

Attachments:
ResolutionR2026-152_Adopt Assessments
Stagecoach Assessment Roll - Final
Stagecoach Road Assessment Map
Stagecoach Road Public Hearing Meeting_final

RESOLUTION R2026-152
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA ADOPTING ASSESSMENTS FOR THE STAGECOACH ROAD RECONSTRUCTION PROJECT CIF-25-001

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:

Properties adjacent to Stagecoach Road.

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

1. 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 benefitted by the proposed improvements in the amount of the assessments levied against it.

2. Such assessments shall be payable over a period of ten years, the first installment to be payable on or before the first Monday in January 2027 shall bear interest at the rate of 5.75 percent annum from November 4, 2026. Interest will be added for the period of November 4, 2026 through December 31, 2026 on the entire assessment to the first installment. One year of interest on the unpaid balance shall be added to each subsequent installment when due.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Finance Department, except that no interest shall be charged if the entire assessment is paid by December 4, 2026; the owner may thereafter pay to the County Treasurer the installment and interest in process of collection on the current tax list, and may pay the remaining principal balance of the assessment to the City Finance department.

4. The Clerk shall file the assessment rolls pertaining to this assessment in their office and shall certify annually to the County Auditor on or before November 30th of each year the total amount of installments and interest on assessments on each parcel of land which are to become due in the following year.

5. Pursuant to Section 1.150-2(d) of the Treasury Regulations, the City Council declares its official intent to reimburse itself for the costs of the improvements from the proceeds of tax-exempt bonds.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held this 4th day of November 2026.

_____
Mayor of the City of Shakopee

ATTEST:

_____
City Clerk

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

FINAL-ASSESSMENT ROLL

Stagecoach Road Reconstruction - CIF25-001

PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSED ACRES	STREET ASSESSMENT
275360020	STAGECOACH LLC 7800 COUNTY ROAD 101 E SHAKOPEE, MN 55379	7700 COUNTY ROAD 101 E SHAKOPEE, MN 55379	HENTGES INDUSTRIAL PARK 4TH ADDN LOT 002 BLOCK 001	14.64	$ 33,765.70
279010070	LIBERTY PROPERTIES, LLC 7800 COUNTY ROAD 101 E SHAKOPEE, MN 55379	7800 COUNTY ROAD 101 E SHAKOPEE, MN 55379	SECTION 01 TOWNSHIP 115 RANGE 022 | THAT PART OF E 225' OF	2.17	$ 5,004.89
279010060	LIBERTY PROPERTIES, LLC 7800 COUNTY ROAD 101 E SHAKOPEE, MN 55379	7800 COUNTY ROAD 101 E SHAKOPEE, MN 55379	SECTION 01 TOWNSHIP 115 RANGE 022 | E 225' OF S 683.27' OF	3.5	$ 8,072.40
279120010	TASSI PROPERTIES 7804 COUNTY ROAD 101 E SHAKOPEE, MN 55379	7804 COUNTY ROAD 101 E SHAKOPEE, MN 55379	SECTION 12 TOWNSHIP 115 RANGE 022 | N OF RR IN W1/2 NW1/4	4.87	$ 11,232.17
270950021	ZIEGLER INC. 901 94TH ST W MINNEAPOLIS, MN 55420	7950 COUNTY ROAD 101 E SHAKOPEE, MN 55379	ZIEGLER ADDN LOT 001 BLOCK 001	39.51	$ 91,125.86
274790010	DAHLEN REAL ESTATE LLC 901 STAGECOACH RD SHAKOPEE, MN 55379	901 STAGECOACH RD SHAKOPEE, MN 55379	UNIVERSAL BUSINESS CENTER LOT 001 BLOCK 001	1.25	$ 2,883.00
274790020	VITAL PROPERTIES LLC 961 STAGECOACH RD SHAKOPEE, MN 55379	931 STAGECOACH RD SHAKOPEE, MN 55379	UNIVERSAL BUSINESS CENTER LOT 002 BLOCK 001	3.23	$ 7,449.67
279120180	UNION PACIFIC RR COMPANY 1400 DOUGLAS STOP 1640 OMAHA, NE 68179	936 STAGECOACH RD SHAKOPEE, MN 55379	SECTION 12 TOWNSHIP 115 RANGE 022 | P/O NE1/4 NW1/4 LYING W	3.11	$ 7,172.90
279120160	UNION PACIFIC RR COMPANY 1400 DOUGLAS STOP 1640 OMAHA, NE 68179	936 STAGECOACH RD SHAKOPEE, MN 55379	SECTION 12 TOWNSHIP 115 RANGE 022 | P/O NW1/4 NW1/4 LYING S	8.04	$ 18,543.46
271100010	STAGECOACH REAL ESTATE HOLDINGS LLC 1125 STAGECOACH RD SHAKOPEE, MN 55379	1109 STAGECOACH RD SHAKOPEE, MN 55379	SUPERIOR SUPPLY 1ST ADDN LOT 001 BLOCK 001	17.69	$ 40,800.22
275050010	SHAKOPEE HOUSING GROUP LLC 366 S TENTH AVE PO BOX 727 WAITE PARK, MN 56387	1360 STAGECOACH RD SHAKOPEE, MN 55379	SOUTHBRIDGE CROSSINGS APARTMENTS 2ND ADDN LOT 001 BLOCK 001	2.56	$ 5,904.38
279120224	NSA PROPERTY HOLDINGS LLC 8400 E PRENTICE AVE, STE 900 GREENWOOD VILLAGE, CO 80111	8620 13TH AVE E SHAKOPEE, MN 55379	SECTION 12 TOWNSHIP 115 RANGE 022 | P/O SE1/4 LYING W E 700'	2.37	$ 5,466.17
				Total Acres	**Total Assessment**
				102.94	**$ 237,420.82**

Stagecoach Road Improvements

Assessable Areas and Properties
City of Shakopee, Minnesota

SCALE IN FEET
0 100 200

October 2024

Legend

- Non-Assessable Project Area
- Assessable Project Area
- Assessable Properties
- Inplace Right of Way

Property 1
Stagecoach LLC
7700 CSAH 101
PID: 275360020
14.64 Acres

Property 2
Liberty
Properties, LLC
7800 CSAH 101
PID: 279010070
2.17 Acres

Property 3
Liberty
Properties, LLC
7800 CSAH 101
PID: 279010060
3.50 Acres

Property 4
Tassi Properties
7804 CSAH 101
PID: 279120010
4.87 Acres

Property 5
Ziegler Inc.
8050 CSAH 101
PID: 270950021
39.51 Acres

Property 6
Dahlen
Real Estate LLC
901 Stagecoach Road
PID: 274790010
1.25 Acres

Property 7
Vital Properties LLC
961 Stagecoach Road
PID: 274790020
3.23 Acres

936 Stagecoach Road
PID: 279120180
3.11 Acres

936 Stagecoach Road
PID: 279120160
8.04 Acres

Property 8
Union Pacific RR Company

Property 9
Union Pacific RR Company

Property 10
Stagecoach Real
Estate Holdings LLC
1125 Stagecoach Road
PID: 271100010
17.69 Acres

Property 11
Shakopee Housing
Group LLC
PID: 275050010
2.56 Acres

Property 12
NSA Property
Holdings LLC
8620 13th Ave
PID: 279120224
4.09 Acres

COUNTY 101
169
MINNESOTA 13
13th Avenue

SHAKOPEE

wsb

Stagecoach Road Reconstruction

CIF-25-001

Special Assessment Public Hearing

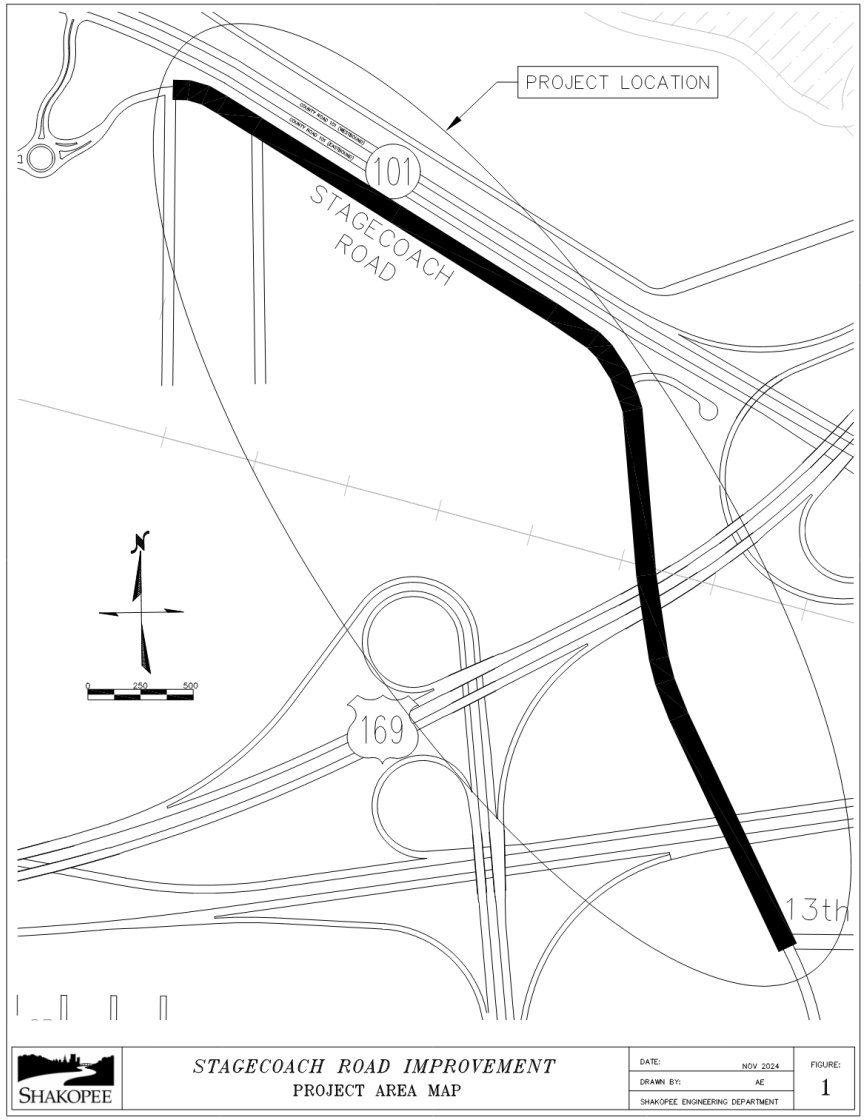
November 4, 2026

Stagecoach Road Reconstruction

Project Location

Local public improvements to the city's infrastructure based on Minnesota State Statute 429

- Stagecoach Road – 750 feet east of the roundabout at Stagecoach Road and Hentges Way to 350 feet south of 13th Avenue



Stagecoach Road Reconstruction

Project Timeline

- Received Feasibility Report (November 6, 2024 – Resolution R2024-134)
- Public Hearing & Order Project (November 19, 2024 – Resolution R2024-136)
- Authorized Ad for Bid (February 4, 2025 – Resolution R2025-013)
- Award Contract to Northwest Asphalt (May 6, 2025 – Resolution R2025-051)
- Street construction completed (November 2025)
- Declare Costs/Set Public Hearing (October 6, 2026 – Resolution R2026-136)
- Public Hearing & Adopt Assessments (November 4, 2026 – Resolution R2026-152)

Stagecoach Road Reconstruction

Project Photos



Stagecoach Road

Before Construction

Stagecoach Road Reconstruction

Project Photos



Stagecoach Road

After Construction

Stagecoach Road Reconstruction

Project Costs

COSTS	Estimated (Contract Award)	Actual (Final Costs)
Construction*	$ 2,021,313.03	$ 1,911,616.36
Railroad*	$ 212,043.00	$ 308,677.45
SPU Watermain	$ 8,100.00	$ 222,134.40
Streetlighting	$ 6,000.00	$ 6,000.00
Contingency Const. Contract	$ 107,072.80	$ 0.00
Eng/Admin/Legal	$ 586,008.00	$ 554,008.79
Total Costs	**$ 2,940,536.83**	**$ 3,002,437.00**

FUNDING SOURCES	Estimated (Contract Award)	Actual (Final Costs)
Assessments	$ 247,754.98	$ 237,420.82
Storm Sewer Fund	$ 260,846.90	$ 300,996.68
Shakopee Public Utilities	$ 8,100.00	$ 222,134.40
Capital Improvement Fund*	$ 2,423,834.95	$ 2,241,885.10
Total Funding	**$ 2,940,536.83**	**$ 3,002,437.00**

**Estimated Final Costs to be determined upon project closeout*

Stagecoach Road Reconstruction

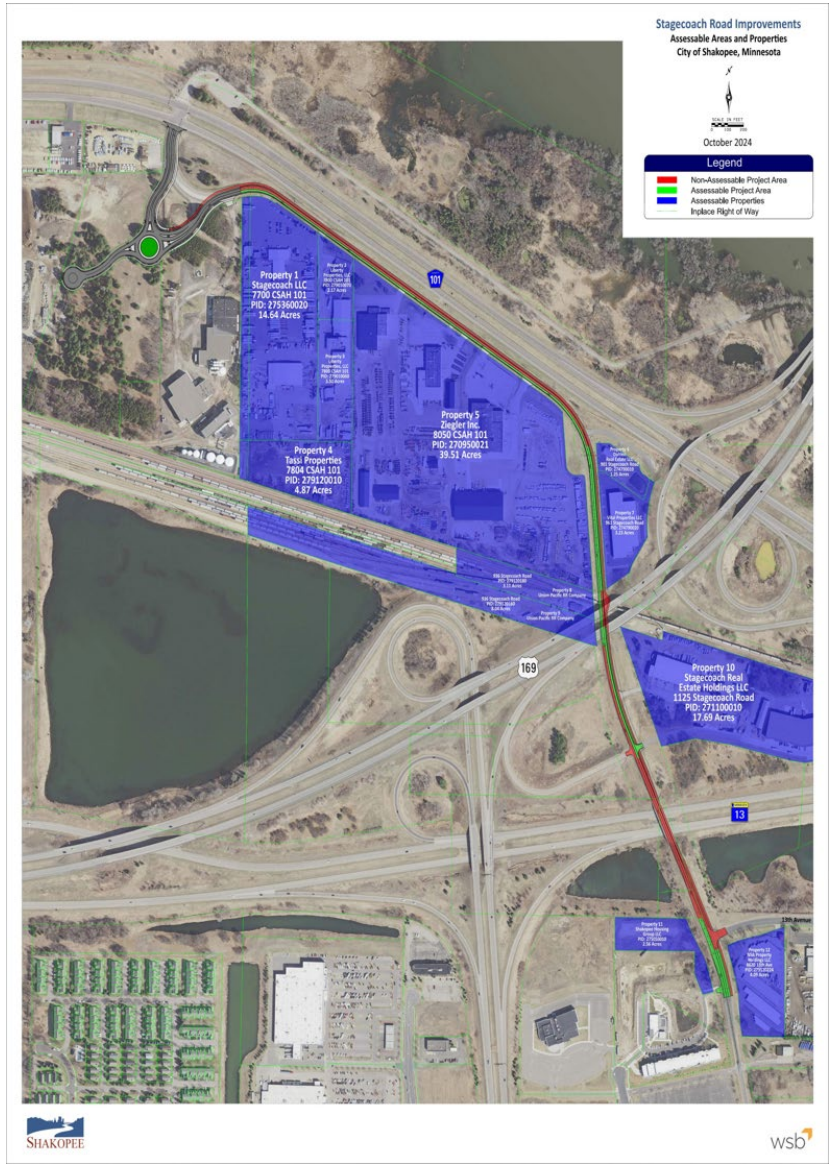
Special Assessments

Determined per City of Shakopee Assessment Policy

- Assessments based on the actual cost of the street improvements
- Street improvement costs assessed 30%
- All properties will be assessed on a *per acre basis*.

Stagecoach Road Reconstruction

Special Assessments



Stagecoach Road Reconstruction

Special Assessments

Amortization Schedule

Assessment Amount			$18,543.46	
Assessment Interest Rate			5.75%	
Assessment Term			10	Years
Year	Annual Payment	Principle	Interest	Balance
1	$3,098.30	$1,854.35	$1,243.96	$16,689.11
2	$2,813.97	$1,854.35	$959.62	$14,834.77
3	$2,707.35	$1,854.35	$853.00	$12,980.42
4	$2,600.72	$1,854.35	$746.37	$11,126.08
5	$2,494.10	$1,854.35	$639.75	$9,271.73
6	$2,387.47	$1,854.35	$533.12	$7,417.38
7	$2,280.85	$1,854.35	$426.50	$5,563.04
8	$2,174.22	$1,854.35	$319.87	$3,708.69
9	$2,067.60	$1,854.35	$213.25	$1,854.35
10	$1,960.97	$1,854.35	$106.62	$0.00
Totals:	**$24,463.43**	**$18,543.46**	**$6,012.07**	

Stagecoach Road Reconstruction

Payment Options

- Pay in full or partial amount with No Interest by December 4, 2026 to Finance Department at Shakopee City Hall. A notice will be mailed to property owners.

- Assessment certified to County property taxes and paid over a 10 year period due with taxes payable in 2027, subject to interest rate of 5.75% annum from the date the assessments are adopted.

- Pay off remaining special assessment any time during 10 year repayment period to City of Shakopee Finance Department.

Stagecoach Road Reconstruction

Recommendation

Adopt Resolution R2026-152, adopting assessments for the Stagecoach Road Reconstruction Project, CIF-25-001

Note: Property owners wishing to preserve their right to appeal their assessment must file a written objection to the assessment prior to the close of the public hearing.

Agenda Item: Public Hearing for the 2026 Full-Depth Pavement Reconstruction Project
Prepared by: Micah Heckman, Assistant City Engineer
Reviewed by: Alex Jordan, City Engineer

Action to be considered:
Adopt Resolution R2026-151, adopting assessments for the 2026 Full Depth Pavement Reconstruction Project, CIF-26-001.

Motion Type:
Four-Fifths Vote

Background:
On February 4, 2026, City Council adopted Resolution R2026-020, approving the plans and specifications and ordering the advertisement for bids for the 2026 Full Depth Pavement Reconstruction Project, CIF-26-001. On March 17, 2026, City Council adopted Resolution R2026-038, accepting the bids and awarding the contract for the project.

The combined project included the following CIP projects:

- 2026 Full Depth Pavement Reconstruction for 12th Avenue and Crossings Boulevard CIF-26-001
- 2026 Annual Bituminous Mill and Overlay project CIF-26-002
- 2026 Annual Trail Rehabilitation project CIF-26-003
- 2026 Annual Pavement Rehabilitation project CIF-26-006
- 2026 Annual Park Trail Reconstruction project PA-26-01
- 2026 Annual Park Parking Lot Rehabilitation project PA-26-03

The full-depth pavement reconstruction portion of the project has subsequently been completed, and on October 6, 2026, City Council adopted Resolution R2026-135, declaring the costs to be assessed, ordering the preparation of proposed assessments, and setting a public hearing date for November 4, 2026, for the 2026 Full Depth Pavement Reconstruction Project, CIF-26-001.

City policy is to assess 30% of the street improvements. The final assessment amounts are based on a per acre basis. These per acre assessments were calculated using final construction costs in accordance with the feasibility report and the City of Shakopee Assessment Policy. The proposed assessment rate is as follows:

	Estimated Assessment (Feasibility Report)	Actual Assessment (Final Contract)
12th Avenue	$ 7,167.43/Acre	$ 3,868.21/Acre

Attached to this memo is a map of the project area and the assessment roll for Council consideration and adoption. A presentation of the final costs and assessments will be made at the Council meeting. A 4/5th vote of the City Council is required to approve a resolution adopting the assessments.

Recommendation:
Adopt Resolution R2026-151.

Budget Impact:
Project funding sources include the Capital Improvement Fund, the Storm Sewer Fund, the Sanitary Sewer Fund and Special Assessments to the benefiting properties.

Included in the resolution is language that would allow the city to reimburse project costs from future bond proceeds. This language allow for greater flexibility in funding current and future projects, should the city desire or need this in the future. The additional language allows the city a period of up to three years to issue and reimburse itself with bond proceeds. The language does not change the requirements or administrative process for issuing debt. All debt issuance will still require separate approval by the City Council.

Attachments:
12th Avenue Assessment Roll - Final
12th Avenue Assessment Map
2026 FDR Public Hearing Meeting_final
ResolutionR2026-151_Adopt Assessments.docx

FINAL-ASSESSMENT ROLL

2026 Street Reconstruction - CIF26-001

PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSED ACRES	STREET ASSESSMENT
272120040	MICI HOLDING LLC 4910 12 AVE E SHAKOPEE, MN 55379	4910 12TH AVE E Shakopee, MN 55379	VALLEY PARK 12TH ADDN Lot 003 Block 002	2.3	$ 8,896.88
273170010	FURN USA LLC 140 E HINKS LN SIOUX FALLS, SD 57104	4250 12TH AVE E Shakopee, MN 55379	RLS 175 Lot TCT Block 00A | EX P/O LYING W OF LINE COM SE CO	9.63	$ 37,250.86
272120011	CAPP INDUSTRIES LP 7951 12 AVE S BLOOMINGTON, MN 55425	4301 12TH AVE E Shakopee, MN 55379	VALLEY PARK 12TH ADDN Lot 001 Block 001	12.09	$ 46,766.65
272120030	UD PROPERTIES LLC 4870 12TH AVE E SHAKOPEE, MN 55379	4870 12TH AVE E Shakopee, MN 55379	VALLEY PARK 12TH ADDN Lot 002 Block 002	2.34	$ 9,051.61
272120041	AB GAGE SCHMITZ LLC 4950 12 AVE E SHAKOPEE, MN 55379	4950 12TH AVE E Shakopee, MN 55379	VALLEY PARK 12TH ADDN Lot 003 Block 002	2.4	$ 9,283.70
272120042	BIRCH RIVER REAL ESTATE LLC 8708 WOOD CLIFF RD BLOOMINGTON, MN 55438	5200 12TH AVE E Shakopee, MN 55379	VALLEY PARK 12TH ADDN Lot 003 Block 002	2.77	$ 10,714.94
271760010	OLP SHAKOPEE MN LLC 60 CUTTER MILL RD, STE 303 GREAT NECK, NY 11021	4895 12TH AVE E Shakopee, MN 55379	VALLEY PARK 11TH ADDN Lot 001 Block 001	4.77*	$ 18,451.36
271760020	DATACARD CORPORATION 1187 PARK PL SHAKOPEE, MN 55379	1187 PARK PL Shakopee, MN 55379	VALLEY PARK 11TH ADDN Lot 001 Block 002	11.095*	$ 42,917.78
271760030	FR MASSACHUSETTS 7 LLC & FIRST INDUSTRIAL REALTY T 7505 METRO BLVD, STE 520 EDINA, MN 55439	5301 12TH AVE E Shakopee, MN 55379	VALLEY PARK 11TH ADDN Lot 002 Block 002	5.57*	$ 21,545.93
271480041	CENTERPOINT ENERGY RESOURCE PO 1475 HOUSTON, TX 77251	0 0	RLS 134 Lot TCT Block 00D | S 100' OF E 100'	0.23	$ 889.69
271550020	STAG INDUSTRIAL HOLDINGS LLC 1 FEDERAL ST BOSTON, MA 02110	4241 12TH AVE E Shakopee, MN 55379	CANTERBURY PARK 3RD ADDN Lot 002 Block 001	1.28	$ 4,951.31
274220020	SHRI DHAR HOTELS INC 2517 BRENTRIDGE ST W SIOUX FALLS, SD 57108	4550 12TH AVE E Shakopee, MN 55379	Block 001 Lot 002 VALLEY	2.35	$ 9,090.29
274220030	SHAKOPEE HAWKEYE LODGING LLC 2706 JAMES ST CORALVILLE, IA 52241	4600 12TH AVE E Shakopee, MN 55379	Block 001 Lot 003 VALLEY	2.27	$ 8,780.84

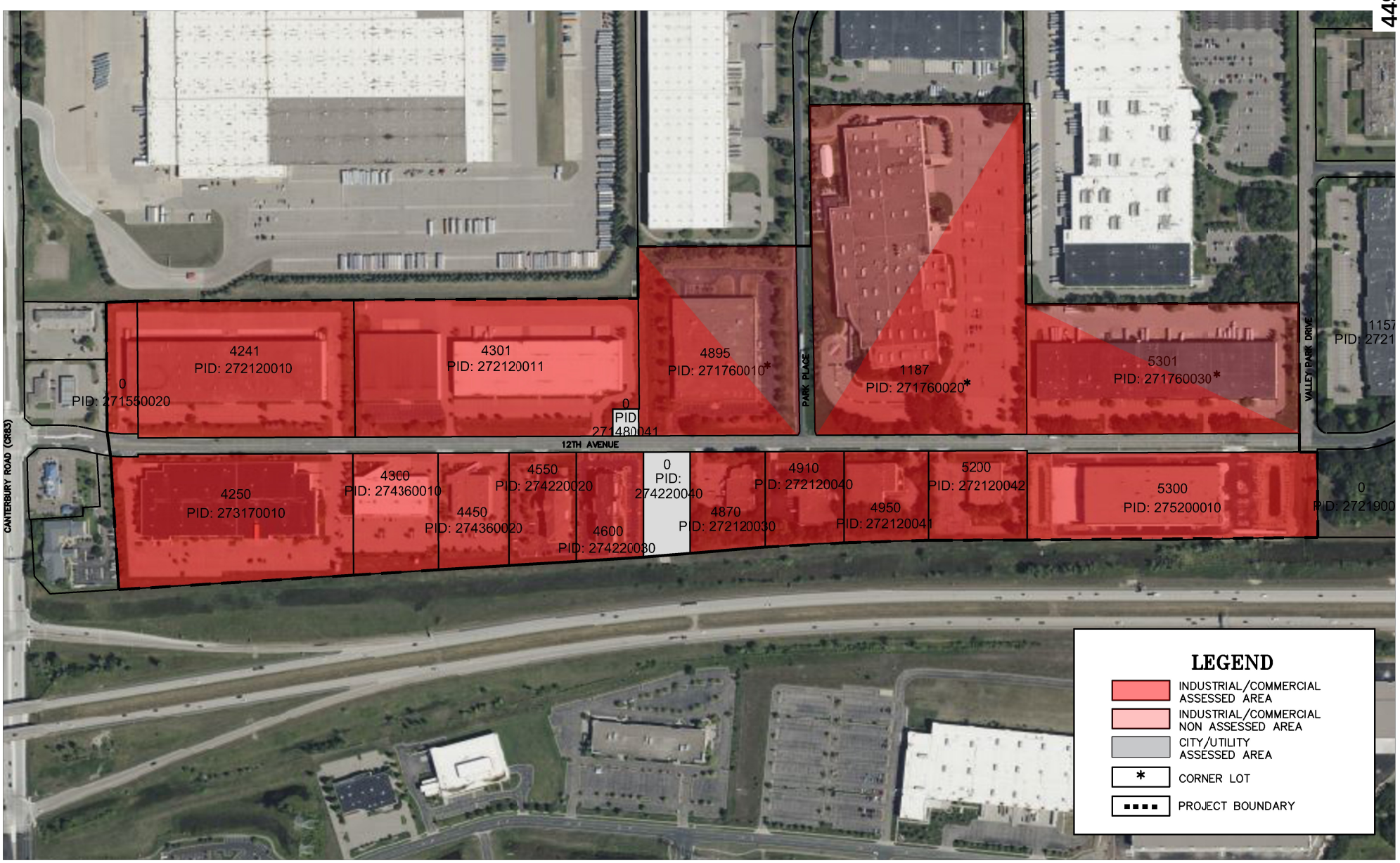
FINAL-ASSESSMENT ROLL

2026 Street Reconstruction - CIF26-001

PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSED ACRES	STREET ASSESSMENT
274220040	CITY OF SHAKOPEE 485 GORMAN ST SHAKOPEE, MN 55379	0 0	Block 00A Lot O-L VALLEY	1.51	$ 5,841.00
274360010	HHS LLC ATTN: AMY WEILER 140 E HINKS LN SIOUX FALLS, SD 57104	4300 12TH AVE E Shakopee, MN 55379	Block 001 Lot 001 VALLEY	3.2	$ 12,378.27
274360020	SRRT SHAKOPEE LLC 901 NORTH THIRD S, STE 100 MINNEAPOLIS, MN 55401	4450 12TH AVE E Shakopee, MN 55379	Block 001 Lot 002 VALLEY	2.54	$ 9,825.25
272120010	STAG INDUSTRIAL HOLDINGS LLC 1 FEDERAL ST BOSTON, MA 02110	4241 12TH AVE E Shakopee, MN 55379	VALLEY PARK 12TH ADDN Lot 001 Block 001	9.63	$ 37,250.86
275200010	QF 5 PARTNERS LLC 5300 12TH AVE E SHAKOPEE, MN 55379	5300 12TH AVE E Shakopee, MN 55379	VALLEY PARK 19TH ADDN LOT 001 BLOCK 001	7.9	$ 30,558.86

* 1/2 of total acreage is assessed on corner lots

Total Acres	Total Assessment
83.875	$ 324,446.08



SHAKOPEE

12TH AVENUE FULL-DEPTH RECONSTRUCTION

ASSESSMENT MAP
12TH AVENUE

DATE:	NOV 2025
DRAWN BY:	AE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE: 3

2026 Full-Depth Pavement Reconstruction

CIF-26-001

Special Assessment Public Hearing

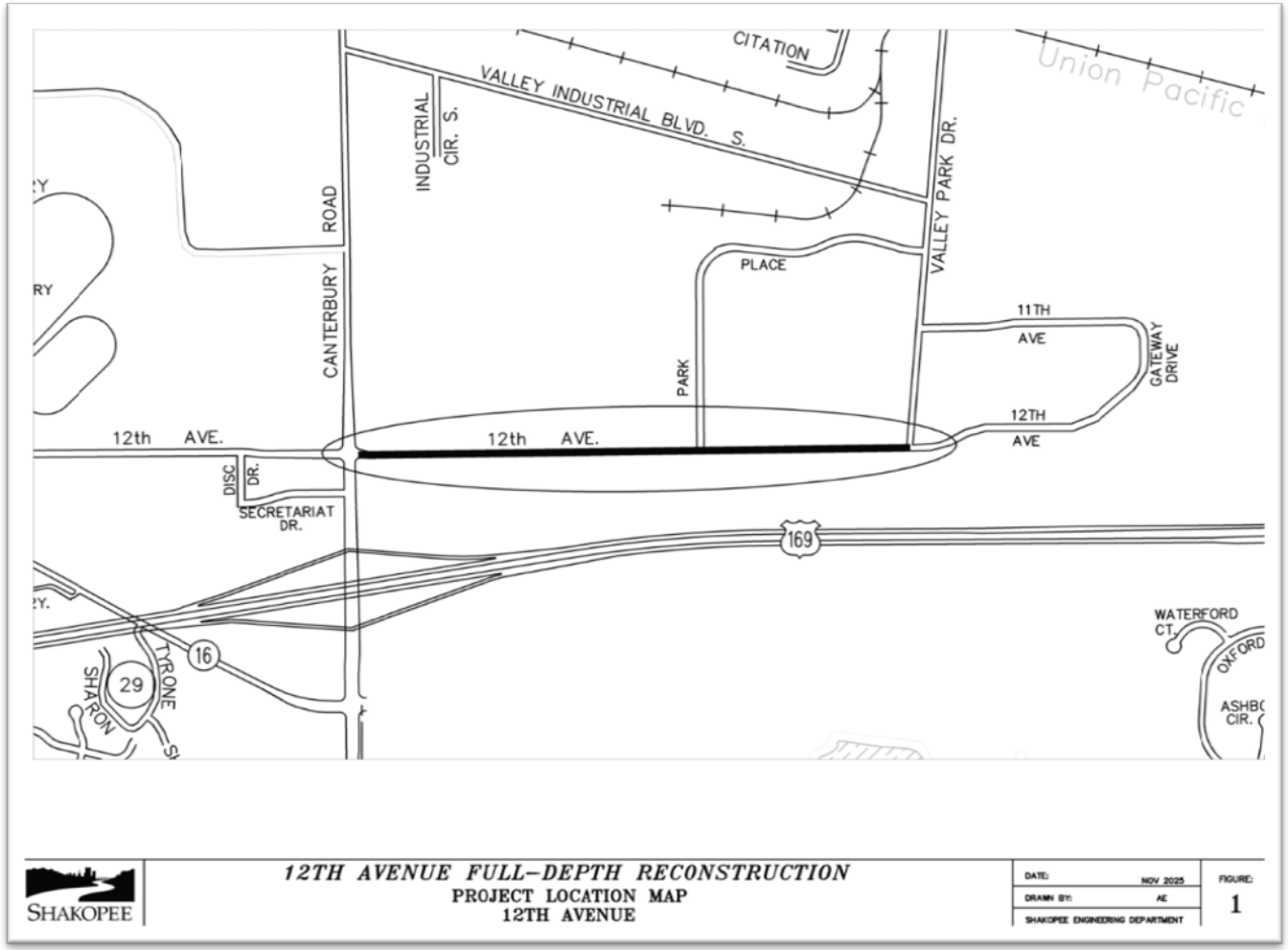
November 4, 2026

2026 Full-Depth Pavement Reconstruction

Project Location

Local public improvements to the city's infrastructure based on Minnesota State Statute 429

- 12th Avenue – From 300-feet east of Canterbury Road (CR83) to Valley Park Drive



2026 Full-Depth Pavement Reconstruction

Project Timeline

- Received Feasibility Report (November 18, 2025 – Resolution R2025-128)
- Public Hearing & Order Project (December 16, 2025 – Resolution R2025-140)
- Authorized Ad for Bid (February 4, 2026 – Resolution R2026-020)
- Award Contract to Northwest Asphalt (March 17, 2026 – Resolution R2026-038)
- Street construction completed (June 2026)
- Declare Costs/Set Public Hearing (October 6, 2026 – Resolution R2026-135)
- Public Hearing & Adopt Assessments (November 4, 2026 – Resolution R2026-151)

2026 Full-Depth Pavement Reconstruction

Project Photos



12th Avenue

Before Construction



12th Avenue

After Construction

2026 Full-Depth Pavement Reconstruction

Project Costs

COSTS	Estimated (Contract Award)	Actual (Final Costs)
Construction	$ 1,080,686.46	$ 1,051,467.61
Streetlighting	$ 3,000.00	$ 3,389.95
Contingency Const. Contract	$ 59,602.76	$ 0.00
Eng/Admin/Legal	$ 105,115.97	$ 113,665.71
Total Costs	**$ 1,248,405.19**	**$ 1,168,523.27**

FUNDING SOURCES	Estimated (Contract Award)	Actual (Final Costs)
Assessments	$ 344,480.66	$ 324,446.08
Storm Sewer Fund	$ 77,532.96	$ 73,061.59
Sanitary Sewer Fund	$ 13,814.77	$ 9,282.57
Shakopee Public Utilities	$ 5,332.60	$ 1,090.37
Capital Improvement Fund	$ 807,244.20	$ 760,642.65
Total Funding	**$ 1,248,405.19**	**$ 1,168,523.27**

2026 Full-Depth Pavement Reconstruction

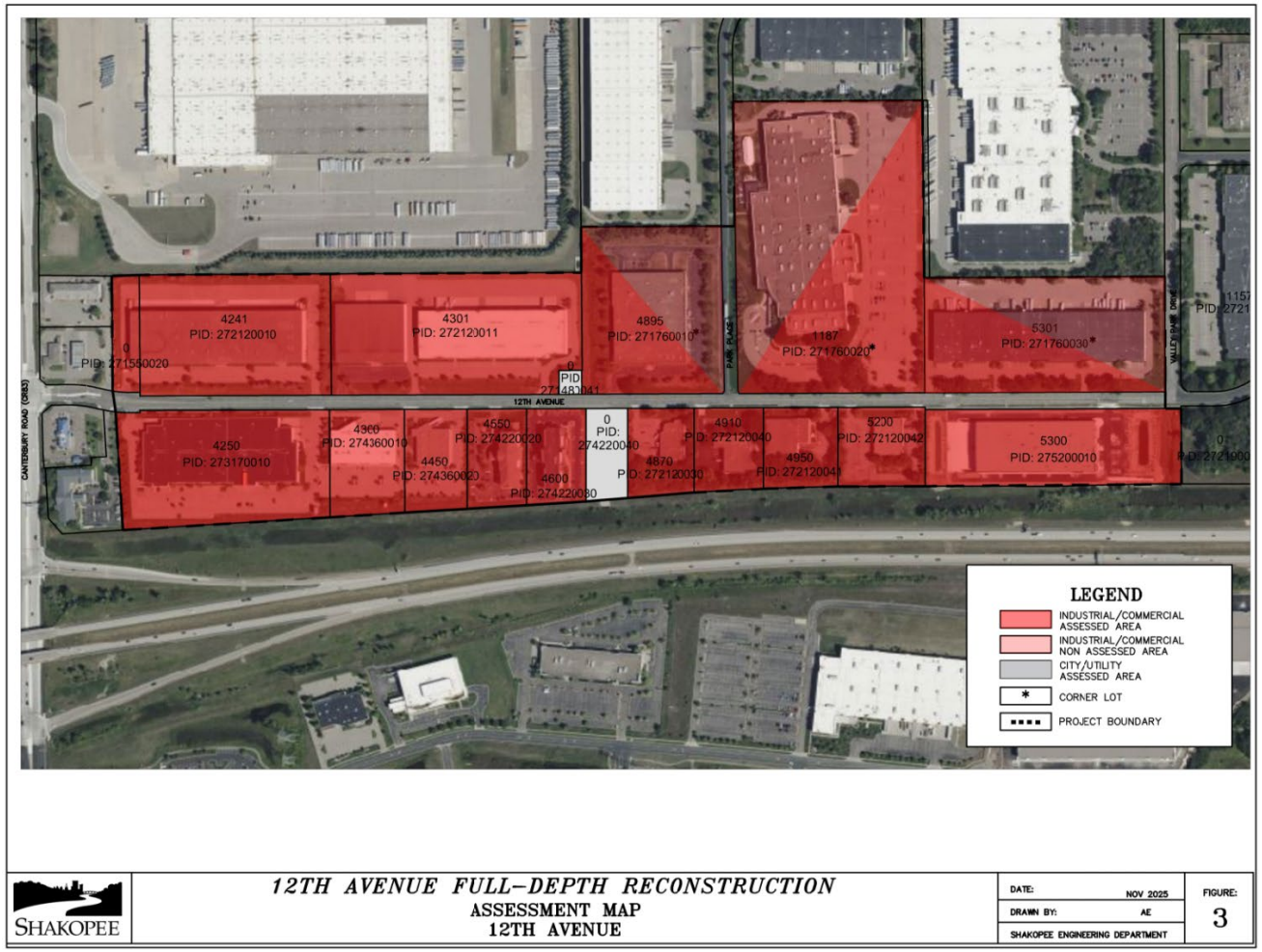
Special Assessments

Determined per City of Shakopee Assessment Policy

- Assessments based on the actual cost of the street improvements
- Street improvement costs assessed 30%
- All properties will be assessed on a *per acre basis*.

2026 Full-Depth Pavement Reconstruction

Special Assessments



2026 Full-Depth Pavement Reconstruction

Special Assessments

Amortization Schedule

12th Avenue

Assessment Amount			$18,451.36	
Assessment Interest Rate			5.75%	
Assessment Term			10	Years
Year	Annual Payment	Principle	Interest	Balance
1	$3,082.91	$1,845.14	$1,237.78	$16,606.22
2	$2,799.99	$1,845.14	$954.86	$14,761.09
3	$2,693.90	$1,845.14	$848.76	$12,915.95
4	$2,587.80	$1,845.14	$742.67	$11,070.82
5	$2,481.71	$1,845.14	$636.57	$9,225.68
6	$2,375.61	$1,845.14	$530.48	$7,380.54
7	$2,269.52	$1,845.14	$424.38	$5,535.41
8	$2,163.42	$1,845.14	$318.29	$3,690.27
9	$2,057.33	$1,845.14	$212.19	$1,845.14
10	$1,951.23	$1,845.14	$106.10	$0.00
Totals:	**$24,463.43**	**$18,451.36**	**$6,012.07**	

2026 Full-Depth Pavement Reconstruction

Payment Options

- Pay in full or partial amount with No Interest by December 4, 2026 to Finance Department at Shakopee City Hall. A notice will be mailed to property owners.
- Assessment certified to County property taxes and paid over a 10 year period due with taxes payable in 2027, subject to interest rate of 5.75% annum from the date the assessments are adopted.
- Pay off remaining special assessment any time during 10 year repayment period to City of Shakopee Finance Department.

2026 Full-Depth Pavement Reconstruction

Recommendation

Adopt Resolution R2026-151, adopting assessments for the 2026 Full-Depth Pavement Reconstruction Project, CIF-26-001

Note: Property owners wishing to preserve their right to appeal their assessment must file a written objection to the assessment prior to the close of the public hearing.

RESOLUTION R2026-151
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA ADOPTING ASSESSMENTS FOR THE 2026 FULL-DEPTH PAVEMENT RECONSTRUCTION PROJECT, CIF-26-001

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:

Properties adjacent to 12th Avenue.

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

1. 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 benefitted by the proposed improvements in the amount of the assessments levied against it.

2. Such assessments shall be payable over a period of ten years, the first installment to be payable on or before the first Monday in January 2027 shall bear interest at the rate of 5.75 percent annum from November 4, 2026. Interest will be added for the period of November 4, 2026 through December 31, 2026 on the entire assessment to the first installment. One year of interest on the unpaid balance shall be added to each subsequent installment when due.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Finance Department, except that no interest shall be charged if the entire assessment is paid by December 4, 2026; the owner may thereafter pay to the County Treasurer the installment and interest in process of collection on the current tax list, and may pay the remaining principal balance of the assessment to the City Finance department.

4. The Clerk shall file the assessment rolls pertaining to this assessment in their office and shall certify annually to the County Auditor on or before November 30th of each year the total amount of installments and interest on assessments on each parcel of land which are to become due in the following year.

5. Pursuant to Section 1.150-2(d) of the Treasury Regulations, the City Council declares its official intent to reimburse itself for the costs of the improvements from the proceeds of tax-exempt bonds.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held this 4th day of November 2026.

_____
Mayor of the City of Shakopee

ATTEST:

_____
City Clerk

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

Agenda Item: Monthly Financial Review - September 2026
Prepared by: Nate Reinhardt, Finance Director
Reviewed by:

Action to be considered:
Review of September 2026 General Fund revenues and expenditures and 3rd quarter investment report.

Motion Type:
Informational only

Background:
General Fund - September 2026 (see attachment)

Revenues variances (75% target)

- Taxes will track lower than budgeted targets until the 2nd half property tax settlement is received in December.
- Licenses and permit revenues are now at the full year budgeted amount, with still three months left to go. This is primarily a result of building permit revenues and the city continues to see growth.
- Charges for services are tracking below budget targets currently, this is expected to become more aligned with budget targets as the city receives payments for contracted police services.
- Miscellaneous includes interest earning on investments, which are tracking ahead of budget targets.

Expenditure variances (75% of target)

- Total departmental expenditures are within the normal range and similar to last year's percentage through September.
- Finance expenditures are currently exceeding budget targets as a result of the timing of annual audit and property assessment contracts (full year paid during the first half of the year). It is anticipated the Finance budget will fall within the allocated budget for the full year.
- Fire expenditures are currently tracking ahead of budget targets, as a result of full-time firefighters added with the SAFER grant. The budgeted number does not currently reflect a budget amendment for the SAFER grant.

Quarterly Investment Portfolio Report - Q3, 2026 (see attachment)

Attached is the 3rd quarter investment portfolio report including a cover page that provides a comparison of investment results over the past five years. The report provided by Wells Fargo Securities encompasses all city investments.

As required by the investment policy the report provides:

- Total return performance measured against the three year treasury (Page 7)
- Weighted average yield (Page 3/Page 7)
- A listing of individual securities held at the end of the reporting period listed by maturity date (Pages 12-15)
- The carrying basis, the current calculated accredited basis and the current market value (Page 3)

As a reminder, the city's investment policy is guided by the investment acronym SLY, which stands for Safety, Liquidity and Yield, and in that priority order. Safety of principal is the foremost objective of the investment program. Second, the investment portfolio needs to remain sufficiently liquid to meet day-to-day operational requirements. Lastly, attaining a market yield is the third goal of the investment policy. The first two priorities of safety and liquidity limit the ability of the portfolio to realize comparable private sector earning in those robust years. However, the policy also minimizes the changes of experiencing losses in the down years.

Recommendation:
Information only

Budget Impact:
N/A

Attachments:
2026.09 Monthly Financial Report- with Revenues.pdf
September 30, 2026 - Investments Narrative.pdf
City of Shakopee_09-30-2026 - Wells Fargo Report.pdf
2026 September Financial Report Presentation.pdf

CITY OF SHAKOPEE
Monthly Financial Report

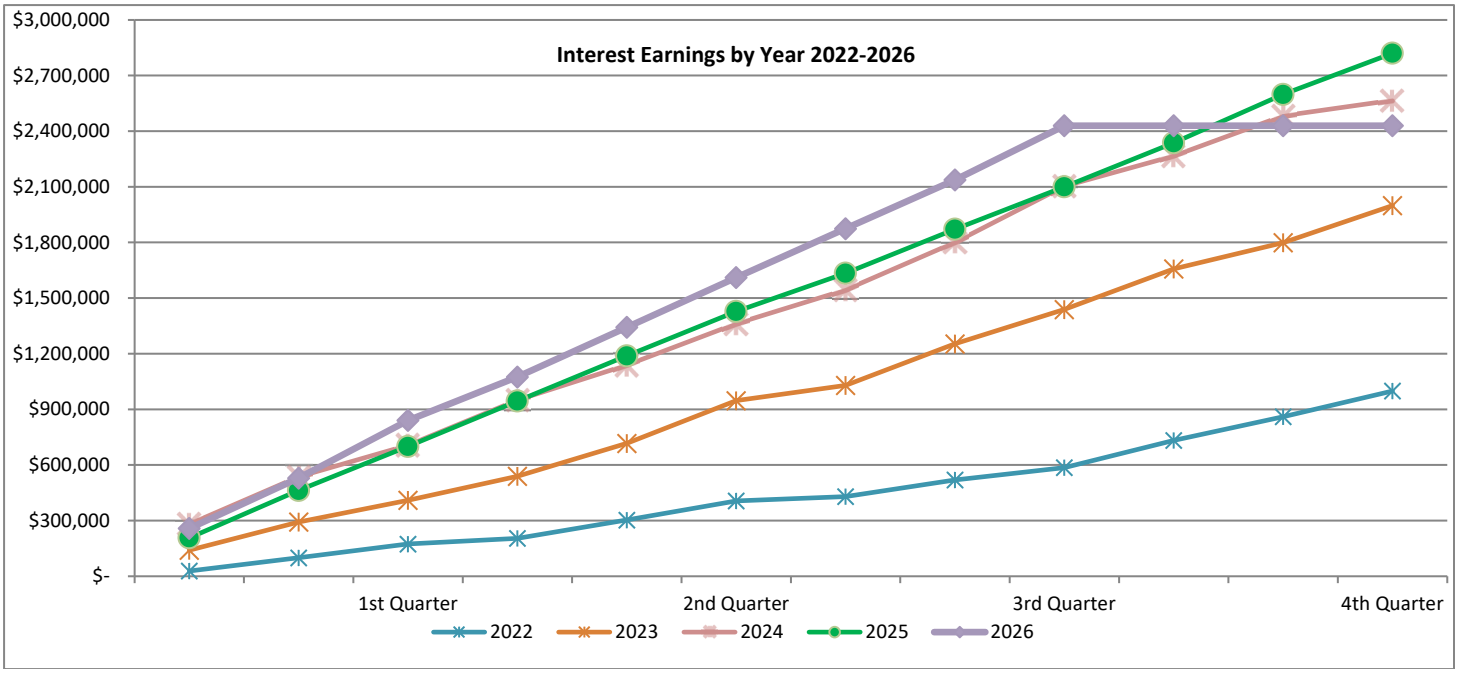
	YTD 2026 Budget	September 2026 Actual	September YTD 2026 Actual	Budget Balance Remaining	Percent Used		September YTD 2025 Actual
01000 - GENERAL FUND							
REVENUES:							
* - TAXES	24,581,880	0	13,425,429	11,156,451	55%	↓	13,263,631
* - SPECIAL ASSESSMENTS	17,000	0	13,486	3,514	79%	→	11,859
* - LICENSES AND PERMITS	4,392,000	525,276	4,387,686	4,314	100%	↑	4,369,835
* - INTERGOVERNMENTAL	5,617,250	1,871,881	5,465,589	151,661	97%	↑	3,674,170
* - CHARGES FOR SERVICES	6,548,180	474,193	4,177,751	2,370,429	64%	↓	5,620,327
* - FINES AND FORFEITS	325,200	21,368	248,708	76,492	76%	→	250,655
* - MISCELLANEOUS	625,700	123,148	883,417	(257,717)	141%	↑	790,624
TOTAL REVENUES	**42,107,210**	**3,015,867**	**28,602,066**	**13,505,144**	**68%**	→	**27,981,102**
EXPENDITURES:							
11 - MAYOR & COUNCIL	(196,400)	(8,310)	(131,082)	(65,318)	67%	→	(148,870)
12 - ADMINISTRATION	(2,951,650)	(200,814)	(1,925,291)	(1,026,359)	65%	→	(1,949,277)
13 - CITY CLERK	(633,900)	(54,291)	(427,213)	(206,687)	67%	→	(304,903)
15 - FINANCE	(1,226,150)	(45,456)	(1,012,701)	(213,449)	83%	→	(938,084)
17 - PLANNING AND DEVELOPMENT	(902,450)	(68,106)	(559,249)	(343,201)	62%	↑	(582,921)
18 - FACILITIES	(666,600)	(51,262)	(413,001)	(253,599)	62%	↑	(418,544)
31 - POLICE DEPARTMENT	(14,260,280)	(1,294,953)	(9,739,414)	(4,520,866)	68%	→	(9,351,268)
32 - FIRE	(4,847,700)	(471,420)	(4,298,194)	(549,506)	89%	↓	(2,980,673)
33 - INSPECTION-BLDG-PLMBG-HTG	(2,316,250)	(151,077)	(1,921,413)	(394,837)	83%	→	(1,801,809)
41 - ENGINEERING	(1,631,700)	(216,095)	(1,233,687)	(398,013)	76%	→	(1,112,297)
42 - STREET MAINTENANCE	(2,894,450)	(414,518)	(1,987,870)	(906,580)	69%	→	(2,014,857)
44 - FLEET	(603,170)	(43,556)	(396,147)	(207,023)	66%	→	(362,550)
46 - PARK MAINTENANCE	(3,641,810)	(276,132)	(2,687,603)	(954,208)	74%	→	(2,731,643)
67 - RECREATION	(5,997,100)	(418,174)	(4,393,437)	(1,603,663)	73%	→	(4,331,872)
91 - UNALLOCATED	(237,600)	(1,462)	(20,562)	(217,038)	9%	↑	(13,858)
TOTAL EXPENDITURES	**(43,007,210)**	**(3,715,626)**	**(31,146,863)**	**(11,860,347)**	**72%**	→	**(29,043,425)**
OTHER FINANCING							
* - TRANSFERS IN	900,000	0	0	900,000	0%		750,000
* - TRANSFERS OUT	0	0	0	0	#DIV/0!		0
OTHER FINANCING TOTAL	**900,000**	**0**	**0**	**900,000**	**0%**		**750,000**
FUND TOTAL	**0**	**(699,760)**	**(2,544,797)**	**2,544,797**			**(312,323)**

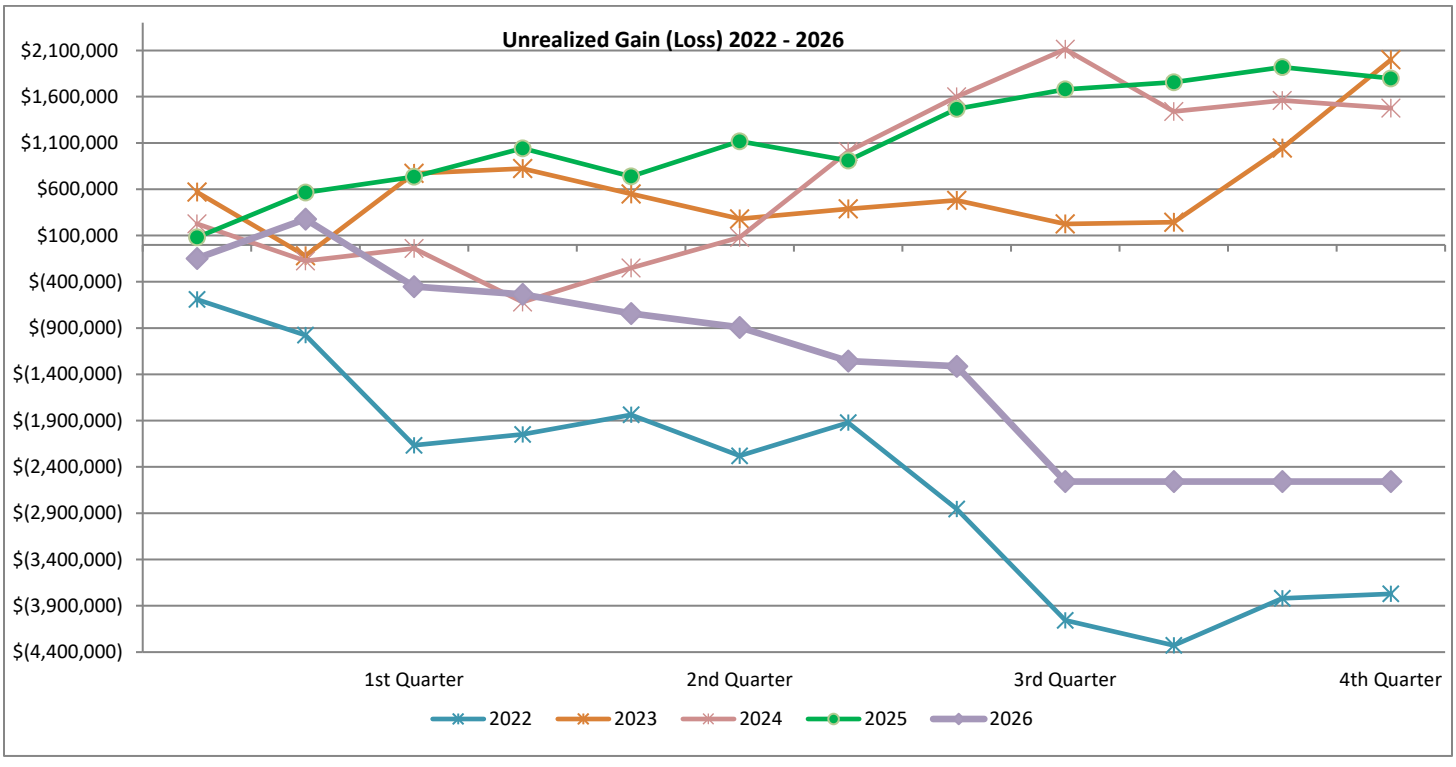
Key

↑ Varies more than 10% than budget positively
↓ Varies more than 10% than budget negatively
→ Within 10% of budget

Investments

The City currently has a cash and investment balance of $81.4 million compared to a balance of $86.9 million one year ago. The City's total investment loss for 2026 is $128,659 which is comprised of investment income in the amount of $2,429,255 and an unrealized loss of $2,557,913. This compares to an investment gain for 2025 of $3,779,180, which included investment income of $2,099,744 and an unrealized gain of $1,679,436. The City intends to hold all investments until they mature, however it's important to keep in mind that changes in market interest rates will impact unrealized gains/losses of the investment portfolio. Rising interest rates in 2022 and 2026 resulted in unrealized losses ("paper losses") over those years, while declining/flat 2023, 2024, 2025 rates led to unrealized gains.





Fixed Income Strategy

WELLS FARGO

City of Shakopee

Analysis Date:	10/15/2026
Portfolio as of:	9/30/2026
Market Data as of:	9/30/2026

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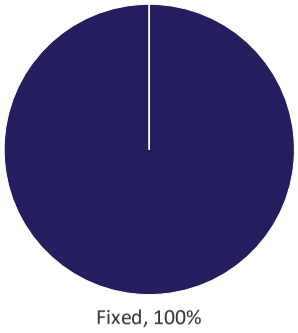
Portfolio Summary

Portfolio Snapshot	
Number of Positions	197
Par ($000)	77,343
Book Value ($000)	77,418
Mkt Value w/o Accrd ($000)	75,444
Unrlzed Gain / Loss ($000)	(1,974)
Coupon	4.03

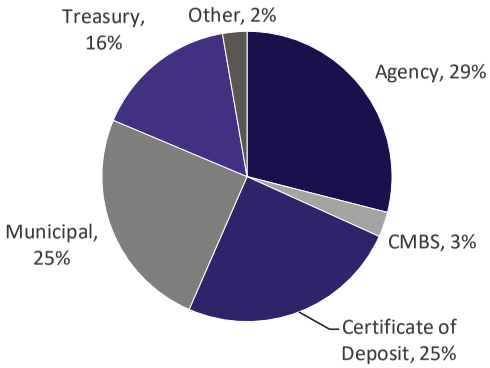
Characteristics	
Book Yield	4.04
Market Yield	4.95
Wgt Avg Maturity	3.2
Average Life	3.1
Effective Duration	2.7
Effective Convexity	0.1

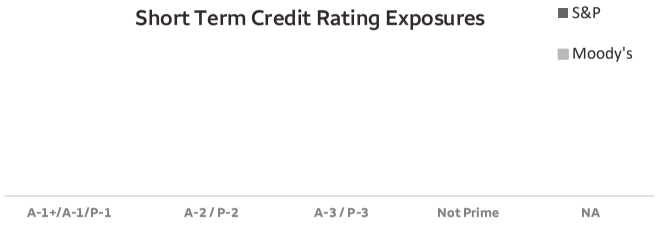
12M Projected Cash Flow ($000)	
Overnight Funds Principal	770
Overnight Funds Interest	0
Term Securities Principal	13,760
Term Securities Interest	3,011
Total Cash Flow	17,541

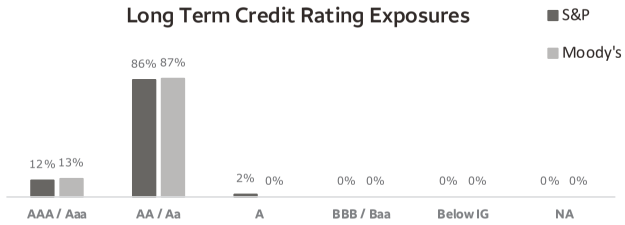
Coupon Structure



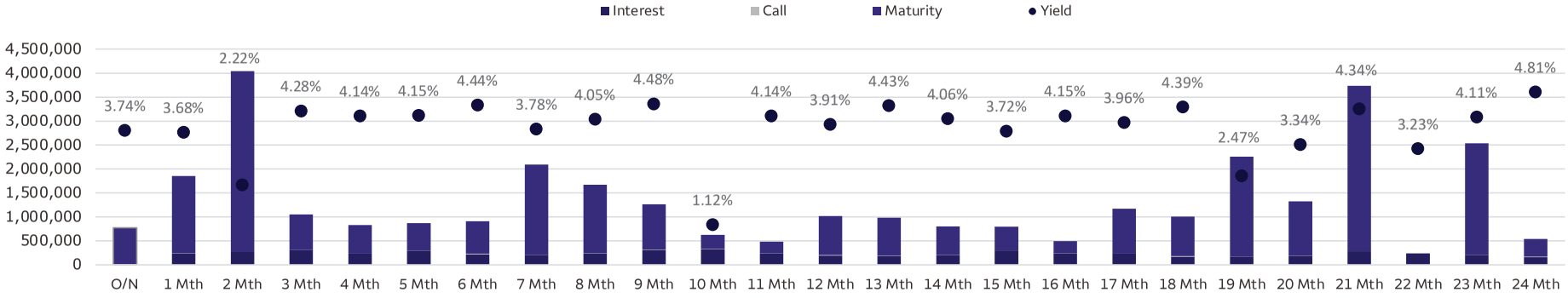
Sector Allocation







Overnight & Monthly Cash Flows and Yield Runoff



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Cash Flow Projections

Time Period	Date	Interest ($)	Call ($)	Maturity ($)	Run Off Yield (%)	Monthly Total ($)	Cumulative Total ($)
O/N		79		770,465	3.74%	770,543	770,543
	Oct-26	229,675	3,776	1,623,017	3.68%	1,856,469	2,627,012
	Nov-26	263,350	5,598	3,778,999	2.22%	4,047,946	6,674,959
	Dec-26	303,094	5,293	745,981	4.28%	1,054,369	7,729,327
	Jan-27	227,310	5,403	603,967	4.14%	836,681	8,566,008
	Feb-27	283,300	4,600	586,953	4.15%	874,853	9,440,861
	Mar-27	219,291	15,334	677,039	4.44%	911,663	10,352,524
	Apr-27	204,688	5,415	1,888,223	3.78%	2,098,326	12,450,850
	May-27	230,507	5,741	1,438,919	4.05%	1,675,167	14,126,017
	Jun-27	309,657	5,826	951,336	4.48%	1,266,818	15,392,835
	Jul-27	321,567	6,318	303,888	1.12%	631,772	16,024,608
	Aug-27	231,649	6,210	252,870	4.14%	490,729	16,515,337
	Sep-27	186,612	16,431	822,853	3.91%	1,025,895	17,541,232
Year 1		3,010,701	85,944	13,674,044	3.46%	16,770,688	17,541,232
	Oct-27	178,525	6,133	803,836	4.43%	988,494	18,529,726
	Nov-27	198,894	5,830	603,820	4.06%	808,543	19,338,269
	Dec-27	297,417	5,826	495,805	3.72%	799,047	20,137,316
	Jan-28	240,916	5,835	252,790	4.15%	499,541	20,636,857
	Feb-28	228,889	5,068	942,774	3.96%	1,176,731	21,813,588
	Mar-28	165,985	14,799	830,516	4.39%	1,011,300	22,824,888
	Apr-28	157,540	6,087	2,100,365	2.47%	2,263,991	25,088,880
	May-28	183,374	5,944	1,143,731	3.34%	1,333,049	26,421,929
	Jun-28	276,839	6,759	3,457,715	4.34%	3,741,313	30,163,242
	Jul-28	229,633	6,904	3,695	3.23%	240,232	30,403,473
	Aug-28	205,820	6,468	2,328,674	4.11%	2,540,962	32,944,435
	Sep-28	154,307	15,982	373,655	4.81%	543,943	33,488,378
Year 2		2,518,139	91,634	13,337,373	3.88%	15,947,146	33,488,378
	Oct-28	123,739	6,176	852,551	3.98%	982,466	34,470,844
	Nov-28	165,732	6,109	496,534	4.36%	668,375	35,139,219
	Dec-28	244,057	5,906	1,018,517	4.02%	1,268,480	36,407,699
	Jan-29	227,048	5,734	1,203,499	4.15%	1,436,281	37,843,979
	Feb-29	171,463	5,161	903,483	4.21%	1,080,107	38,924,086
	Mar-29	147,969	13,674	286,197	4.14%	447,840	39,371,926
	Apr-29	106,415	5,842	14,339	2.66%	126,595	39,498,521
	May-29	170,854	6,162	1,710,435	4.66%	1,887,452	41,385,973
	Jun-29	202,194	6,714	2,441,416	4.38%	2,650,325	44,036,297
	Jul-29	198,278	6,616	752,394	4.54%	957,288	44,993,585

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Cash Flow Projections

Time Period	Date	Interest ($)	Call ($)	Maturity ($)	Run Off Yield (%)	Monthly Total ($)	Cumulative Total ($)
	Aug-29	150,581	6,534	1,003,372	3.57%	1,160,488	46,154,073
	Sep-29	139,241	14,936	603,351	4.03%	757,529	46,911,601
Year 3		2,047,570	89,564	11,286,088	4.23%	13,423,223	46,911,601
	Oct-29	100,573	5,840	1,348,328	4.40%	1,454,741	48,366,342
	Nov-29	134,178	6,125	251,308	5.23%	391,611	48,757,953
	Dec-29	173,339	5,745	1,551,287	4.19%	1,730,370	50,488,324
	Jan-30	170,510	5,562	1,998,266	4.52%	2,174,339	52,662,663
	Feb-30	127,051	4,993	603,246	4.06%	735,291	53,397,954
	Mar-30	126,031	12,629	91,274	4.34%	229,935	53,627,889
	Apr-30	68,936	5,558	252,209	4.11%	326,704	53,954,592
	May-30	130,052	6,025	1,103,035	4.54%	1,239,112	55,193,704
	Jun-30	137,904	6,467	1,336,015	4.18%	1,480,386	56,674,090
	Jul-30	103,622	6,149	246,993	4.46%	356,764	57,030,854
	Aug-30	113,214	6,455	1,717,971	4.34%	1,837,640	58,868,494
	Sep-30	122,023	13,641	1,582,574	3.78%	1,718,237	60,586,732
Year 4		1,507,432	85,191	12,082,508	4.29%	13,675,130	60,586,732
	Oct-30	60,675	5,734	1,142,925	4.16%	1,209,334	61,796,065
	Nov-30	104,949	5,830	1,551,782	3.80%	1,662,561	63,458,626
	Dec-30	121,419	5,282	1,731,762	4.21%	1,858,464	65,317,090
	Jan-31	99,532	5,417	802,744	4.10%	907,692	66,224,782
	Feb-31	68,572	4,708	442,724	4.55%	516,005	66,740,787
	Mar-31	90,793	4,601	1,696,274	4.11%	1,791,669	68,532,456
	Apr-31	44,224	5,224	49,774	2.37%	99,223	68,631,679
	May-31	72,225	5,651	2,051,549	4.35%	2,129,425	70,761,103
	Jun-31	83,587	5,867	2,061,529	4.40%	2,150,984	72,912,087
	Jul-31	79,421	5,925	802,509	4.12%	887,854	73,799,941
	Aug-31	53,604	6,008	2,345	3.60%	61,957	73,861,898
	Sep-31	51,505	5,676	1,302,326	4.26%	1,359,507	75,221,405
Year 5		930,506	65,924	13,638,244	4.19%	14,634,674	75,221,405
	Oct-31	39,497	5,478	802,308	4.13%	847,283	76,068,688
	Nov-31	37,583	5,393	2,212	3.56%	45,188	76,113,876
	Dec-31	52,109	4,716	2,144	3.48%	58,969	76,172,845
	Jan-32	62,919	5,145	801,990	4.15%	870,054	77,042,899
	Feb-32	53,462	4,229	1,977	3.44%	59,668	77,102,567
	Mar-32	24,395	4,240	101,607	4.66%	130,242	77,232,809
	Apr-32	23,013	5,025	1,915	3.58%	29,953	77,262,762
	May-32	37,314	5,283	1,001,902	4.27%	1,044,498	78,307,260

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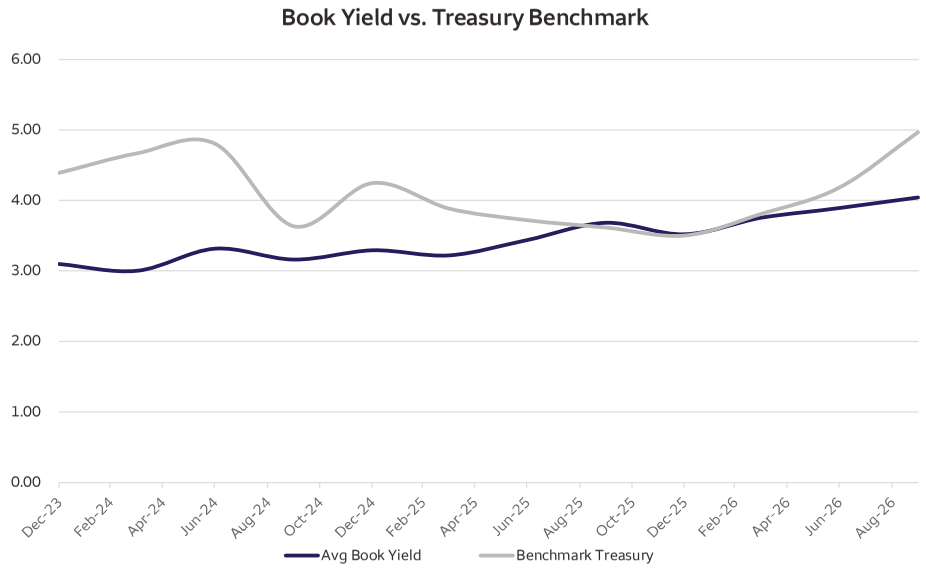
Cash Flow Projections

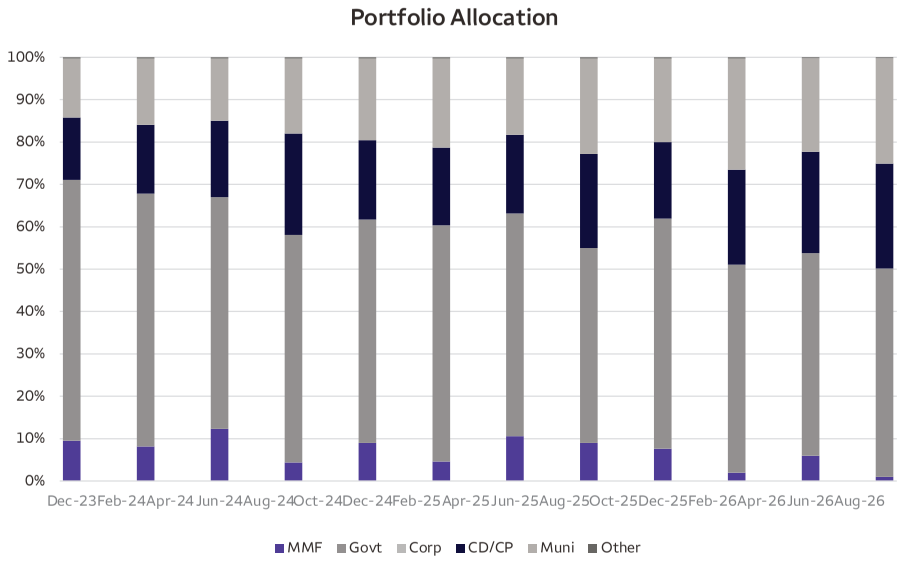
Time Period	Date	Interest ($)	Call ($)	Maturity ($)	Run Off Yield (%)	Monthly Total ($)	Cumulative Total ($)
	Jun-32	52,129	5,230	1,822	3.62%	59,181	78,366,441
	Jul-32	45,149	5,633	801,809	3.80%	852,591	79,219,032
	Aug-32	53,335	5,357	771,682	3.92%	830,374	80,049,406
	Sep-32	21,417	5,385	1,670	3.68%	28,472	80,077,877
Year 6		502,321	61,112	4,293,039	4.08%	4,856,472	80,077,877

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Historical Performance

Date	# Line Items	Avg Coupon	Total Par ($000)	G / L	Avg Bk Yield	Avg Mkt Yield	Bnchmrk Tsy Yield	Wgt Avg Maturity	Eff Dur	Ratings		Portfolio Allocation					
										Moody's	S&P	MMF	Govt	Corp	CD/CP	Muni	Other
09/30/26	197	4.03	77,343	(1,974)	4.04	4.95	4.97	3.2	2.7	Aa1	AA+	1%	49%	0%	25%	25%	0%
06/30/26	211	3.93	86,921	(364)	3.89	4.22	4.18	3.1	2.6	Aa1	AA+	6%	48%	0%	24%	22%	0%
03/31/26	195	3.73	78,804	(21)	3.76	3.98	3.81	3.2	2.7	Aa1	AA+	2%	49%	0%	22%	26%	0%
12/31/25	210	3.53	105,917	(110)	3.52	3.81	3.50	3.3	2.4	Aa1	AA+	8%	54%	0%	18%	20%	0%
09/30/25	206	3.61	86,460	278	3.68	3.89	3.62	2.9	2.4	Aa1	AA+	9%	46%	0%	22%	22%	0%
06/30/25	216	3.34	109,850	(795)	3.44	4.12	3.72	3.0	2.1	Aa1	AA+	11%	53%	0%	19%	18%	0%
03/31/25	189	3.11	82,696	(622)	3.22	4.17	3.89	2.5	2.1	Aaa	AA+	5%	56%	0%	18%	21%	0%
12/31/24	202	3.19	91,656	(1,382)	3.29	4.38	4.25	2.5	2.1	Aaa	AA+	9%	53%	0%	19%	19%	0%
09/30/24	201	3.12	91,866	(426)	3.16	4.08	3.64	2.5	2.1	Aaa	AA+	4%	54%	0%	24%	18%	0%
06/30/24	214	3.31	104,770	(2,431)	3.32	5.01	4.80	2.4	1.9	Aaa	AA+	12%	55%	0%	18%	15%	0%
03/31/24	190	3.01	92,857	(2,602)	3.00	4.80	4.67	2.5	1.9	Aaa	AA+	8%	60%	0%	16%	16%	0%
12/31/23	203	2.88	103,952	(2,487)	3.10	4.69	4.39	2.3	1.7	Aaa	AA+	10%	62%	0%	15%	14%	0%





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Positions by Sector

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
13	3130APTE5	FEDERAL HOME LOAN BANK	1.3%	1.27	11/24/26	Aa1	AA+	10/05/2026	Amer	1,000,000	12/02/2021	99.53	99.98	99.56	(4,233)	1.37	4.23	0.2	0.1	0.0
19	3130AKRE8	FEDERAL HOME LOAN BANK	0.8%	0.85	01/29/27	Aa1	AA+	10/29/2026	Berm	600,000	12/09/2024	93.32	98.92	98.91	(98)	4.16	4.21	0.3	0.3	0.0
23	3133EP6K6	FEDERAL FARM CREDIT BANK	0.8%	4.50	03/26/27	Aa1	AA+	-	Bullet	600,000	06/20/2024	100.02	100.00	100.09	518	4.49	4.31	0.5	0.5	0.0
24	31424WAF9	FARMER MAC	0.8%	4.88	04/01/27	-	-	-	Bullet	600,000	12/01/2023	101.33	100.21	100.21	(39)	4.44	4.45	0.5	0.5	0.0
26	3130ARJH5	FEDERAL HOME LOAN BANK	1.3%	3.15	04/22/27	Aa1	AA+	10/22/2026	Berm	1,000,000	04/14/2022	99.54	99.95	99.29	(6,597)	3.24	4.44	0.6	0.5	0.0
32	3130ASGU7	FEDERAL HOME LOAN BANK	0.5%	3.50	06/11/27	Aa1	AA+	-	Bullet	400,000	12/01/2023	97.38	99.45	99.31	(541)	4.31	4.51	0.7	0.7	0.0
37	31364FCB5	FANNIE MAE	0.8%	6.09	09/27/27	Aa1	AA+	-	Bullet	570,000	12/01/2022	109.85	102.18	101.31	(4,948)	3.83	4.72	1.0	1.0	0.0
40	3133EPH81	FEDERAL FARM CREDIT BANK	0.8%	4.50	10/04/27	Aa1	AA+	-	Bullet	600,000	12/01/2023	100.72	100.19	99.87	(1,917)	4.31	4.63	1.0	1.0	0.0
41	3133ERA92	FEDERAL FARM CREDIT BANK	0.8%	4.13	11/12/27	Aa1	AA+	-	Bullet	600,000	12/09/2024	100.12	100.04	99.32	(4,330)	4.08	4.75	1.1	1.1	0.0
51	3133ETKM8	FEDERAL FARM CREDIT BANK	0.8%	3.88	04/10/28	Aa1	AA+	-	Bullet	600,000	06/18/2025	100.04	100.02	98.80	(7,347)	3.86	4.70	1.5	1.4	0.0
85	3130AXQK7	FEDERAL HOME LOAN BANK	0.8%	4.75	12/08/28	Aa1	AA+	-	Bullet	600,000	12/01/2023	102.36	101.09	99.60	(8,924)	4.22	4.94	2.2	2.0	0.1
92	3133ENWT3	FEDERAL FARM CREDIT BANK	0.8%	3.95	05/17/29	Aa1	AA+	10/05/2026	Amer	650,000	11/22/2023	95.51	97.70	96.99	(4,597)	4.89	5.19	2.6	2.4	0.0
108	3130A35P5	FEDERAL HOME LOAN BANK	0.8%	3.50	09/24/29	Aa1	AA+	-	Bullet	600,000	12/09/2024	97.50	98.39	95.91	(14,861)	4.08	4.99	3.0	2.8	0.1
114	3133ET3U9	FEDERAL FARM CREDIT BANK	1.0%	4.11	12/10/29	Aa1	AA+	10/05/2026	Amer	800,000	12/17/2025	100.00	100.00	97.15	(22,832)	4.11	5.09	3.2	2.8	(0.1)
118	31359MFJ7	FANNIE MAE	2.6%	7.13	01/15/30	Aa1	AA+	-	Bullet	1,850,000	10/03/2023	114.24	107.95	106.17	(33,040)	4.50	5.06	3.3	2.9	0.1
121	3133EPKK0	FEDERAL FARM CREDIT BANK	0.6%	3.88	05/23/30	Aa1	AA+	-	Bullet	500,000	08/03/2023	96.42	97.95	95.83	(10,614)	4.49	5.14	3.6	3.3	0.1
122	3130B6GM2	FEDERAL HOME LOAN BANK	0.8%	4.61	05/23/30	Aa1	AA+	11/23/2026	Amer	600,000	05/15/2025	100.00	100.00	97.98	(12,138)	4.61	5.22	3.6	2.9	(0.6)
141	3130B8KE1	FEDERAL HOME LOAN BANK	1.0%	3.75	11/13/30	Aa1	AA+	11/13/2028	Berm	800,000	12/03/2025	100.00	100.00	95.46	(36,312)	3.75	4.98	4.1	3.6	(0.0)
142	31359MGK3	FANNIE MAE	0.7%	6.63	11/15/30	Aa1	AA+	-	Bullet	500,000	08/18/2025	113.22	110.62	105.59	(25,175)	3.82	5.10	4.1	3.5	0.2
144	3134HCCS6	FREDDIE MAC	1.3%	4.01	12/04/30	Aa1	AA+	12/04/2026	Berm	1,000,000	12/01/2025	100.00	100.00	95.88	(41,210)	4.01	5.12	4.2	3.6	(0.1)
149	3133ETLN5	FEDERAL FARM CREDIT BANK	1.0%	4.13	03/17/31	Aa1	AA+	-	Bullet	800,000	07/07/2025	100.48	100.38	96.00	(35,066)	4.03	5.14	4.5	4.0	0.2
154	3133ERDM0	FEDERAL FARM CREDIT BANK	1.7%	4.75	05/02/31	Aa1	AA+	-	Bullet	1,300,000	06/20/2024	102.84	101.99	99.04	(38,301)	4.27	4.98	4.6	4.0	0.2
159	3136GDGP2	FANNIE MAE	1.0%	4.50	06/16/31	Aa1	AA+	06/16/2028	Euro	800,000	06/17/2026	100.21	100.17	97.46	(21,693)	4.46	5.11	4.7	3.7	(0.6)
162	3130AXEZ7	FEDERAL HOME LOAN BANK	0.6%	4.88	09/12/31	Aa1	AA+	-	Bullet	500,000	10/17/2023	97.82	98.53	99.04	2,521	5.21	5.10	5.0	4.3	0.2
169	3130AS5M7	FEDERAL HOME LOAN BANK	1.3%	4.28	05/26/32	Aa1	AA+	10/05/2026	Amer	1,000,000	05/19/2022	100.00	100.00	94.07	(59,290)	4.28	5.51	5.7	4.6	(0.1)
172	3134A4KX1	FREDDIE MAC	1.2%	6.25	07/15/32	Aa1	AA+	-	Bullet	800,000	12/03/2025	114.20	112.62	105.50	(56,972)	3.80	5.14	5.8	4.8	0.3
179	3133EPBR5	FEDERAL FARM CREDIT BANK	0.8%	4.25	02/23/33	Aa1	AA+	-	Bullet	600,000	11/30/2023	96.64	97.52	93.87	(21,919)	4.70	5.39	6.4	5.5	0.3
186	3130AXQZ4	FEDERAL HOME LOAN BANK	0.9%	4.88	12/09/33	Aa1	AA+	-	Bullet	650,000	01/08/2024	104.84	103.71	97.95	(37,402)	4.27	5.22	7.2	5.9	0.4
187	3133EPV69	FEDERAL FARM CREDIT BANK	0.8%	4.36	01/17/34	Aa1	AA+	-	Bullet	600,000	06/18/2025	99.36	99.44	93.66	(34,650)	4.45	5.42	7.3	6.1	0.4
188	3130B0X87	FEDERAL HOME LOAN BANK	0.8%	4.75	03/10/34	Aa1	AA+	-	Bullet	600,000	06/20/2024	101.71	101.37	96.74	(27,821)	4.53	5.29	7.4	6.2	0.4
Agency			**29.0%**	**4.43**						**22,120,000**		**102.05**	**101.43**	**98.85**	**(569,828)**	**4.10**	**4.94**	**3.4**	**2.9**	**0.1**
193	3136G6ZR2	Fannie Mae	1.0%	4.79	08/25/35	-	-	-	-	761,142	06/12/2026	100.00	100.00	95.82	(31,823)	4.84	5.62	8.9	4.2	(0.4)
Agency CMO			**1.0%**	**4.79**						**761,142**		**100.00**	**100.00**	**95.82**	**(31,823)**	**4.84**	**5.62**	**8.9**	**4.2**	**(0.4)**
7	3131X7B49	Freddie Mac	0.0%	3.00	11/01/26	-	-	-	-	0	10/19/2011	101.87	100.01	99.67	(0)	2.77	4.26	0.1	0.1	0.0
8	3128PW2P2	Freddie Mac	0.0%	3.00	11/01/26	-	-	-	-	0	11/18/2011	100.00	100.00	99.78	(0)	3.02	4.26	0.1	0.1	0.0
82	3138WAQH3	Fannie Mae	0.0%	2.50	12/01/28	-	-	-	-	2,654	03/20/2014	99.61	99.79	97.63	(57)	2.76	4.96	2.2	0.9	(0.0)
130	3132A9Q67	Freddie Mac	0.0%	2.50	08/01/30	-	-	-	-	10,413	09/02/2015	101.61	100.41	95.62	(499)	2.24	5.31	3.8	1.6	(0.0)
152	31418B2N5	Fannie Mae	0.0%	2.50	04/01/31	-	-	-	-	9,801	04/12/2016	107.90	103.13	94.88	(809)	0.71	5.46	4.5	1.8	(0.0)
160	3138WHJ29	Fannie Mae	0.0%	2.00	07/01/31	-	-	-	-	10,646	08/02/2016	101.66	100.65	93.62	(749)	1.66	5.43	4.8	2.0	0.0
166	3132A9TC1	Freddie Mac	0.0%	3.50	02/01/32	-	-	-	-	11,891	10/31/2019	104.24	102.68	96.45	(741)	2.16	5.26	5.3	2.0	(0.0)
168	31418CKU7	Fannie Mae	0.0%	3.50	05/01/32	-	-	-	-	8,730	01/29/2019	101.53	100.97	96.14	(422)	3.05	5.33	5.6	2.1	(0.0)
170	31418CLS1	Fannie Mae	0.0%	3.50	06/01/32	-	-	-	-	5,993	01/29/2019	101.53	101.10	96.08	(301)	2.99	5.34	5.7	2.2	(0.0)
171	3140J7Q24	Fannie Mae	0.0%	3.50	06/01/32	-	-	-	-	4,166	11/13/2018	102.94	101.74	96.33	(226)	2.60	5.37	5.7	2.0	(0.0)
174	31410LUN0	Fannie Mae	0.0%	3.00	09/01/32	-	-	-	-	17,750	12/06/2018	101.48	100.78	94.89	(1,045)	2.64	5.43	5.9	2.2	(0.0)
177	3140J8CQ4	Fannie Mae	0.0%	3.50	01/01/33	-	-	-	-	5,683	11/28/2018	100.41	100.19	95.92	(243)	3.43	5.41	6.3	2.2	(0.0)
178	3140J7Y25	Fannie Mae	0.0%	3.50	01/01/33	-	-	-	-	9,127	09/27/2018	100.63	100.32	95.66	(426)	3.38	5.41	6.3	2.3	0.0
180	31418CVE1	Fannie Mae	0.0%	3.00	03/01/33	-	-	-	-	4,589	03/01/2019	99.80	99.80	94.46	(245)	3.11	5.36	6.4	2.5	0.0
181	3140H1XB1	Fannie Mae	0.0%	3.00	03/01/33	-	-	-	-	9,851	02/08/2019	100.11	100.03	94.46	(549)	3.00	5.35	6.4	2.5	0.0
191	31418DLX8	Fannie Mae	0.0%	2.00	02/01/35	-	-	-	-	26,720	04/14/2020	102.94	102.45	89.47	(3,467)	1.24	5.55	8.3	3.3	0.1
194	3140X7VD8	Fannie Mae	0.1%	1.50	10/01/35	-	-	-	-	56,124	09/28/2020	102.40	101.69	86.78	(8,369)	1.04	5.56	9.0	3.7	0.1
195	31418DTL6	Fannie Mae	0.1%	1.50	10/01/35	-	-	-	-	78,564	09/04/2020	102.38	101.59	86.78	(11,639)	1.06	5.55	9.0	3.7	0.1
196	3140KT5F8	Fannie Mae	0.1%	1.50	11/01/35	-	-	-	-	48,755	11/25/2020	103.43	102.30	86.77	(7,572)	0.88	5.50	9.1	3.7	0.1
197	3140X9C78	Fannie Mae	0.0%	2.00	02/01/36	-	-	-	-	34,735	01/28/2021	104.70	103.48	88.73	(5,124)	0.95	5.76	9.3	3.4	0.0
Agency Pass Through			**0.5%**	**2.06**						**356,193**		**102.70**	**101.77**	**89.84**	**(42,482)**	**1.48**	**5.50**	**7.9**	**3.1**	**0.1**
48	3140LBSE4	Fannie Mae	0.6%	1.09	03/01/28	-	-	-	-	500,000	06/20/2024	88.32	95.11	94.56	(2,727)	4.50	4.90	1.4	1.5	0.0
153	3140NU7C7	Fannie Mae	0.7%	4.76	05/01/31	-	-	-	-	500,000	06/20/2024	101.35	100.85	97.27	(17,891)	4.59	5.47	4.6	4.2	0.2
185	3140HR6D0	Fannie Mae	0.9%	4.14	12/01/33	-	-	-	-	700,000	07/23/2025	97.70	97.93	92.15	(40,467)	4.53	5.53	7.2	6.3	0.4
190	3140NXGS6	Fannie Mae	0.6%	4.58	01/01/35	-	-	-	-	500,000	06/06/2025	98.88	98.97	93.98	(24,941)	4.80	5.57	8.3	7.0	0.5
ACMBS			**2.8%**	**3.69**						**2,200,000**		**96.66**	**98.19**	**94.28**	**(86,025)**	**4.60**	**5.38**	**5.6**	**4.9**	**0.3**
2	227563QM8	CROSS RIVER BANK	0.3%	4.00	10/16/26	-	-	-	Bullet	246,000	06/12/2026	100.00	100.00	99.99	(20)	3.99	4.17	0.0	0.0	0.0
3	22412VBQ9	CRAFT BANK ATLANTA/GA	0.3%	4.00	10/22/26	-	-	-	Bullet	249,000	06/22/2026	100.00	100.00	99.99	(25)	4.03	4.20	0.1	0.1	0.0
4	29461MBN1	EQUITY BANK	0.3%	3.95	10/26/26	-	-	-	Bullet	249,000	06/12/2026	100.00	100.00	99.98	(40)	3.98	4.21	0.1	0.1	0.0
10	34520LAU7	FORBRIGHT BANK	0.3%	4.60	11/02/26	-	-	-	Bullet	249,000	10/27/2022	100.00	100.00	100.04	105	4.64	4.16	0.1	0.1	0.0
11	27002YGP5	EAGLEBANK	0.3%	4.85	11/16/26	-	-	-	Bullet	248,000	05/14/2024	100.00	100.00	100.09	226	4.90	4.17	0.1	0.1	0.0

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Positions by Sector

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
12	83407DDA1	SOFI BANK NA CORP	0.3%	3.95	11/18/26	-	-	-	Bullet	245,000	06/12/2026	100.00	100.00	99.97	(76)	3.93	4.17	0.1	0.1	0.0
14	50625LBR3	LAFAYETTE FEDERAL CU	0.3%	5.25	11/30/26	-	-	-	Bullet	248,000	11/22/2023	100.00	100.00	100.19	461	5.31	4.16	0.2	0.2	0.0
16	97412MBE8	WINGS FINANCIAL CRED UN	0.3%	4.30	12/07/26	-	-	-	Bullet	244,000	11/25/2024	100.00	100.00	100.03	61	4.27	4.14	0.2	0.2	0.0
17	68609EAG6	OREGON ST CREDIT UNION	0.3%	4.30	12/18/26	-	-	-	Bullet	249,000	06/05/2025	100.00	100.00	100.03	85	4.34	4.18	0.2	0.2	0.0
18	219873AK2	CORP AMERICA FAMILY CU	0.3%	4.25	12/28/26	-	-	-	Bullet	249,000	06/18/2025	100.00	100.00	100.03	62	4.29	4.18	0.2	0.2	0.0
20	052392DD6	AUSTIN TELCO FCU	0.3%	4.55	02/08/27	-	-	-	Bullet	249,000	08/02/2024	100.00	100.00	100.12	306	4.59	4.24	0.4	0.4	0.0
22	32026UW77	FIRST FOUNDATION BANK	0.3%	4.65	02/18/27	-	-	-	Bullet	244,000	08/11/2023	100.00	100.00	100.12	290	4.64	4.32	0.4	0.4	0.0
25	27004PEP4	EAGLEMARK SAVINGS BANK	0.3%	4.65	04/05/27	-	-	-	Bullet	244,000	03/28/2024	100.00	100.00	100.19	466	4.65	4.27	0.5	0.5	0.0
28	61768U4F1	MORGAN STANLEY PVT BANK	0.3%	3.35	05/17/27	-	-	11/17/2026	Amer	245,000	05/10/2022	100.00	100.00	99.36	(1,573)	3.35	4.39	0.6	0.6	0.0
29	254673D94	CAPITAL ONE NA	0.3%	3.20	05/19/27	-	-	-	Bullet	245,000	05/10/2022	100.00	100.00	99.27	(1,793)	3.20	4.37	0.6	0.6	0.0
30	14042RRN3	CAPITAL ONE NA	0.3%	3.20	05/25/27	-	-	-	Bullet	245,000	05/19/2022	100.00	100.00	99.23	(1,879)	3.20	4.40	0.6	0.6	0.0
33	96255MAE1	WHATCOM EDUCATIONAL CRED	0.3%	4.25	06/25/27	-	-	12/25/2026	Berm	249,000	06/17/2026	100.00	100.00	99.86	(351)	4.29	4.49	0.7	0.6	(0.3)
34	369674CW4	GE CREDIT UNION	0.3%	4.80	06/28/27	-	-	-	Bullet	248,000	06/20/2024	100.00	100.00	100.29	724	4.85	4.44	0.7	0.7	0.0
36	178808AA9	CIVIC FEDERAL CU	0.3%	4.15	08/23/27	-	-	-	Bullet	249,000	07/10/2025	100.00	100.00	99.74	(637)	4.19	4.48	0.9	0.9	0.0
38	48836LDM1	KEMBA FIN CREDIT UNION	0.3%	4.20	09/30/27	-	-	-	Bullet	249,000	06/17/2026	100.00	100.00	99.74	(657)	4.24	4.51	1.0	1.0	0.0
42	92512KBA0	VERSABANK USA NA	0.3%	3.70	12/08/27	-	-	-	Bullet	245,000	12/02/2025	100.00	100.00	99.00	(2,455)	3.70	4.57	1.2	1.1	0.0
43	25844MCQ9	DORT FINANCIAL CREDIT	0.3%	3.75	12/20/27	-	-	-	Bullet	247,000	12/04/2025	100.00	100.00	99.05	(2,354)	3.77	4.58	1.2	1.2	0.0
44	14622LAR3	CARTER FEDERAL CU	0.3%	4.15	01/19/28	-	-	-	Bullet	249,000	01/16/2024	100.00	100.00	99.45	(1,370)	4.19	4.63	1.3	1.2	0.0
46	01025RAL3	ALABAMA CREDIT UNION	0.3%	4.15	02/23/28	-	-	-	Bullet	249,000	02/13/2024	100.00	100.00	99.36	(1,589)	4.19	4.67	1.4	1.3	0.0
49	56824JBY9	MARINE FEDERAL CREDIT UN	0.3%	4.20	03/22/28	-	-	-	Bullet	249,000	06/12/2026	100.00	100.00	99.36	(1,601)	4.24	4.70	1.5	1.4	0.0
52	02589AH47	AMERICAN EXPR NATL BK	0.3%	4.05	04/10/28	-	-	-	Bullet	245,000	06/22/2026	99.73	99.77	99.09	(1,669)	4.20	4.67	1.5	1.4	0.0
55	05600XQE3	BMO BANK NA	0.3%	4.50	05/16/28	-	-	-	Bullet	243,000	05/12/2023	100.00	100.00	99.62	(919)	4.50	4.74	1.6	1.5	0.0
56	47804GMU4	JOHN MARSHALL BANK	0.3%	3.70	05/30/28	-	-	-	Bullet	249,000	12/02/2025	100.00	100.00	98.36	(4,074)	3.73	4.77	1.7	1.6	0.0
57	37892MAN4	GLOBAL FEDERAL CU	0.3%	4.75	05/30/28	-	-	-	Bullet	248,000	05/17/2024	100.00	100.00	100.05	114	4.80	4.77	1.7	1.6	0.0
59	83616HAH7	SOUND CREDIT UNION	0.3%	4.15	06/02/28	-	-	-	Bullet	249,000	05/21/2025	100.00	100.00	99.08	(2,303)	4.19	4.77	1.7	1.6	0.0
60	67121MAD6	ORNL FEDERAL CU	0.3%	3.75	06/12/28	-	-	-	Bullet	249,000	12/03/2025	100.00	100.00	98.40	(3,982)	3.78	4.78	1.7	1.6	0.0
61	05612LKZ4	BMW BANK NORTH AMERICA	0.3%	4.15	06/12/28	-	-	-	Bullet	245,000	06/09/2026	100.00	100.00	99.01	(2,423)	4.15	4.76	1.7	1.6	0.0
62	65504UAM9	NOBLE FEDERAL CREDIT UNI	0.3%	4.10	06/12/28	-	-	-	Bullet	249,000	06/01/2026	100.00	100.00	98.97	(2,557)	4.14	4.78	1.7	1.6	0.0
63	856288BU8	STATE BANK OF INDIA	0.3%	4.30	06/16/28	-	-	-	Bullet	244,000	06/12/2025	100.00	100.00	99.24	(1,852)	4.30	4.76	1.7	1.6	0.0
64	919853QU8	VALLEY NATL BK WAYNE	0.3%	4.15	06/20/28	-	-	-	Bullet	244,000	06/12/2025	100.00	100.00	99.02	(2,399)	4.15	4.75	1.7	1.6	0.0
65	31944MEX9	FIRST CAROLINA BANK	0.3%	4.00	06/27/28	-	-	-	Bullet	249,000	06/13/2025	100.00	100.00	98.75	(3,125)	4.03	4.80	1.7	1.6	0.0
66	313812EG0	FEDERAL SAVINGS BANK	0.3%	4.50	06/28/28	-	-	-	Bullet	249,000	06/20/2023	100.00	100.00	100.66	1,653	4.54	4.14	1.7	1.6	0.0
67	32082BFU8	FIRST MERCHANTS BANK	0.3%	4.60	06/28/28	-	-	-	Bullet	244,000	06/25/2024	100.00	100.00	99.70	(730)	4.60	4.78	1.7	1.6	0.0
68	910286GN7	UNITED FIDELITY BK FSB	0.3%	4.50	06/29/28	-	-	-	Bullet	249,000	06/20/2023	100.00	100.00	100.60	1,482	4.54	4.18	1.7	1.6	0.0
70	53229WAG8	LIGHTHOUSE CREDIT UNION	0.3%	4.40	06/30/28	-	-	01/08/2027	Amer	248,000	06/17/2026	100.00	100.00	99.18	(2,026)	4.44	4.94	1.8	1.5	(0.4)
71	85508VBL2	STAR BANK NA BERTHA MN	0.3%	4.00	06/30/28	-	-	-	Bullet	245,000	06/23/2025	100.00	100.00	98.71	(3,173)	4.00	4.78	1.8	1.7	0.0
75	15118RWG8	CELTIC BANK	0.3%	1.40	08/25/28	-	-	10/25/2026	Amer	245,000	08/05/2021	100.00	100.00	93.81	(15,178)	1.40	4.86	1.9	1.8	0.0
78	90353ECM3	USF FEDERAL CREDIT UNION	0.3%	3.75	10/17/28	-	-	-	Bullet	249,000	10/08/2025	100.00	100.00	97.86	(5,329)	3.78	4.90	2.0	1.9	0.0
80	320437BG0	FIRST GTY BK/HAMMOND LA	0.3%	3.70	11/28/28	-	-	-	Bullet	245,000	11/24/2025	100.00	100.00	97.60	(5,892)	3.70	4.88	2.2	2.0	0.1
81	77357DAB4	ARISE FEDERAL CRDT UNION	0.3%	5.00	11/30/28	-	-	-	Bullet	248,000	11/27/2023	100.00	100.00	100.28	704	5.05	4.91	2.2	2.0	0.1
83	02007QAH4	ALLY BANK	0.3%	3.75	12/04/28	-	-	-	Bullet	245,000	12/01/2025	100.00	100.00	97.69	(5,664)	3.75	4.88	2.2	2.0	0.1
84	428548CK5	HIAWATHA NATIONAL BANK	0.2%	3.70	12/05/28	-	-	-	Bullet	170,000	12/02/2025	100.00	100.00	97.60	(4,082)	3.73	4.91	2.2	2.0	0.1
90	68283MBA3	ONPATH FED CREDIT UNION	0.3%	4.45	05/15/29	-	-	01/15/2028	Amer	249,000	07/06/2026	100.00	100.00	98.51	(3,703)	4.49	5.11	2.6	2.3	(0.2)
93	07371BVU2	MONET BANK	0.3%	4.70	05/30/29	-	-	-	Bullet	244,000	05/29/2024	100.00	100.00	99.49	(1,242)	4.70	4.90	2.7	2.4	0.1
94	07371DR66	BEAL BANK USA	0.3%	4.70	05/30/29	-	-	-	Bullet	244,000	05/29/2024	100.00	100.00	99.49	(1,242)	4.70	4.90	2.7	2.4	0.1
96	05612LFF4	BMW BANK NORTH AMERICA	0.3%	4.10	06/13/29	-	-	-	Bullet	244,000	06/06/2025	100.00	100.00	97.96	(4,985)	4.10	4.91	2.7	2.5	0.1
97	564759UC0	MANUF & TRADERS TRUST CO	0.3%	4.20	06/15/29	-	-	-	Bullet	245,000	06/09/2026	100.00	100.00	98.20	(4,403)	4.20	4.91	2.7	2.5	0.1
98	36830MBP5	GBANK	0.3%	4.05	06/20/29	-	-	-	Bullet	249,000	06/13/2025	100.00	100.00	97.71	(5,705)	4.08	5.00	2.7	2.5	0.1
99	88241TWF3	TEXAS EXCHANGE BANK	0.3%	4.10	06/20/29	-	-	-	Bullet	249,000	06/12/2025	100.00	100.00	97.96	(5,072)	4.14	4.95	2.7	2.5	0.1
100	06251FEW5	BANK HAPOALIM BM NY	0.3%	4.30	06/22/29	-	-	-	Bullet	244,000	06/11/2026	100.00	100.00	98.46	(3,758)	4.30	4.91	2.7	2.5	0.1
101	09776DAU8	BOM BANK	0.3%	4.10	06/25/29	-	-	-	Bullet	249,000	06/16/2025	100.00	100.00	97.96	(5,077)	4.14	4.95	2.7	2.5	0.1
102	23204HPQ5	CUSTOMERS BANK	0.3%	4.55	06/27/29	-	-	-	Bullet	244,000	06/20/2024	100.00	100.00	99.06	(2,289)	4.55	4.92	2.7	2.5	0.1
103	58404DVL2	MEDALLION BANK UTAH	0.3%	4.50	06/28/29	-	-	-	Bullet	249,000	06/20/2024	100.00	100.00	98.97	(2,567)	4.54	4.95	2.7	2.5	0.1
105	146102AS7	CARTER BANK & TRUST	0.3%	4.55	07/05/29	-	-	-	Bullet	249,000	06/25/2024	100.00	100.00	99.09	(2,271)	4.59	4.95	2.8	2.5	0.1
110	38151PAJ0	GOLDMAN SACHS BANK USA	0.3%	3.75	10/09/29	-	-	-	Bullet	245,000	10/03/2025	100.00	100.00	96.74	(7,994)	3.75	4.92	3.0	2.8	0.1
112	90352RDH5	USALLIANCE FED CR UNION	0.3%	5.25	11/30/29	-	-	-	Bullet	248,000	11/09/2023	100.00	100.00	100.93	2,296	5.31	4.98	3.2	2.8	0.1
115	22537MAU1	CREDIT HUMAN FCU	0.3%	3.75	12/18/29	-	-	-	Bullet	249,000	12/02/2025	100.00	100.00	96.48	(8,777)	3.78	4.99	3.2	3.0	0.1
116	523343AB7	LEDYARK NBK/NORWICH VT	0.3%	4.10	12/31/29	-	-	-	Bullet	244,000	12/22/2023	100.00	100.00	100.19	454	4.10	4.04	3.3	3.0	0.1
120	59013LLP7	MERRICK BANK	0.3%	4.10	04/18/30	-	-	-	Bullet	249,000	04/09/2026	100.00	100.00	97.20	(6,970)	4.14	5.01	3.6	3.2	0.1
125	61690D6E3	MORGAN STANLEY BANK NA	0.3%	4.30	06/11/30	-	-	-	Bullet	244,000	06/06/2025	100.00	100.00	97.70	(5,614)	4.30	4.99	3.7	3.3	0.1
126	73319FDY2	POPPY BANK	0.3%	4.00	06/17/30	-	-	-	Bullet	245,000	06/13/2025	100.00	100.00	96.68	(8,129)	4.00	4.99	3.7	3.4	0.1
127	05584CY59	BNY MELLON NA	0.3%	4.00	06/18/30	-	-	-	Bullet	245,000	06/13/2025	100.00	100.00	96.68	(8,136)	4.00	4.99	3.7	3.4	0.1
128	472207AL3	JEANNE D'ARC CREDIT UN	0.3%	4.00	06/28/30	-	-	-	Bullet	249,000	06/23/2025	100.00	100.00	96.67	(8,297)	4.03	5.03	3.7	3.4	0.1
129	60685BSA0	MIZRAHI TEFAHOT BANK/LA	0.3%	4.50	07/03/30	-	-	-	Bullet	244,000	03/28/2024	100.00	100.00	98.35	(4,021)	4.50	4.99	3.8	3.3	0.1
134	91739JAW5	UTAH FIRST FED CREDIT	0.3%	3.85	09/10/30	-	-	-	Bullet	249,000	08/26/2025	100.00	100.00	95.91	(10,197)	3.88	5.05	3.9	3.6	0.1
136	88413QHX9	THIRD FED SAV&LN CLEVLND	0.3%	3.75	09/19/30	-	-	-	Bullet	245,000	09/05/2025	100.00	100.00	95.54	(10,920)	3.75	5.00	4.0	3.6	0.1
139	32022WEG7	FIRST FEDERAL BANK FL	0.3%	3.80	10/17/30	-	-	-	Bullet	245,000	10/03/2025	100.00	100.00	95.60	(10,770)	3.80	5.01	4.0	3.6	0.2
140	68405VFC8	OPTUM BANK INC	0.3%	3.75	10/22/30	-	-	-	Bullet	245,000	10/14/2025	100.00	100.00	95.41	(11,258)	3.75	5.01	4.1	3.7	0.2
143	90355GB47	UBS BANK USA	0.3%	3.90	11/26/30	-	-	-	Bullet	249,000	11/24/2025	100.00	100.00	95.83	(10,373)	3.93	5.07	4.2	3.7	0.2
145	46659CNW6	JP MORGAN CHASE BANK NA	0.3%	4.15	12/13/30	-	-	12/13/2026	Berm	244,000	12/02/2025	100.00	100.00	96.07	(9,579)	4.10	5.14	4.2	3.5	(0.2)

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Positions by Sector

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
155	949764WZ3	WELLS FARGO BANK NA	0.3%	4.25	05/29/31	-	-	-	Bullet	249,000	05/26/2026	100.00	100.00	96.67	(8,292)	4.29	5.11	4.7	4.1	0.2
157	27806GAJ2	EATON COMMUNITY BANK	0.3%	4.30	06/11/31	-	-	12/11/2026	Amer	249,000	06/18/2026	99.55	99.58	96.05	(8,794)	4.44	5.31	4.7	3.8	(0.3)
183	86158RBF5	STONE BANK	0.3%	4.25	06/29/33	-	-	-	Bullet	249,000	06/22/2026	100.00	100.00	95.66	(10,814)	4.29	5.06	6.8	5.7	0.4
Certificate of Deposit			**24.8%**	**4.15**						**19,178,000**		**99.99**	**99.99**	**98.61**	**(265,553)**	**4.17**	**4.71**	**2.1**	**1.9**	**0.0**
1	31846V542	First American Treasury Obliga	1.0%	3.74		-	-	-	Bullet	770,465	09/29/2026	100.00	100.00	100.00	0	3.74	3.74	0.0	0.0	0.0
MMF			**1.0%**	**3.74**						**770,465**		**100.00**	**100.00**	**100.00**	**0**	**3.74**	**3.74**	**0.0**	**0.0**	**0.0**
9	92818N5U8	VIRGINIA ST RESOURCES AUTH II	1.3%	2.00	11/01/26	Aa1	AA	-	Bullet	985,000	07/22/2021	105.36	100.09	99.76	(3,264)	0.98	4.85	0.1	0.1	0.0
21	73358XDB5	PORT AUTH OF NEW YORK & NE\	0.1%	1.75	02/15/27	Aa3	AA-	-	Bullet	90,000	12/16/2021	100.00	100.00	98.95	(941)	1.75	4.59	0.4	0.4	0.0
27	135537GZ5	CANADIAN CNTY OK INDEP SCH I	0.9%	4.60	05/01/27	-	A+	-	Bullet	700,000	04/23/2024	99.06	99.82	99.83	82	4.91	4.89	0.6	0.6	0.0
31	68607LXQ5	OREGON ST	0.1%	5.89	06/01/27	Aa1	AA+	-	Bullet	50,433	11/30/2023	102.05	100.41	100.45	18	5.24	5.19	0.7	0.6	0.0
35	977123X94	WISCONSIN ST TRANSPRTN REVI	0.4%	1.11	07/01/27	-	AAA	-	Bullet	300,000	07/29/2020	100.38	100.04	97.35	(8,089)	1.05	4.74	0.8	0.7	0.0
39	671137C62	OAK CREEK WI	0.3%	2.20	10/01/27	Aa2	-	-	Bullet	200,000	11/29/2023	90.80	97.43	97.49	124	4.86	4.79	1.0	1.0	0.0
45	73358XDC3	PORT AUTH OF NEW YORK & NE\	0.1%	1.90	02/15/28	Aa3	AA-	-	Bullet	90,000	12/16/2021	100.00	100.00	95.91	(3,682)	1.90	5.01	1.4	1.3	0.0
50	797400MT2	SAN DIEGO CNTY CA REGL TRAN	1.0%	1.50	04/01/28	-	AAA	-	Bullet	750,000	03/11/2021	100.00	100.00	95.09	(36,855)	1.49	4.93	1.5	1.4	0.0
54	88213ARR8	TEXAS ST A & M UNIV REVENUES	0.5%	1.51	05/15/28	Aaa	AAA	-	Bullet	400,000	03/11/2021	100.00	100.00	94.49	(22,040)	1.50	5.08	1.6	1.6	0.0
58	664214PS6	N E IA CMNTY CLG	0.3%	5.25	06/01/28	Aa1	-	-	Bullet	205,000	07/06/2023	101.81	100.66	100.54	(248)	4.83	4.91	1.7	1.6	0.0
69	68587FAY0	OREGON EDU DISTS FULL FAITH	0.3%	1.53	06/30/28	Aa2	AA	-	Bullet	285,000	11/29/2023	85.58	94.10	94.20	291	5.10	5.03	1.8	1.7	0.0
72	64966QCE8	NEW YORK NY	0.8%	2.63	08/01/28	Aa2	AA	-	Bullet	675,000	12/01/2022	89.82	96.40	95.68	(4,894)	4.70	5.12	1.8	1.8	0.0
73	798186P30	SAN JOSE CA UNIF SCH DIST SAN	0.2%	1.22	08/01/28	Aaa	AAA	-	Bullet	205,000	12/01/2022	82.34	93.75	93.43	(654)	4.82	5.01	1.8	1.8	0.0
74	64971WN89	NEW YORK CITY NY TRANSITION	0.8%	2.77	08/01/28	Aa1	AAA	10/30/2026	Amer	600,000	12/07/2022	90.94	96.80	96.16	(3,798)	4.61	4.98	1.8	1.8	0.0
77	544351PT0	LOS ANGELES CA	0.4%	1.70	09/01/28	Aa3	AA-	-	Bullet	370,000	12/01/2022	83.93	94.13	93.83	(1,110)	4.94	5.12	1.9	1.9	0.0
87	172513CN1	CINNAMINSON TWP NJ	0.4%	1.75	02/01/29	-	AA+	-	Bullet	300,000	11/29/2023	85.61	93.05	92.38	(1,992)	4.94	5.26	2.3	2.2	0.1
89	869257PG4	SUSSEX CNTY DE	0.2%	1.21	03/15/29	Aaa	AAA	-	Bullet	200,000	06/18/2025	90.16	93.37	91.15	(4,438)	4.08	5.09	2.5	2.4	0.1
91	054033SC0	AVON CT	0.4%	5.00	05/15/29	Aaa	AAA	-	Bullet	320,000	05/20/2025	102.52	101.66	99.73	(6,172)	4.32	5.11	2.6	2.4	0.1
95	425201AZ3	HENDERSON NV	0.6%	5.25	06/01/29	Aa2	AA+	-	Bullet	465,000	11/16/2023	101.58	100.81	100.06	(3,478)	4.92	5.22	2.7	2.4	0.1
104	61580MAM3	MOORE NORMAN TECHNOLOGY	0.7%	10.00	07/01/29	-	AA	-	Bullet	500,000	06/05/2025	120.01	113.53	112.26	(6,341)	4.54	4.98	2.8	2.3	0.1
106	261172QE3	DOWNTOWN SAVANNAH GA AU	0.7%	3.60	08/01/29	Aaa	AA+	08/01/2028	Amer	500,000	06/11/2019	106.50	101.44	95.79	(28,265)	2.79	5.22	2.8	2.6	0.1
107	66702RZE5	NORTHSIDE TX INDEP SCH DIST	0.7%	5.00	08/15/29	Aaa	-	-	Bullet	500,000	06/20/2023	103.47	101.73	99.85	(9,405)	4.35	5.05	2.9	2.6	0.1
109	13063D2W7	CALIFORNIA ST	0.6%	5.10	10/01/29	Aa2	AA-	-	Bullet	500,000	10/23/2023	98.79	99.34	99.44	485	5.34	5.30	3.0	2.7	0.1
113	021807MB5	ALTOONA PA AREA SCH DIST	0.3%	1.74	12/01/29	-	AA	-	Bullet	255,000	11/29/2023	83.53	90.71	89.31	(3,575)	4.94	5.45	3.2	3.0	0.1
117	260741SL8	DOWNERS GROVE IL	0.2%	2.02	01/01/30	-	AAA	01/01/2028	Amer	145,000	11/30/2023	84.85	91.35	90.36	(1,430)	4.94	5.29	3.3	3.1	0.1
123	664214QD8	N E IA CMNTY CLG	0.2%	5.00	06/01/30	Aa1	-	-	Bullet	140,000	06/17/2024	101.94	101.19	99.20	(2,790)	4.64	5.24	3.7	3.3	0.1
124	651469TE8	NEWINGTON CT	0.3%	5.00	06/01/30	-	AA+	-	Bullet	210,000	05/27/2025	102.75	102.01	98.68	(7,009)	4.40	5.40	3.7	3.3	0.1
131	899525XA2	TULSA CNTY OK INDEP SCH DIST	1.1%	5.00	08/01/30	-	AA	-	Bullet	840,000	06/23/2025	103.11	102.34	99.33	(25,265)	4.31	5.17	3.8	3.3	0.1
132	559686WU0	MAGNOLIA TX INDEP SCH DIST	1.2%	5.00	08/15/30	Aaa	-	-	Bullet	875,000	05/30/2023	103.79	102.18	99.35	(24,754)	4.38	5.18	3.9	3.5	0.1
133	052397Z58	AUSTIN TX	0.5%	5.50	09/01/30	-	AAA	-	Bullet	350,000	12/09/2024	106.11	104.18	100.91	(11,428)	4.33	5.24	3.9	3.5	0.1
138	605581QQ3	MISSISSIPPI ST	0.8%	1.99	10/01/30	Aa2	AA	-	Bullet	650,000	06/26/2023	84.81	91.03	88.05	(19,370)	4.46	5.34	4.0	3.7	0.1
146	082419F56	BENSENVILLE IL	0.6%	2.00	12/30/30	-	AA	12/30/2028	Amer	485,000	06/17/2024	85.01	89.74	86.96	(13,502)	4.69	5.48	4.3	4.0	0.2
148	771588WJ5	ROCHESTER MN	0.6%	5.00	02/01/31	Aaa	AAA	-	Bullet	440,000	06/18/2024	102.52	101.65	98.97	(11,772)	4.57	5.27	4.3	3.8	0.2
151	072024WS7	BAY AREA CA TOLL AUTH TOLL B	0.2%	2.57	04/01/31	Aa3	AA	-	Bullet	150,000	01/19/2022	101.58	100.82	94.51	(9,464)	2.19	5.27	4.5	2.0	0.1
156	651469TF5	NEWINGTON CT	0.3%	5.00	06/01/31	-	AA+	-	Bullet	210,000	05/27/2025	102.60	102.02	98.06	(8,306)	4.51	5.47	4.7	4.1	0.2
158	736679C58	PORTLAND OR	0.9%	1.76	06/15/31	Aaa	-	06/15/2030	Amer	800,000	06/18/2025	86.62	89.20	85.53	(29,360)	4.32	5.27	4.7	4.4	0.2
167	442331S62	HOUSTON TX	0.7%	6.29	03/01/32	Aa2	AA	-	Bullet	515,000	12/16/2024	105.51	104.33	101.92	(12,422)	4.74	5.59	5.4	2.7	0.1
173	1994925T2	COLUMBUS OH	1.0%	4.78	08/15/32	Aaa	AAA	-	Bullet	770,000	12/01/2025	104.97	104.43	97.17	(55,910)	3.93	5.35	5.9	5.0	0.3
175	930353PE1	WADSWORTH OH CITY SCH DIST	0.6%	2.27	12/01/32	Aa2	-	12/01/2031	Amer	500,000	12/03/2025	89.71	90.78	83.22	(37,800)	3.97	5.52	6.2	5.6	0.3
176	112857QY6	BROOKFIELD WI	0.6%	6.00	12/01/32	Aaa	-	-	Bullet	425,000	06/11/2026	108.88	108.46	103.92	(19,303)	4.41	5.23	6.2	5.1	0.3
182	660459SC3	N LIBERTY IA	0.6%	5.00	06/01/33	Aa3	-	-	Bullet	425,000	06/16/2025	102.26	101.89	96.66	(22,257)	4.67	5.61	6.7	5.5	0.4
184	419792M86	HAWAII ST	0.8%	4.84	10/01/33	Aa2	AA+	-	Bullet	650,000	12/16/2024	101.42	101.18	95.75	(35,295)	4.64	5.58	7.0	5.7	0.4
189	392658HA1	GREEN BAY WI MET SWR DIST	0.9%	2.20	05/01/34	Aaa	-	05/01/2030	Amer	800,000	12/02/2025	85.82	87.01	79.31	(61,592)	4.22	5.58	7.6	6.7	0.4
192	973123AL6	WINCHESTER VA ECON DEV AUT	0.8%	5.00	08/01/35	-	AA+	-	Bullet	600,000	05/09/2025	101.59	101.37	94.09	(43,690)	4.81	5.87	8.8	7.0	0.6
Municipal			**24.8%**	**3.69**						**19,425,433**		**97.96**	**98.79**	**95.69**	**(600,960)**	**4.04**	**5.22**	**3.6**	**3.1**	**0.1**
135	831641FQ3	Small Business Administration	0.3%	1.03	09/10/30	-	-	-	-	206,715	09/15/2020	100.00	100.00	88.73	(23,291)	1.03	4.80	3.9	3.1	0.1
SBA			**0.3%**	**1.03**						**206,715**		**100.00**	**100.00**	**88.73**	**(23,291)**	**1.03**	**4.80**	**3.9**	**3.1**	**0.1**
5	912828YQ7	US TREASURY N/B	0.4%	1.63	10/31/26	Aa1	-	-	Bullet	275,000	11/07/2019	98.29	99.98	99.79	(528)	1.89	4.16	0.1	0.1	0.0
6	91282CLS8	US TREASURY N/B	0.8%	4.13	10/31/26	Aa1	-	-	Bullet	600,000	12/09/2024	99.98	99.99	99.98	(57)	4.13	4.24	0.1	0.1	0.0
15	912828YU8	US TREASURY N/B	1.0%	1.63	11/30/26	Aa1	-	-	Bullet	800,000	11/29/2019	99.20	99.98	99.59	(3,104)	1.73	4.09	0.2	0.2	0.0
47	91282CGP0	US TREASURY N/B	0.8%	4.00	02/29/28	Aa1	-	-	Bullet	600,000	12/01/2023	99.26	99.74	98.97	(4,626)	4.19	4.76	1.4	1.4	0.0
53	91282CBZ3	US TREASURY N/B	0.6%	1.25	04/30/28	Aa1	-	-	Bullet	450,000	05/12/2021	99.54	99.89	94.64	(23,640)	1.32	4.81	1.6	1.5	0.0
76	91282CHX2	US TREASURY N/B	0.8%	4.38	08/31/28	Aa1	-	-	Bullet	600,000	06/18/2025	101.59	100.97	99.11	(11,172)	3.84	4.86	1.9	1.8	0.0
79	91282CJF9	US TREASURY N/B	0.8%	4.88	10/31/28	Aa1	-	-	Bullet	600,000	12/09/2024	102.85	101.58	99.97	(9,659)	4.08	4.89	2.1	1.9	0.0
86	91282CJW2	US TREASURY N/B	1.5%	4.00	01/31/29	Aa1	-	-	Bullet	1,200,000	06/20/2024	99.33	99.64	97.97	(20,097)	4.16	4.93	2.3	2.2	0.1
88	91282CKD2	US TREASURY N/B	0.8%	4.25	02/28/29	Aa1	-	-	Bullet	600,000	06/18/2025	101.33	100.89	98.47	(14,535)	3.86	4.93	2.4	2.3	0.1
111	91282CLR0	US TREASURY N/B	0.8%	4.13	10/31/29	Aa1	-	-	Bullet	600,000	06/18/2025	100.93	100.67	97.54	(18,779)	3.89	4.99	3.1	2.8	0.1
119	91282CGQ8	US TREASURY N/B	0.8%	4.00	02/28/30	Aa1	-	-	Bullet	600,000	12/09/2024	99.65	99.76	96.86	(17,406)	4.08	5.01	3.4	3.1	0.1
137	91282CHZ7	US TREASURY N/B	0.8%	4.63	09/30/30	Aa1	-	-	Bullet	600,000	12/09/2024	102.78	101.98	98.49	(20,980)	4.08	5.05	4.0	3.6	0.2
147	91282CJX0	US TREASURY N/B	1.0%	4.00	01/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	99.54	99.56	95.91	(29,251)	4.11	5.06	4.3	3.9	0.2
150	91282CKF7	US TREASURY N/B	1.0%	4.13	03/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	100.02	100.02	96.25	(30,128)	4.12	5.07	4.5	4.1	0.2
161	91282CLD1	US TREASURY N/B	1.0%	4.13	07/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	99.97	99.97	95.95	(32,195)	4.13	5.08	4.8	4.3	0.2
163	91282CLM1	US TREASURY N/B	1.0%	3.63	09/30/31	-	-	-	Bullet	800,000	12/03/2025	99.76	99.80	93.63	(49,304)	3.67	5.08	5.0	4.5	0.2
164	91282CLU3	US TREASURY N/B	1.0%	4.13	10/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	99.92	99.93	95.73	(33,612)	4.14	5.09	5.1	4.4	0.2

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Positions by Sector

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
165	91282CMK4	US TREASURY N/B	1.0%	4.38	01/31/32	-	-	-	Bullet	800,000	06/17/2026	101.06	101.01	96.62	(35,139)	4.16	5.11	5.3	4.7	0.2
Treasury			**16.0%**	**3.83**						**12,325,000**		**100.25**	**100.25**	**97.38**	**(354,212)**	**3.75**	**4.87**	**3.1**	**2.8**	**0.1**
Total Portfolio			**100.0%**	**4.03**						**77,342,947**		**100.03**	**100.10**	**97.55**	**(1,974,174)**	**4.04**	**4.95**	**3.2**	**2.7**	**0.1**

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Positions by Maturity

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
1	31846V542	First American Treasury Obliga	1%	3.74		-	-	-	Bullet	770,465	09/29/2026	100.00	100.00	100.00	0	3.74	3.74	0.0	0.0	0.0
Year 0			**1%**	**3.74**						**770,465**		**100.00**	**100.00**	**100.00**	**0**	**3.74**	**3.74**	**0.0**	**0.0**	**0.0**
2	227563QM8	CROSS RIVER BANK	0%	4.00	10/16/26	-	-	-	Bullet	246,000	06/12/2026	100.00	100.00	99.99	(20)	3.99	4.17	0.0	0.0	0.0
3	22412VBQ9	CRAFT BANK ATLANTA/GA	0%	4.00	10/22/26	-	-	-	Bullet	249,000	06/22/2026	100.00	100.00	99.99	(25)	4.03	4.20	0.1	0.1	0.0
4	29461MBN1	EQUITY BANK	0%	3.95	10/26/26	-	-	-	Bullet	249,000	06/12/2026	100.00	100.00	99.98	(40)	3.98	4.21	0.1	0.1	0.0
5	912828YQ7	US TREASURY N/B	0%	1.63	10/31/26	Aa1	-	-	Bullet	275,000	11/07/2019	98.29	99.98	99.79	(528)	1.89	4.16	0.1	0.1	0.0
6	91282CLS8	US TREASURY N/B	1%	4.13	10/31/26	Aa1	-	-	Bullet	600,000	12/09/2024	99.98	99.99	99.98	(57)	4.13	4.24	0.1	0.1	0.0
7	3131X7B49	Freddie Mac	0%	3.00	11/01/26	-	-	-	-	0	10/19/2011	101.87	100.01	99.67	(0)	2.77	4.26	0.1	0.1	0.0
8	3128PW2P2	Freddie Mac	0%	3.00	11/01/26	-	-	-	-	0	11/18/2011	100.00	100.00	99.78	(0)	3.02	4.26	0.1	0.1	0.0
9	92818N5U8	VIRGINIA ST RESOURCES AUTI	1%	2.00	11/01/26	Aa1	AA	-	Bullet	985,000	07/22/2021	105.36	100.09	99.76	(3,264)	0.98	4.85	0.1	0.1	0.0
10	34520LAU7	FORBRIGHT BANK	0%	4.60	11/02/26	-	-	-	Bullet	249,000	10/27/2022	100.00	100.00	100.04	105	4.64	4.16	0.1	0.1	0.0
11	27002YGP5	EAGLEBANK	0%	4.85	11/16/26	-	-	-	Bullet	248,000	05/14/2024	100.00	100.00	100.09	226	4.90	4.17	0.1	0.1	0.0
12	83407DDA1	SOFI BANK NA CORP	0%	3.95	11/18/26	-	-	-	Bullet	245,000	06/12/2026	100.00	100.00	99.97	(76)	3.93	4.17	0.1	0.1	0.0
13	3130APTE5	FEDERAL HOME LOAN BANK	1%	1.27	11/24/26	Aa1	AA+	10/05/2026	Amer	1,000,000	12/02/2021	99.53	99.98	99.56	(4,233)	1.37	4.23	0.2	0.1	0.0
14	50625LBR3	LAFAYETTE FEDERAL CU	0%	5.25	11/30/26	-	-	-	Bullet	248,000	11/22/2023	100.00	100.00	100.19	461	5.31	4.16	0.2	0.2	0.0
15	912828YU8	US TREASURY N/B	1%	1.63	11/30/26	Aa1	-	-	Bullet	800,000	11/29/2019	99.20	99.98	99.59	(3,104)	1.73	4.09	0.2	0.2	0.0
16	97412MBE8	WINGS FINANCIAL CRED UN	0%	4.30	12/07/26	-	-	-	Bullet	244,000	11/25/2024	100.00	100.00	100.03	61	4.27	4.14	0.2	0.2	0.0
17	68609EAG6	OREGON ST CREDIT UNION	0%	4.30	12/18/26	-	-	-	Bullet	249,000	06/05/2025	100.00	100.00	100.03	85	4.34	4.18	0.2	0.2	0.0
18	219873AK2	CORP AMERICA FAMILY CU	0%	4.25	12/28/26	-	-	-	Bullet	249,000	06/18/2025	100.00	100.00	100.03	62	4.29	4.18	0.2	0.2	0.0
19	3130AKRE8	FEDERAL HOME LOAN BANK	1%	0.85	01/29/27	Aa1	AA+	10/29/2026	Berm	600,000	12/09/2024	93.32	98.92	98.91	(98)	4.16	4.21	0.3	0.3	0.0
20	052392DD6	AUSTIN TELCO FCU	0%	4.55	02/08/27	-	-	-	Bullet	249,000	08/02/2024	100.00	100.00	100.12	306	4.59	4.24	0.4	0.4	0.0
21	73358XDB5	PORT AUTH OF NEW YORK & N	0%	1.75	02/15/27	Aa3	AA-	-	Bullet	90,000	12/16/2021	100.00	100.00	98.95	(941)	1.75	4.59	0.4	0.4	0.0
22	32026UW77	FIRST FOUNDATION BANK	0%	4.65	02/18/27	-	-	-	Bullet	244,000	08/11/2023	100.00	100.00	100.12	290	4.64	4.32	0.4	0.4	0.0
23	3133EP6K6	FEDERAL FARM CREDIT BANK	1%	4.50	03/26/27	Aa1	AA+	-	Bullet	600,000	06/20/2024	100.02	100.00	100.09	518	4.49	4.31	0.5	0.5	0.0
24	31424WAF9	FARMER MAC	1%	4.88	04/01/27	-	-	-	Bullet	600,000	12/01/2023	101.33	100.21	100.21	(39)	4.44	4.45	0.5	0.5	0.0
25	27004PEP4	EAGLEMARK SAVINGS BANK	0%	4.65	04/05/27	-	-	-	Bullet	244,000	03/28/2024	100.00	100.00	100.19	466	4.65	4.27	0.5	0.5	0.0
26	3130ARJH5	FEDERAL HOME LOAN BANK	1%	3.15	04/22/27	Aa1	AA+	10/22/2026	Berm	1,000,000	04/14/2022	99.54	99.95	99.29	(6,597)	3.24	4.44	0.6	0.5	0.0
27	135537GZ5	CANADIAN CNTY OK INDEP SC	1%	4.60	05/01/27	-	A+	-	Bullet	700,000	04/23/2024	99.06	99.82	99.83	82	4.91	4.89	0.6	0.6	0.0
28	61768U4F1	MORGAN STANLEY PVT BANK	0%	3.35	05/17/27	-	-	11/17/2026	Amer	245,000	05/10/2022	100.00	100.00	99.36	(1,573)	3.35	4.39	0.6	0.6	0.0
29	254673D94	CAPITAL ONE NA	0%	3.20	05/19/27	-	-	-	Bullet	245,000	05/10/2022	100.00	100.00	99.27	(1,793)	3.20	4.37	0.6	0.6	0.0
30	14042RRN3	CAPITAL ONE NA	0%	3.20	05/25/27	-	-	-	Bullet	245,000	05/19/2022	100.00	100.00	99.23	(1,879)	3.20	4.40	0.6	0.6	0.0
31	68607LXQ5	OREGON ST	0%	5.89	06/01/27	Aa1	AA+	-	Bullet	50,433	11/30/2023	102.05	100.41	100.45	18	5.24	5.19	0.7	0.6	0.0
32	3130ASGU7	FEDERAL HOME LOAN BANK	1%	3.50	06/11/27	Aa1	AA+	-	Bullet	400,000	12/01/2023	97.38	99.45	99.31	(541)	4.31	4.51	0.7	0.7	0.0
33	96255MAE1	WHATCOM EDUCATIONAL CR	0%	4.25	06/25/27	-	-	12/25/2026	Berm	249,000	06/17/2026	100.00	100.00	99.86	(351)	4.29	4.49	0.7	0.6	(0.3)
34	369674CW4	GE CREDIT UNION	0%	4.80	06/28/27	-	-	-	Bullet	248,000	06/20/2024	100.00	100.00	100.29	724	4.85	4.44	0.7	0.7	0.0
35	977123X94	WISCONSIN ST TRANSPRTN RI	0%	1.11	07/01/27	-	AAA	-	Bullet	300,000	07/29/2020	100.38	100.04	97.35	(8,089)	1.05	4.74	0.8	0.7	0.0
36	178808AA9	CIVIC FEDERAL CU	0%	4.15	08/23/27	-	-	-	Bullet	249,000	07/10/2025	100.00	100.00	99.74	(637)	4.19	4.48	0.9	0.9	0.0
37	31364FCB5	FANNIE MAE	1%	6.09	09/27/27	Aa1	AA+	-	Bullet	570,000	12/01/2022	109.85	102.18	101.31	(4,948)	3.83	4.72	1.0	1.0	0.0
38	48836LDM1	KEMBA FIN CREDIT UNION	0%	4.20	09/30/27	-	-	-	Bullet	249,000	06/17/2026	100.00	100.00	99.74	(657)	4.24	4.51	1.0	1.0	0.0
Year 1			**17%**	**3.44**						**13,513,433**		**100.31**	**100.03**	**99.76**	**(36,086)**	**3.47**	**4.39**	**0.4**	**0.4**	**(0.0)**
39	671137C62	OAK CREEK WI	0%	2.20	10/01/27	Aa2	-	-	Bullet	200,000	11/29/2023	90.80	97.43	97.49	124	4.86	4.79	1.0	1.0	0.0
40	3133EPH81	FEDERAL FARM CREDIT BANK	1%	4.50	10/04/27	Aa1	AA+	-	Bullet	600,000	12/01/2023	100.72	100.19	99.87	(1,917)	4.31	4.63	1.0	1.0	0.0
41	3133ERA92	FEDERAL FARM CREDIT BANK	1%	4.13	11/12/27	Aa1	AA+	-	Bullet	600,000	12/09/2024	100.12	100.04	99.32	(4,330)	4.08	4.75	1.1	1.1	0.0
42	92512KBA0	VERSABANK USA NA	0%	3.70	12/08/27	-	-	-	Bullet	245,000	12/02/2025	100.00	100.00	99.00	(2,455)	3.70	4.57	1.2	1.1	0.0
43	25844MCQ9	DORT FINANCIAL CREDIT	0%	3.75	12/20/27	-	-	-	Bullet	247,000	12/04/2025	100.00	100.00	99.05	(2,354)	3.77	4.58	1.2	1.2	0.0
44	14622LAR3	CARTER FEDERAL CU	0%	4.15	01/19/28	-	-	-	Bullet	249,000	01/16/2024	100.00	100.00	99.45	(1,370)	4.19	4.63	1.3	1.2	0.0
45	73358XDC3	PORT AUTH OF NEW YORK & N	0%	1.90	02/15/28	Aa3	AA-	-	Bullet	90,000	12/16/2021	100.00	100.00	95.91	(3,682)	1.90	5.01	1.4	1.3	0.0
46	01025RAL3	ALABAMA CREDIT UNION	0%	4.15	02/23/28	-	-	-	Bullet	249,000	02/13/2024	100.00	100.00	99.36	(1,589)	4.19	4.67	1.4	1.3	0.0
47	91282CGP0	US TREASURY N/B	1%	4.00	02/29/28	Aa1	-	-	Bullet	600,000	12/01/2023	99.26	99.74	98.97	(4,626)	4.19	4.76	1.4	1.4	0.0
48	3140LBSE4	Fannie Mae	1%	1.09	03/01/28	-	-	-	-	500,000	06/20/2024	88.32	95.11	94.56	(2,727)	4.50	4.90	1.4	1.5	0.0
49	56824JBY9	MARINE FEDERAL CREDIT UN	0%	4.20	03/22/28	-	-	-	Bullet	249,000	06/12/2026	100.00	100.00	99.36	(1,601)	4.24	4.70	1.5	1.4	0.0
50	797400MT2	SAN DIEGO CNTY CA REGL TR/	1%	1.50	04/01/28	-	AAA	-	Bullet	750,000	03/11/2021	100.00	100.00	95.09	(36,855)	1.49	4.93	1.5	1.4	0.0
51	3133ETKM8	FEDERAL FARM CREDIT BANK	1%	3.88	04/10/28	Aa1	AA+	-	Bullet	600,000	06/18/2025	100.04	100.02	98.80	(7,347)	3.86	4.70	1.5	1.4	0.0
52	02589AH47	AMERICAN EXPR NATL BK	0%	4.05	04/10/28	-	-	-	Bullet	245,000	06/22/2026	99.73	99.77	99.09	(1,669)	4.20	4.67	1.5	1.4	0.0
53	91282CBZ3	US TREASURY N/B	1%	1.25	04/30/28	Aa1	-	-	Bullet	450,000	05/12/2021	99.54	99.89	94.64	(23,640)	1.32	4.81	1.6	1.5	0.0
54	88213ARR8	TEXAS ST A & M UNIV REVENU	1%	1.51	05/15/28	Aaa	AAA	-	Bullet	400,000	03/11/2021	100.00	100.00	94.49	(22,040)	1.50	5.08	1.6	1.6	0.0
55	05600XQE3	BMO BANK NA	0%	4.50	05/16/28	-	-	-	Bullet	243,000	05/12/2023	100.00	100.00	99.62	(919)	4.50	4.74	1.6	1.5	0.0
56	47804GMU4	JOHN MARSHALL BANK	0%	3.70	05/30/28	-	-	-	Bullet	249,000	12/02/2025	100.00	100.00	98.36	(4,074)	3.73	4.77	1.7	1.6	0.0
57	37892MAN4	GLOBAL FEDERAL CU	0%	4.75	05/30/28	-	-	-	Bullet	248,000	05/17/2024	100.00	100.00	100.05	114	4.80	4.77	1.7	1.6	0.0
58	664214PS6	N E IA CMNTY CLG	0%	5.25	06/01/28	Aa1	-	-	Bullet	205,000	07/06/2023	101.81	100.66	100.54	(248)	4.83	4.91	1.7	1.6	0.0
59	83616HAH7	SOUND CREDIT UNION	0%	4.15	06/02/28	-	-	-	Bullet	249,000	05/21/2025	100.00	100.00	99.08	(2,303)	4.19	4.77	1.7	1.6	0.0
60	67121MAD6	ORNL FEDERAL CU	0%	3.75	06/12/28	-	-	-	Bullet	249,000	12/03/2025	100.00	100.00	98.40	(3,982)	3.78	4.78	1.7	1.6	0.0

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Positions by Maturity

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
61	05612LKZ4	BMW BANK NORTH AMERICA	0%	4.15	06/12/28	-	-	-	Bullet	245,000	06/09/2026	100.00	100.00	99.01	(2,423)	4.15	4.76	1.7	1.6	0.0
62	65504UAM9	NOBLE FEDERAL CREDIT UNI	0%	4.10	06/12/28	-	-	-	Bullet	249,000	06/01/2026	100.00	100.00	98.97	(2,557)	4.14	4.78	1.7	1.6	0.0
63	856288BU8	STATE BANK OF INDIA	0%	4.30	06/16/28	-	-	-	Bullet	244,000	06/12/2025	100.00	100.00	99.24	(1,852)	4.30	4.76	1.7	1.6	0.0
64	919853QU8	VALLEY NATL BK WAYNE	0%	4.15	06/20/28	-	-	-	Bullet	244,000	06/12/2025	100.00	100.00	99.02	(2,399)	4.15	4.75	1.7	1.6	0.0
65	31944MEX9	FIRST CAROLINA BANK	0%	4.00	06/27/28	-	-	-	Bullet	249,000	06/13/2025	100.00	100.00	98.75	(3,125)	4.03	4.80	1.7	1.6	0.0
66	313812EG0	FEDERAL SAVINGS BANK	0%	4.50	06/28/28	-	-	-	Bullet	249,000	06/20/2023	100.00	100.00	100.66	1,653	4.54	4.14	1.7	1.6	0.0
67	32082BFU8	FIRST MERCHANTS BANK	0%	4.60	06/28/28	-	-	-	Bullet	244,000	06/25/2024	100.00	100.00	99.70	(730)	4.60	4.78	1.7	1.6	0.0
68	910286GN7	UNITED FIDELITY BK FSB	0%	4.50	06/29/28	-	-	-	Bullet	249,000	06/20/2023	100.00	100.00	100.60	1,482	4.54	4.18	1.7	1.6	0.0
69	68587FAY0	OREGON EDU DISTS FULL FAI	0%	1.53	06/30/28	Aa2	AA	-	Bullet	285,000	11/29/2023	85.58	94.10	94.20	291	5.10	5.03	1.8	1.7	0.0
70	53229WAG8	LIGHTHOUSE CREDIT UNION	0%	4.40	06/30/28	-	-	01/08/2027	Amer	248,000	06/17/2026	100.00	100.00	99.18	(2,026)	4.44	4.94	1.8	1.5	(0.4)
71	85508VBL2	STAR BANK NA BERTHA MN	0%	4.00	06/30/28	-	-	-	Bullet	245,000	06/23/2025	100.00	100.00	98.71	(3,173)	4.00	4.78	1.8	1.7	0.0
72	64966QCE8	NEW YORK NY	1%	2.63	08/01/28	Aa2	AA	-	Bullet	675,000	12/01/2022	89.82	96.40	95.68	(4,894)	4.70	5.12	1.8	1.8	0.0
73	798186P30	SAN JOSE CA UNIF SCH DIST S	0%	1.22	08/01/28	Aaa	AAA	-	Bullet	205,000	12/01/2022	82.34	93.75	93.43	(654)	4.82	5.01	1.8	1.8	0.0
74	64971WN89	NEW YORK CITY NY TRANSITIC	1%	2.77	08/01/28	Aa1	AAA	10/30/2026	Amer	600,000	12/07/2022	90.94	96.80	96.16	(3,798)	4.61	4.98	1.8	1.8	0.0
75	15118RWG8	CELTIC BANK	0%	1.40	08/25/28	-	-	10/25/2026	Amer	245,000	08/05/2021	100.00	100.00	93.81	(15,178)	1.40	4.86	1.9	1.8	0.0
76	91282CHX2	US TREASURY N/B	1%	4.38	08/31/28	Aa1	-	-	Bullet	600,000	06/18/2025	101.59	100.97	99.11	(11,172)	3.84	4.86	1.9	1.8	0.0
77	544351PT0	LOS ANGELES CA	0%	1.70	09/01/28	Aa3	AA-	-	Bullet	370,000	12/01/2022	83.93	94.13	93.83	(1,110)	4.94	5.12	1.9	1.9	0.0
Year 2			**17%**	**3.32**						**13,163,000**		**97.53**	**99.10**	**97.72**	**(181,152)**	**3.88**	**4.80**	**1.6**	**1.5**	**0.0**
78	90353ECM3	USF FEDERAL CREDIT UNION	0%	3.75	10/17/28	-	-	-	Bullet	249,000	10/08/2025	100.00	100.00	97.86	(5,329)	3.78	4.90	2.0	1.9	0.0
79	91282CJF9	US TREASURY N/B	1%	4.88	10/31/28	Aa1	-	-	Bullet	600,000	12/09/2024	102.85	101.58	99.97	(9,659)	4.08	4.89	2.1	1.9	0.0
80	320437BG0	FIRST GTY BK/HAMMOND LA	0%	3.70	11/28/28	-	-	-	Bullet	245,000	11/24/2025	100.00	100.00	97.60	(5,892)	3.70	4.88	2.2	2.0	0.1
81	77357DAB4	ARISE FEDERAL CRDT UNION	0%	5.00	11/30/28	-	-	-	Bullet	248,000	11/27/2023	100.00	100.00	100.28	704	5.05	4.91	2.2	2.0	0.1
82	3138WAQH3	Fannie Mae	0%	2.50	12/01/28	-	-	-	-	2,654	03/20/2014	99.61	99.79	97.63	(57)	2.76	4.96	2.2	0.9	(0.0)
83	02007QAH4	ALLY BANK	0%	3.75	12/04/28	-	-	-	Bullet	245,000	12/01/2025	100.00	100.00	97.69	(5,664)	3.75	4.88	2.2	2.0	0.1
84	428548CK5	HIAWATHA NATIONAL BANK	0%	3.70	12/05/28	-	-	-	Bullet	170,000	12/02/2025	100.00	100.00	97.60	(4,082)	3.73	4.91	2.2	2.0	0.1
85	3130AXQK7	FEDERAL HOME LOAN BANK	1%	4.75	12/08/28	Aa1	AA+	-	Bullet	600,000	12/01/2023	102.36	101.09	99.60	(8,924)	4.22	4.94	2.2	2.0	0.1
86	91282CJW2	US TREASURY N/B	2%	4.00	01/31/29	Aa1	-	-	Bullet	1,200,000	06/20/2024	99.33	99.64	97.97	(20,097)	4.16	4.93	2.3	2.2	0.1
87	172513CN1	CINNAMINSON TWP NJ	0%	1.75	02/01/29	-	AA+	-	Bullet	300,000	11/29/2023	85.61	93.05	92.38	(1,992)	4.94	5.26	2.3	2.2	0.1
88	91282CKD2	US TREASURY N/B	1%	4.25	02/28/29	Aa1	-	-	Bullet	600,000	06/18/2025	101.33	100.89	98.47	(14,535)	3.86	4.93	2.4	2.3	0.1
89	869257PG4	SUSSEX CNTY DE	0%	1.21	03/15/29	Aaa	AAA	-	Bullet	200,000	06/18/2025	90.16	93.37	91.15	(4,438)	4.08	5.09	2.5	2.4	0.1
90	68283MBA3	ONPATH FED CREDIT UNION	0%	4.45	05/15/29	-	-	01/15/2028	Amer	249,000	07/06/2026	100.00	100.00	98.51	(3,703)	4.49	5.11	2.6	2.3	(0.2)
91	054033SC0	AVON CT	0%	5.00	05/15/29	Aaa	AAA	-	Bullet	320,000	05/20/2025	102.52	101.66	99.73	(6,172)	4.32	5.11	2.6	2.4	0.1
92	3133ENWT3	FEDERAL FARM CREDIT BANK	1%	3.95	05/17/29	Aa1	AA+	10/05/2026	Amer	650,000	11/22/2023	95.51	97.70	96.99	(4,597)	4.89	5.19	2.6	2.4	0.0
93	07371BVU2	MONET BANK	0%	4.70	05/30/29	-	-	-	Bullet	244,000	05/29/2024	100.00	100.00	99.49	(1,242)	4.70	4.90	2.7	2.4	0.1
94	07371DR66	BEAL BANK USA	0%	4.70	05/30/29	-	-	-	Bullet	244,000	05/29/2024	100.00	100.00	99.49	(1,242)	4.70	4.90	2.7	2.4	0.1
95	425201AZ3	HENDERSON NV	1%	5.25	06/01/29	Aa2	AA+	-	Bullet	465,000	11/16/2023	101.58	100.81	100.06	(3,478)	4.92	5.22	2.7	2.4	0.1
96	05612LFF4	BMW BANK NORTH AMERICA	0%	4.10	06/13/29	-	-	-	Bullet	244,000	06/06/2025	100.00	100.00	97.96	(4,985)	4.10	4.91	2.7	2.5	0.1
97	564759UC0	MANUF & TRADERS TRUST CO	0%	4.20	06/15/29	-	-	-	Bullet	245,000	06/09/2026	100.00	100.00	98.20	(4,403)	4.20	4.91	2.7	2.5	0.1
98	36830MBP5	GBANK	0%	4.05	06/20/29	-	-	-	Bullet	249,000	06/13/2025	100.00	100.00	97.71	(5,705)	4.08	5.00	2.7	2.5	0.1
99	88241TWF3	TEXAS EXCHANGE BANK	0%	4.10	06/20/29	-	-	-	Bullet	249,000	06/12/2025	100.00	100.00	97.96	(5,072)	4.14	4.95	2.7	2.5	0.1
100	06251FEW5	BANK HAPOALIM BM NY	0%	4.30	06/22/29	-	-	-	Bullet	244,000	06/11/2026	100.00	100.00	98.46	(3,758)	4.30	4.91	2.7	2.5	0.1
101	09776DAU8	BOM BANK	0%	4.10	06/25/29	-	-	-	Bullet	249,000	06/16/2025	100.00	100.00	97.96	(5,077)	4.14	4.95	2.7	2.5	0.1
102	23204HPQ5	CUSTOMERS BANK	0%	4.55	06/27/29	-	-	-	Bullet	244,000	06/20/2024	100.00	100.00	99.06	(2,289)	4.55	4.92	2.7	2.5	0.1
103	58404DVL2	MEDALLION BANK UTAH	0%	4.50	06/28/29	-	-	-	Bullet	249,000	06/20/2024	100.00	100.00	98.97	(2,567)	4.54	4.95	2.7	2.5	0.1
104	61580MAM3	MOORE NORMAN TECHNOLO	1%	10.00	07/01/29	-	AA	-	Bullet	500,000	06/05/2025	120.01	113.53	112.26	(6,341)	4.54	4.98	2.8	2.3	0.1
105	146102AS7	CARTER BANK & TRUST	0%	4.55	07/05/29	-	-	-	Bullet	249,000	06/25/2024	100.00	100.00	99.09	(2,271)	4.59	4.95	2.8	2.5	0.1
106	261172QE3	DOWNTOWN SAVANNAH GA /	1%	3.60	08/01/29	Aaa	AA+	08/01/2028	Amer	500,000	06/11/2019	106.50	101.44	95.79	(28,265)	2.79	5.22	2.8	2.6	0.1
107	66702RZE5	NORTHSIDE TX INDEP SCH DIS	1%	5.00	08/15/29	Aaa	-	-	Bullet	500,000	06/20/2023	103.47	101.73	99.85	(9,405)	4.35	5.05	2.9	2.6	0.1
108	3130A35P5	FEDERAL HOME LOAN BANK	1%	3.50	09/24/29	Aa1	AA+	-	Bullet	600,000	12/09/2024	97.50	98.39	95.91	(14,861)	4.08	4.99	3.0	2.8	0.1
Year 3			**14%**	**4.43**						**11,153,654**		**100.80**	**100.46**	**98.70**	**(195,397)**	**4.24**	**5.00**	**2.5**	**2.3**	**0.1**
109	13063D2W7	CALIFORNIA ST	1%	5.10	10/01/29	Aa2	AA-	-	Bullet	500,000	10/23/2023	98.79	99.34	99.44	485	5.34	5.30	3.0	2.7	0.1
110	38151PAJ0	GOLDMAN SACHS BANK USA	0%	3.75	10/09/29	-	-	-	Bullet	245,000	10/03/2025	100.00	100.00	96.74	(7,994)	3.75	4.92	3.0	2.8	0.1
111	91282CLR0	US TREASURY N/B	1%	4.13	10/31/29	Aa1	-	-	Bullet	600,000	06/18/2025	100.93	100.67	97.54	(18,779)	3.89	4.99	3.1	2.8	0.1
112	90352RDH5	USALLIANCE FED CR UNION	0%	5.25	11/30/29	-	-	-	Bullet	248,000	11/09/2023	100.00	100.00	100.93	2,296	5.31	4.98	3.2	2.8	0.1
113	021807MB5	ALTOONA PA AREA SCH DIST	0%	1.74	12/01/29	-	AA	-	Bullet	255,000	11/29/2023	83.53	90.71	89.31	(3,575)	4.94	5.45	3.2	3.0	0.1
114	3133ET3U9	FEDERAL FARM CREDIT BANK	1%	4.11	12/10/29	Aa1	AA+	10/05/2026	Amer	800,000	12/17/2025	100.00	100.00	97.15	(22,832)	4.11	5.09	3.2	2.8	(0.1)
115	22537MAU1	CREDIT HUMAN FCU	0%	3.75	12/18/29	-	-	-	Bullet	249,000	12/02/2025	100.00	100.00	96.48	(8,777)	3.78	4.99	3.2	3.0	0.1
116	523343AB7	LEDYARK NBK/NORWICH VT	0%	4.10	12/31/29	-	-	-	Bullet	244,000	12/22/2023	100.00	100.00	100.19	454	4.10	4.04	3.3	3.0	0.1
117	260741SL8	DOWNERS GROVE IL	0%	2.02	01/01/30	-	AAA	01/01/2028	Amer	145,000	11/30/2023	84.85	91.35	90.36	(1,430)	4.94	5.29	3.3	3.1	0.1
118	31359MFJ7	FANNIE MAE	3%	7.13	01/15/30	Aa1	AA+	-	Bullet	1,850,000	10/03/2023	114.24	107.95	106.17	(33,040)	4.50	5.06	3.3	2.9	0.1
119	91282CGQ8	US TREASURY N/B	1%	4.00	02/28/30	Aa1	-	-	Bullet	600,000	12/09/2024	99.65	99.76	96.86	(17,406)	4.08	5.01	3.4	3.1	0.1
120	59013LLP7	MERRICK BANK	0%	4.10	04/18/30	-	-	-	Bullet	249,000	04/09/2026	100.00	100.00	97.20	(6,970)	4.14	5.01	3.6	3.2	0.1
121	3133EPKK0	FEDERAL FARM CREDIT BANK	1%	3.88	05/23/30	Aa1	AA+	-	Bullet	500,000	08/03/2023	96.42	97.95	95.83	(10,614)	4.49	5.14	3.6	3.3	0.1
122	3130B6GM2	FEDERAL HOME LOAN BANK	1%	4.61	05/23/30	Aa1	AA+	11/23/2026	Amer	600,000	05/15/2025	100.00	100.00	97.98	(12,138)	4.61	5.22	3.6	2.9	(0.6)
123	664214QD8	N E IA CMNTY CLG	0%	5.00	06/01/30	Aa1	-	-	Bullet	140,000	06/17/2024	101.94	101.19	99.20	(2,790)	4.64	5.24	3.7	3.3	0.1
124	651469TE8	NEWINGTON CT	0%	5.00	06/01/30	-	AA+	-	Bullet	210,000	05/27/2025	102.75	102.01	98.68	(7,009)	4.40	5.40	3.7	3.3	0.1

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Positions by Maturity

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
125	61690D6E3	MORGAN STANLEY BANK NA	0%	4.30	06/11/30	-	-	-	Bullet	244,000	06/06/2025	100.00	100.00	97.70	(5,614)	4.30	4.99	3.7	3.3	0.1
126	73319FDY2	POPPY BANK	0%	4.00	06/17/30	-	-	-	Bullet	245,000	06/13/2025	100.00	100.00	96.68	(8,129)	4.00	4.99	3.7	3.4	0.1
127	05584CY59	BNY MELLON NA	0%	4.00	06/18/30	-	-	-	Bullet	245,000	06/13/2025	100.00	100.00	96.68	(8,136)	4.00	4.99	3.7	3.4	0.1
128	472207AL3	JEANNE D'ARC CREDIT UN	0%	4.00	06/28/30	-	-	-	Bullet	249,000	06/23/2025	100.00	100.00	96.67	(8,297)	4.03	5.03	3.7	3.4	0.1
129	60685BSA0	MIZRAHI TEFAHOT BANK/LA	0%	4.50	07/03/30	-	-	-	Bullet	244,000	03/28/2024	100.00	100.00	98.35	(4,021)	4.50	4.99	3.8	3.3	0.1
130	3132A9Q67	Freddie Mac	0%	2.50	08/01/30	-	-	-	-	10,413	09/02/2015	101.61	100.41	95.62	(499)	2.24	5.31	3.8	1.6	(0.0)
131	899525XA2	TULSA CNTY OK INDEP SCH DI	1%	5.00	08/01/30	-	AA	-	Bullet	840,000	06/23/2025	103.11	102.34	99.33	(25,265)	4.31	5.17	3.8	3.3	0.1
132	559686WU0	MAGNOLIA TX INDEP SCH DIS	1%	5.00	08/15/30	Aaa	-	-	Bullet	875,000	05/30/2023	103.79	102.18	99.35	(24,754)	4.38	5.18	3.9	3.5	0.1
133	052397Z58	AUSTIN TX	0%	5.50	09/01/30	-	AAA	-	Bullet	350,000	12/09/2024	106.11	104.18	100.91	(11,428)	4.33	5.24	3.9	3.5	0.1
134	91739JAW5	UTAH FIRST FED CREDIT	0%	3.85	09/10/30	-	-	-	Bullet	249,000	08/26/2025	100.00	100.00	95.91	(10,197)	3.88	5.05	3.9	3.6	0.1
135	831641FQ3	Small Business Administration	0%	1.03	09/10/30	-	-	-	-	206,715	09/15/2020	100.00	100.00	88.73	(23,291)	1.03	4.80	3.9	3.1	0.1
136	88413QHX9	THIRD FED SAV&LN CLEVLND	0%	3.75	09/19/30	-	-	-	Bullet	245,000	09/05/2025	100.00	100.00	95.54	(10,920)	3.75	5.00	4.0	3.6	0.1
Year 4			**15%**	**4.72**						**11,438,127**		**102.35**	**101.39**	**98.85**	**(290,669)**	**4.29**	**5.08**	**3.5**	**3.1**	**0.1**
137	91282CHZ7	US TREASURY N/B	1%	4.63	09/30/30	Aa1	-	-	Bullet	600,000	12/09/2024	102.78	101.98	98.49	(20,980)	4.08	5.05	4.0	3.6	0.2
138	605581QQ3	MISSISSIPPI ST	1%	1.99	10/01/30	Aa2	AA	-	Bullet	650,000	06/26/2023	84.81	91.03	88.05	(19,370)	4.46	5.34	4.0	3.7	0.1
139	32022WEG7	FIRST FEDERAL BANK FL	0%	3.80	10/17/30	-	-	-	Bullet	245,000	10/03/2025	100.00	100.00	95.60	(10,770)	3.80	5.01	4.0	3.6	0.2
140	68405VFC8	OPTUM BANK INC	0%	3.75	10/22/30	-	-	-	Bullet	245,000	10/14/2025	100.00	100.00	95.41	(11,258)	3.75	5.01	4.1	3.7	0.2
141	3130B8KE1	FEDERAL HOME LOAN BANK	1%	3.75	11/13/30	Aa1	AA+	11/13/2028	Berm	800,000	12/03/2025	100.00	100.00	95.46	(36,312)	3.75	4.98	4.1	3.6	(0.0)
142	31359MGK3	FANNIE MAE	1%	6.63	11/15/30	Aa1	AA+	-	Bullet	500,000	08/18/2025	113.22	110.62	105.59	(25,175)	3.82	5.10	4.1	3.5	0.2
143	90355GB47	UBS BANK USA	0%	3.90	11/26/30	-	-	-	Bullet	249,000	11/24/2025	100.00	100.00	95.83	(10,373)	3.93	5.07	4.2	3.7	0.2
144	3134HCCS6	FREDDIE MAC	1%	4.01	12/04/30	Aa1	AA+	12/04/2026	Berm	1,000,000	12/01/2025	100.00	100.00	95.88	(41,210)	4.01	5.12	4.2	3.6	(0.1)
145	46659CNW6	JP MORGAN CHASE BANK NA	0%	4.15	12/13/30	-	-	12/13/2026	Berm	244,000	12/02/2025	100.00	100.00	96.07	(9,579)	4.10	5.14	4.2	3.5	(0.2)
146	082419F56	BENSENVILLE IL	1%	2.00	12/30/30	-	AA	12/30/2028	Amer	485,000	06/17/2024	85.01	89.74	86.96	(13,502)	4.69	5.48	4.3	4.0	0.2
147	91282CJX0	US TREASURY N/B	1%	4.00	01/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	99.54	99.56	95.91	(29,251)	4.11	5.06	4.3	3.9	0.2
148	771588WJ5	ROCHESTER MN	1%	5.00	02/01/31	Aaa	AAA	-	Bullet	440,000	06/18/2024	102.52	101.65	98.97	(11,772)	4.57	5.27	4.3	3.8	0.2
149	3133ETLN5	FEDERAL FARM CREDIT BANK	1%	4.13	03/17/31	Aa1	AA+	-	Bullet	800,000	07/07/2025	100.48	100.38	96.00	(35,066)	4.03	5.14	4.5	4.0	0.2
150	91282CKF7	US TREASURY N/B	1%	4.13	03/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	100.02	100.02	96.25	(30,128)	4.12	5.07	4.5	4.1	0.2
151	072024WS7	BAY AREA CA TOLL AUTH TOL	0%	2.57	04/01/31	Aa3	AA	-	Bullet	150,000	01/19/2022	101.58	100.82	94.51	(9,464)	2.19	5.27	4.5	2.0	0.1
152	31418B2N5	Fannie Mae	0%	2.50	04/01/31	-	-	-	-	9,801	04/12/2016	107.90	103.13	94.88	(809)	0.71	5.46	4.5	1.8	(0.0)
153	3140NU7C7	Fannie Mae	1%	4.76	05/01/31	-	-	-	-	500,000	06/20/2024	101.35	100.85	97.27	(17,891)	4.59	5.47	4.6	4.2	0.2
154	3133ERDM0	FEDERAL FARM CREDIT BANK	2%	4.75	05/02/31	Aa1	AA+	-	Bullet	1,300,000	06/20/2024	102.84	101.99	99.04	(38,301)	4.27	4.98	4.6	4.0	0.2
155	949764WZ3	WELLS FARGO BANK NA	0%	4.25	05/29/31	-	-	-	Bullet	249,000	05/26/2026	100.00	100.00	96.67	(8,292)	4.29	5.11	4.7	4.1	0.2
156	651469TF5	NEWINGTON CT	0%	5.00	06/01/31	-	AA+	-	Bullet	210,000	05/27/2025	102.60	102.02	98.06	(8,306)	4.51	5.47	4.7	4.1	0.2
157	27806GAJ2	EATON COMMUNITY BANK	0%	4.30	06/11/31	-	-	12/11/2026	Amer	249,000	06/18/2026	99.55	99.58	96.05	(8,794)	4.44	5.31	4.7	3.8	(0.3)
158	736679C58	PORTLAND OR	1%	1.76	06/15/31	Aaa	-	06/15/2030	Amer	800,000	06/18/2025	86.62	89.20	85.53	(29,360)	4.32	5.27	4.7	4.4	0.2
159	3136GDGP2	FANNIE MAE	1%	4.50	06/16/31	Aa1	AA+	06/16/2028	Euro	800,000	06/17/2026	100.21	100.17	97.46	(21,693)	4.46	5.11	4.7	3.7	(0.6)
160	3138WHJ29	Fannie Mae	0%	2.00	07/01/31	-	-	-	-	10,646	08/02/2016	101.66	100.65	93.62	(749)	1.66	5.43	4.8	2.0	0.0
161	91282CLD1	US TREASURY N/B	1%	4.13	07/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	99.97	99.97	95.95	(32,195)	4.13	5.08	4.8	4.3	0.2
162	3130AXEZ7	FEDERAL HOME LOAN BANK	1%	4.88	09/12/31	Aa1	AA+	-	Bullet	500,000	10/17/2023	97.82	98.53	99.04	2,521	5.21	5.10	5.0	4.3	0.2
Year 5			**17%**	**4.03**						**13,436,447**		**98.94**	**99.30**	**95.74**	**(478,079)**	**4.19**	**5.14**	**4.4**	**3.9**	**0.1**
163	91282CLM1	US TREASURY N/B	1%	3.63	09/30/31	-	-	-	Bullet	800,000	12/03/2025	99.76	99.80	93.63	(49,304)	3.67	5.08	5.0	4.5	0.2
164	91282CLU3	US TREASURY N/B	1%	4.13	10/31/31	Aa1	-	-	Bullet	800,000	06/17/2026	99.92	99.93	95.73	(33,612)	4.14	5.09	5.1	4.4	0.2
165	91282CMK4	US TREASURY N/B	1%	4.38	01/31/32	-	-	-	Bullet	800,000	06/17/2026	101.06	101.01	96.62	(35,139)	4.16	5.11	5.3	4.7	0.2
166	3132A9TC1	Freddie Mac	0%	3.50	02/01/32	-	-	-	-	11,891	10/31/2019	104.24	102.68	96.45	(741)	2.16	5.26	5.3	2.0	(0.0)
167	442331S62	HOUSTON TX	1%	6.29	03/01/32	Aa2	AA	-	Bullet	515,000	12/16/2024	105.51	104.33	101.92	(12,422)	4.74	5.59	5.4	2.7	0.1
168	31418CKU7	Fannie Mae	0%	3.50	05/01/32	-	-	-	-	8,730	01/29/2019	101.53	100.97	96.14	(422)	3.05	5.33	5.6	2.1	(0.0)
169	3130AS5M7	FEDERAL HOME LOAN BANK	1%	4.28	05/26/32	Aa1	AA+	10/05/2026	Amer	1,000,000	05/19/2022	100.00	100.00	94.07	(59,290)	4.28	5.51	5.7	4.6	(0.1)
170	31418CLS1	Fannie Mae	0%	3.50	06/01/32	-	-	-	-	5,993	01/29/2019	101.53	101.10	96.08	(301)	2.99	5.34	5.7	2.2	(0.0)
171	3140J7Q24	Fannie Mae	0%	3.50	06/01/32	-	-	-	-	4,166	11/13/2018	102.94	101.74	96.33	(226)	2.60	5.37	5.7	2.0	(0.0)
172	3134A4KX1	FREDDIE MAC	1%	6.25	07/15/32	Aa1	AA+	-	Bullet	800,000	12/03/2025	114.20	112.62	105.50	(56,972)	3.80	5.14	5.8	4.8	0.3
173	1994925T2	COLUMBUS OH	1%	4.78	08/15/32	Aaa	AAA	-	Bullet	770,000	12/01/2025	104.97	104.43	97.17	(55,910)	3.93	5.35	5.9	5.0	0.3
174	31410LUN0	Fannie Mae	0%	3.00	09/01/32	-	-	-	-	17,750	12/06/2018	101.48	100.78	94.89	(1,045)	2.64	5.43	5.9	2.2	(0.0)
Year 6			**7%**	**4.71**						**5,533,530**		**103.39**	**102.96**	**97.44**	**(305,383)**	**4.06**	**5.26**	**5.5**	**4.5**	**0.2**
175	930353PE1	WADSWORTH OH CITY SCH DI	1%	2.27	12/01/32	Aa2	-	12/01/2031	Amer	500,000	12/03/2025	89.71	90.78	83.22	(37,800)	3.97	5.52	6.2	5.6	0.3
176	112857QY6	BROOKFIELD WI	1%	6.00	12/01/32	Aaa	-	-	Bullet	425,000	06/11/2026	108.88	108.46	103.92	(19,303)	4.41	5.23	6.2	5.1	0.3
177	3140J8CQ4	Fannie Mae	0%	3.50	01/01/33	-	-	-	-	5,683	11/28/2018	100.41	100.19	95.92	(243)	3.43	5.41	6.3	2.2	(0.0)
178	3140J7Y25	Fannie Mae	0%	3.50	01/01/33	-	-	-	-	9,127	09/27/2018	100.63	100.32	95.66	(426)	3.38	5.41	6.3	2.3	0.0
179	3133EPBR5	FEDERAL FARM CREDIT BANK	1%	4.25	02/23/33	Aa1	AA+	-	Bullet	600,000	11/30/2023	96.64	97.52	93.87	(21,919)	4.70	5.39	6.4	5.5	0.3
180	31418CVE1	Fannie Mae	0%	3.00	03/01/33	-	-	-	-	4,589	03/01/2019	99.80	99.80	94.46	(245)	3.11	5.36	6.4	2.5	0.0
181	3140H1XB1	Fannie Mae	0%	3.00	03/01/33	-	-	-	-	9,851	02/08/2019	100.11	100.03	94.46	(549)	3.00	5.35	6.4	2.5	0.0
182	660459SC3	N LIBERTY IA	1%	5.00	06/01/33	Aa3	-	-	Bullet	425,000	06/16/2025	102.26	101.89	96.66	(22,257)	4.67	5.61	6.7	5.5	0.4
183	86158RBF5	STONE BANK	0%	4.25	06/29/33	-	-	-	Bullet	249,000	06/22/2026	100.00	100.00	95.66	(10,814)	4.29	5.06	6.8	5.7	0.4
Year 7			**3%**	**4.27**						**2,228,251**		**98.91**	**99.24**	**94.14**	**(113,555)**	**4.42**	**5.39**	**6.4**	**5.4**	**0.3**
184	419792M86	HAWAII ST	1%	4.84	10/01/33	Aa2	AA+	-	Bullet	650,000	12/16/2024	101.42	101.18	95.75	(35,295)	4.64	5.58	7.0	5.7	0.4
185	3140HR6D0	Fannie Mae	1%	4.14	12/01/33	-	-	-	-	700,000	07/23/2025	97.70	97.93	92.15	(40,467)	4.53	5.53	7.2	6.3	0.4
186	3130AXQZ4	FEDERAL HOME LOAN BANK	1%	4.88	12/09/33	Aa1	AA+	-	Bullet	650,000	01/08/2024	104.84	103.71	97.95	(37,402)	4.27	5.22	7.2	5.9	0.4

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Positions by Maturity

ID	CUSIP	Issuer	% Port	Cpn	Final Maturity	Ratings Moody's	Ratings S&P	Nxt Call Date	Call Type	Par	Acquired Date	Acquired Price	Book Price	Market Price	G / L	Book Yield	Market Yield	WAM	Eff Dur	Eff Cvx
187	3133EPV69	FEDERAL FARM CREDIT BANK	1%	4.36	01/17/34	Aa1	AA+	-	Bullet	600,000	06/18/2025	99.36	99.44	93.66	(34,650)	4.45	5.42	7.3	6.1	0.4
188	3130B0X87	FEDERAL HOME LOAN BANK	1%	4.75	03/10/34	Aa1	AA+	-	Bullet	600,000	06/20/2024	101.71	101.37	96.74	(27,821)	4.53	5.29	7.4	6.2	0.4
189	392658HA1	GREEN BAY WI MET SWR DIST	1%	2.20	05/01/34	Aaa	-	05/01/2030	Amer	800,000	12/02/2025	85.82	87.01	79.31	(61,592)	4.22	5.58	7.6	6.7	0.4
Year 8			**5%**	**4.11**						**4,000,000**		**97.94**	**97.95**	**92.02**	**(237,227)**	**4.44**	**5.44**	**7.3**	**6.2**	**0.4**
190	3140NXGS6	Fannie Mae	1%	4.58	01/01/35	-	-	-	-	500,000	06/06/2025	98.88	98.97	93.98	(24,941)	4.80	5.57	8.3	7.0	0.5
191	31418DLX8	Fannie Mae	0%	2.00	02/01/35	-	-	-	-	26,720	04/14/2020	102.94	102.45	89.47	(3,467)	1.24	5.55	8.3	3.3	0.1
192	973123AL6	WINCHESTER VA ECON DEV A	1%	5.00	08/01/35	-	AA+	-	Bullet	600,000	05/09/2025	101.59	101.37	94.09	(43,690)	4.81	5.87	8.8	7.0	0.6
193	3136G6ZR2	Fannie Mae	1%	4.79	08/25/35	-	-	-	-	761,142	06/12/2026	100.00	100.00	95.82	(31,823)	4.84	5.62	8.9	4.2	(0.4)
Year 9			**2%**	**4.76**						**1,887,862**		**100.25**	**100.20**	**94.69**	**(103,921)**	**4.77**	**5.68**	**8.7**	**5.8**	**0.1**
194	3140X7VD8	Fannie Mae	0%	1.50	10/01/35	-	-	-	-	56,124	09/28/2020	102.40	101.69	86.78	(8,369)	1.04	5.56	9.0	3.7	0.1
195	31418DTL6	Fannie Mae	0%	1.50	10/01/35	-	-	-	-	78,564	09/04/2020	102.38	101.59	86.78	(11,639)	1.06	5.55	9.0	3.7	0.1
196	3140KT5F8	Fannie Mae	0%	1.50	11/01/35	-	-	-	-	48,755	11/25/2020	103.43	102.30	86.77	(7,572)	0.88	5.50	9.1	3.7	0.1
197	3140X9C78	Fannie Mae	0%	2.00	02/01/36	-	-	-	-	34,735	01/28/2021	104.70	103.48	88.73	(5,124)	0.95	5.76	9.3	3.4	0.0
Year 10			**0%**	**1.58**						**218,178**		**102.99**	**102.07**	**87.09**	**(32,703)**	**1.00**	**5.57**	**9.1**	**3.6**	**0.1**
Total Portfolio			**100%**	**4.03**						**77,342,947**		**100.03**	**100.10**	**97.55**	**(1,974,174)**	**4.04**	**4.95**	**3.2**	**2.7**	**0.1**

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Financial Review – September 2026

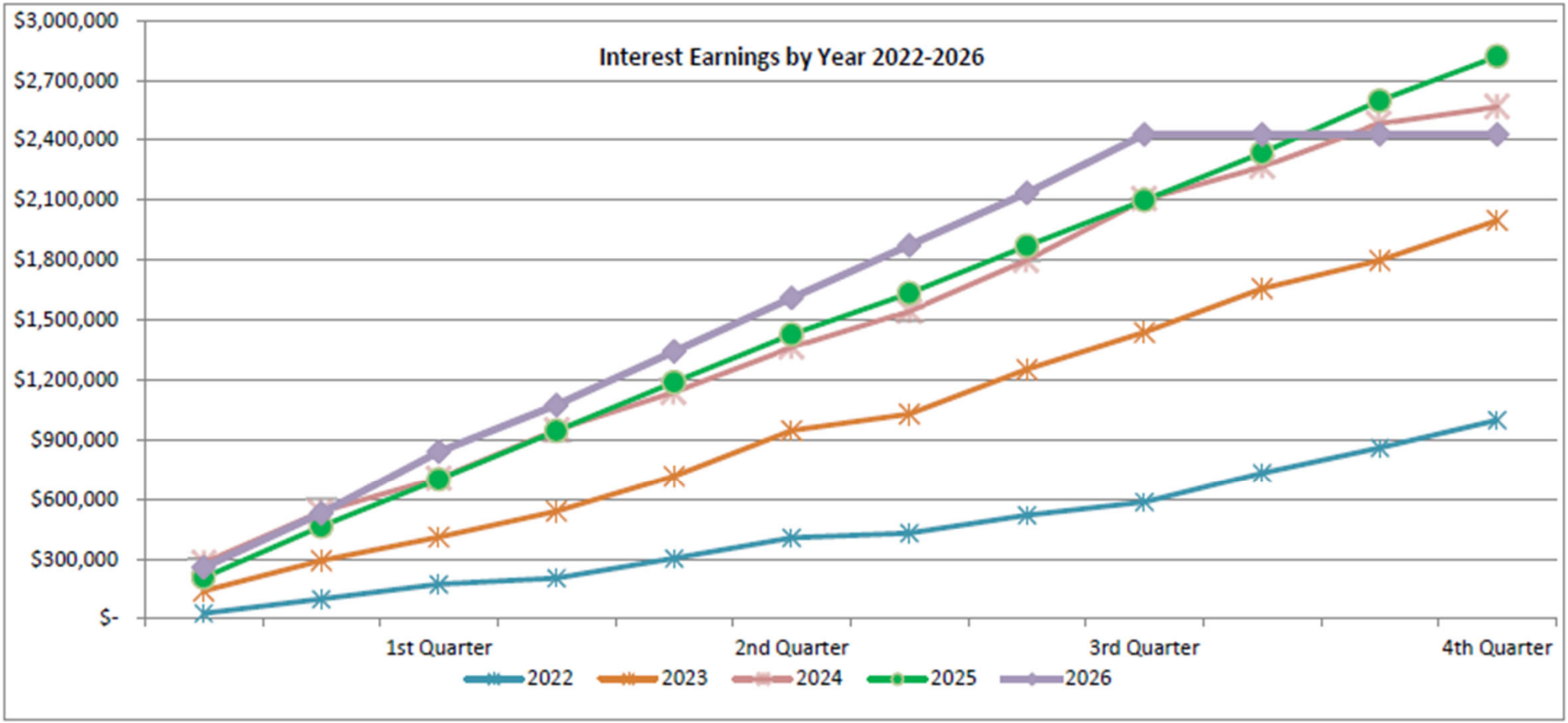
November 4, 2026

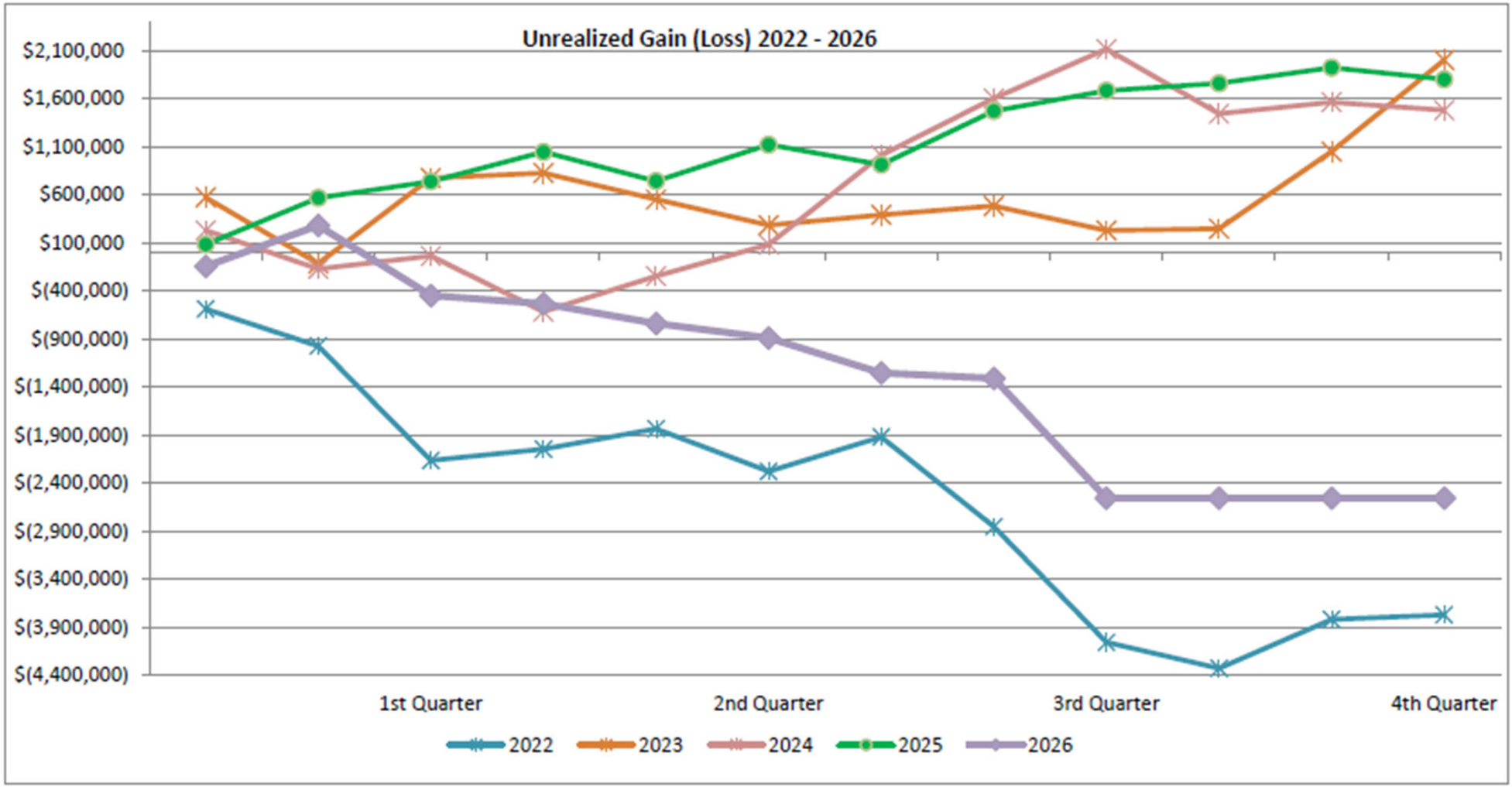
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	YTD 2026 Budget	September 2026 Actual	September YTD 2026 Actual	Budget Balance Remaining	Percent Used	September YTD 2025 Actual
01000 - GENERAL FUND						
REVENUES:						
* - TAXES	24,581,880	0	13,425,429	11,156,451	55% ↓	13,263,631
* - SPECIAL ASSESSMENTS	17,000	0	13,486	3,514	79% →	11,859
* - LICENSES AND PERMITS	4,392,000	525,276	4,387,686	4,314	100% ↑	4,369,835
* - INTERGOVERNMENTAL	5,617,250	1,871,881	5,465,589	151,661	97% ↑	3,674,170
* - CHARGES FOR SERVICES	6,548,180	474,193	4,177,751	2,370,429	64% ↓	5,620,327
* - FINES AND FORFEITS	325,200	21,368	248,708	76,492	76% →	250,655
* - MISCELLANEOUS	625,700	123,148	883,417	(257,717)	141% ↑	790,624
TOTAL REVENUES	**42,107,210**	**3,015,867**	**28,602,066**	**13,505,144**	**68%** →	**27,981,102**
EXPENDITURES:						
11 - MAYOR & COUNCIL	(196,400)	(8,310)	(131,082)	(65,318)	67% →	(148,870)
12 - ADMINISTRATION	(2,951,650)	(200,814)	(1,925,291)	(1,026,359)	65% →	(1,949,277)
13 - CITY CLERK	(633,900)	(54,291)	(427,213)	(206,687)	67% →	(304,903)
15 - FINANCE	(1,226,150)	(45,456)	(1,012,701)	(213,449)	83% →	(938,084)
17 - PLANNING AND DEVELOPMENT	(902,450)	(68,106)	(559,249)	(343,201)	62% ↑	(582,921)
18 - FACILITIES	(666,600)	(51,262)	(413,001)	(253,599)	62% ↑	(418,544)
31 - POLICE DEPARTMENT	(14,260,280)	(1,294,953)	(9,739,414)	(4,520,866)	68% →	(9,351,268)
32 - FIRE	(4,847,700)	(471,420)	(4,298,194)	(549,506)	89% ↓	(2,980,673)
33 - INSPECTION-BLDG-PLMBG-HTG	(2,316,250)	(151,077)	(1,921,413)	(394,837)	83% →	(1,801,809)
41 - ENGINEERING	(1,631,700)	(216,095)	(1,233,687)	(398,013)	76% →	(1,112,297)
42 - STREET MAINTENANCE	(2,894,450)	(414,518)	(1,987,870)	(906,580)	69% →	(2,014,857)
44 - FLEET	(603,170)	(43,556)	(396,147)	(207,023)	66% →	(362,550)
46 - PARK MAINTENANCE	(3,641,810)	(276,132)	(2,687,603)	(954,208)	74% →	(2,731,643)
67 - RECREATION	(5,997,100)	(418,174)	(4,393,437)	(1,603,663)	73% →	(4,331,872)
91 - UNALLOCATED	(237,600)	(1,462)	(20,562)	(217,038)	9% ↑	(13,858)
TOTAL EXPENDITURES	**(43,007,210)**	**(3,715,626)**	**(31,146,863)**	**(11,860,347)**	**72%** →	**(29,043,425)**
OTHER FINANCING						
* - TRANSFERS IN	900,000	0	0	900,000	0%	750,000
* - TRANSFERS OUT	0	0	0	0	#DIV/0!	0
OTHER FINANCING TOTAL	**900,000**	**0**	**0**	**900,000**	**0%**	**750,000**
FUND TOTAL	**0**	**(699,760)**	**(2,544,797)**	**2,544,797**		**(312,323)**

Key

↑ Varies more than 10% than budget positively
↓ Varies more than 10% than budget negatively
→ Within 10% of budget


Interest Earnings by Year 2022-2026
$3,000,000
$2,700,000
$2,400,000
$2,100,000
$1,800,000
$1,500,000
$1,200,000
$900,000
$600,000
$300,000
$-
1st Quarter
2nd Quarter
3rd Quarter
4th Quarter
2022
2023
2024
2025
2026


Unrealized Gain (Loss) 2022 - 2026
$2,100,000
$1,600,000
$1,100,000
$600,000
$100,000
$(400,000)
$(900,000)
$(1,400,000)
$(1,900,000)
$(2,400,000)
$(2,900,000)
$(3,400,000)
$(3,900,000)
$(4,400,000)
1st Quarter
2nd Quarter
3rd Quarter
4th Quarter
2022
2023
2024
2025
2026

Agenda Item: Preliminary and Final Plat of 3rd Ave West Apartments
Prepared by: Kyle Sobota, Senior Planner
Reviewed by: Michael Kerski, Director of Planning and Development

Action to be considered:
Adopt Resolution R2026-146, which approves the preliminary and final plat of 3rd Ave West Apartments

Motion Type:
Simple Majority

Background:
Site Information:
Address: 1480 Third Avenue West
Property Owner: Zahler Properties LLC
Lot Area: 12.87 Acres
Current Zoning: B-1, Highway Business / R-3 Multiple Family Residential
2040 Comprehensive Plan Designation: Mixed Use Employment Center

Jared Ackmann of Reuter Walton has applied for the preliminary and final plat of 3rd Avenue West Apartments for the property at 1480 Third Avenue West. The subject property is proposed to be subdivided into two lots. Proposed Lot 1 is a 8.1 acre parcel for a proposed 180-unit apartment building. Proposed Lot 2 is a 4.7 acre parcel for the existing building that is currently occupied by Twin City Concrete Pumping.

Twin City Concrete Pumping would continue to operate on the site in the existing building. Apartments are a permitted use in the B-1, Highway Business Zone and an allowed secondary use by the 2040 Comprehensive Plan for Mixed Use Employment Center guided land. Since the combined lot area of Lot 2 (Twin City Concrete Pumping) and the conservation easement area exceed 50% of the site, apartments are considered a secondary use of the site.

The proposed lots both meet the minimum requirements of the zone for lot width, depth, area, and impervious surface. The proposed apartment building meets City Code requirements for design, off-street parking, setback, height, and impervious surfaces.

Access:
The applicant is proposing to relocate the driveway access to Third Avenue away from the intersection from County Road 69, which has been recommended by the Engineering Department. The proposed vehicle access is a shared driveway for both lots and would require a maintenance agreement and easement for ingress / egress. There is an existing trail along County Road 69 and the applicant is proposing two connections to the trail for use by the apartment residents. Staff is recommending that a cash deposit be provided for the extension of a future sidewalk along Third Avenue, between the trail along County Road 69 and the northeast property line rather than require the installation of a segment of sidewalk that ends at the adjacent property (Link Lumber).

Utilities:
The proposed lots would be served by both city sewer and water. City sewer service is located near the intersection of Third Avenue and County Road 69 and water service is adjacent to Harrison Street. The existing building would be connected to city sewer and water and the water main would be looped through the site and connected to the adjacent lot to the southwest. The existing septic system would be abandoned as part of this development.

The applicant is proposing an underground stormwater management system that is located underneath the parking lot for the apartments. Trees are not able to be planted in the landscape islands above the underground stormwater system, so staff is recommending that the two of the proposed islands be sidewalks through the parking area to the building instead of areas for perennials and shrubs.

Woodland Management:
Commercial sites are allowed to remove up to 60% of the caliper inches of common trees on the site without replacement. The applicant is proposing to remove 32% of the caliper inches of trees on the site and intends to remove five High Priority trees as defined by City Code, which are required to be in the ratio of 1:1.5 (remove: replace). The applicant's current landscape plan meets City Code for plantings for new construction, but does not address the required replacement of the five High Priority Trees. In the case the applicant is not able to find suitable sites for replacement trees, a cash contribution is permitted in the amount of $400 / tree, which is used for the planting of trees in boulevards and parks in the area of the site the fee is collected. The applicant is proposing to preserve the trees on the bluff in accordance in the conservation easement that encompasses 2.38 acres on the south side of the site, adjacent to the existing townhouse lots on Sixth Avenue.

There are several mature Butternut (White Walnut) trees on this site. Butternut trees are a listed Endangered Species in Minnesota due to threat of a fungal disease known as Butternut Canker and are not permitted to be removed without a permit from the Minnesota Department of Natural Resources (DNR). The applicant's plan shows removal

of 12 of the 39 Butternut trees on the site. The applicant must receive a permit from the DNR prior to the issuance of a grading permit or building permit. If the applicant is not able to remove the Butternut trees in question, the site design must be adjusted.

Parking:
Off-street parking requirements are based on the unit type:

- One Bedroom / Studio: 1.5 spaces / unit (46 units / 69 required spaces)
- Two Bedroom: 2 spaces / unit (66 units / 132 required spaces)
- Three Bedroom: 2.5 spaces / unit (68 units / 170 required spaces)

The applicant's plan proposes 164 garage parking spaces and 208 surface parking spaces for a total of 372 spaces, which meets City Code requirements of 371 spaces. The applicant has developed several apartment buildings in other communities and has stated that they generally provide less parking for this type of development in other locations, but has agreed to design this site plan to meet Shakopee City Code.

The application request for subdividing is reviewed against the requirements of City Code for subdivisions:
150.08, Subdv. 2B: Grounds for decision:

1. The Planning Commission shall base its recommendation on the purposes and requirements of this chapter on comments received from staff, other governmental entities and agencies, utilities, the public, and the developer.

2. In making its recommendation, the Planning Commission shall consider the following factors:

a. Whether the layout of streets, lots, utilities, and public improvements, and their relation to the topography of the land, reflect good planning and development for the city;
b. Whether the subdivision preserves the site’s important existing natural features;
c. Whether the proposed plat will facilitate the use and future development of the adjoining lands;
d. Whether the subdivision can be economically served with streets, public services, and utilities;
e. Whether all applicable provisions of this code of ordinances are met; and
f. Whether the subdivision is in conformance with any official map of the city and the comprehensive plan.

The applicant is proposing to connect the existing and future buildings to city services and the development does not require the construction of additional streets. The

proposed development meets City Code requirements and complies with the comprehensive plan, so staff and the Planning Commission gave a positive recommendation to the City Council of the proposed preliminary and final plat.

Recommendation:
The Planning Commission recommended the City Council approve Resolution R2026-146 by a vote of 6-0 at their October 8th meeting.

Budget Impact:
N/A

Attachments:
Location Map
Applicant Narrative
Existing Conditions Survey
Preliminary Plat Drawing
Final Plat Drawing
Civil Plans
Architectural Plans
Woodland Management Plan
Engineering Department Comments
Erosion Control Comments
Draft Resolution R2026-146
Legal Description For Resolution



SHAKOPEE

October 2, 2026

1480 Third Ave W

0 187.5 375 750 Feet

REUTERWALTON

PROJECT NARRATIVE

Minor Subdivision & Preliminary/Final Plat Application

3rd Avenue West Apartments

1480 3rd Ave W, Shakopee, MN 55379 | Scott County, Minnesota

Prepared for submission to the City of Shakopee Department of Planning and Development



Rendering of 3rd Avenue West Apartments — Kaas Wilson Architects

1. Introduction & Executive Summary

Reuter Walton Development ("Applicant") is pleased to submit this narrative in support of a Minor Subdivision and Preliminary/Final Plat Application affecting an approximately 12.9-acre parent parcel located at 1480 3rd Ave W in Shakopee, Minnesota. The Applicant proposes to subdivide the parent parcel into two lots — Lot 1 (±8.1 acres), to be platted as a new, standalone lot for the development of a 180-unit, four-story multifamily rental community to be known as 3rd Avenue West Apartments, and Lot 2 (±4.7 acres), containing the existing 1-story building at 1480 3rd Ave W, to be retained by the Seller, Zahler Properties, LLC.

The proposed development directly responds to a well-documented shortage of workforce housing in Shakopee and Scott County, with a unit mix deliberately weighted toward larger, family-sized units (46

one-bedroom, 66 two-bedroom, and 68 three-bedroom units) serving households at 30%–60% of Area Median Income (AMI). The project is supported by a committed $1,800,000 soft-funding contribution from Scott County and is being pursued in coordination with the Minnesota Management and Budget (MMB) tax-exempt Private Activity Bond program and 4% Low-Income Housing Tax Credits.

This narrative addresses, item by item, the submittal and review requirements of City Code Chapter 150 (Subdivision Regulations) applicable to Minor Subdivisions (§150.08), Preliminary Plats (§150.08, §150.12), and Final Plats (§150.03), together with the related requirements of Chapter 151 (Zoning) that are triggered by this application, including landscaping and tree preservation (§151.112–113), grading (§151.110), and applicable engineering design criteria. Every applicable submittal item is addressed below, including items the Applicant believes are not applicable to this project — those are identified as such rather than omitted.

2. Applicant, Owner & Property Information

Applicant / Developer	Reuter Walton Development, 4450 Excelsior Blvd, Suite 400, St. Louis Park, MN 55416
Applicant Contact	Ian Schwickert
Property Address	1480 3rd Ave W, Shakopee, MN 55379
Property Owner (Seller)	Zahler Properties, LLC, a Minnesota Limited Liability Company
Parcel ID (PID)	271120250
Site Area (subject parcel)	±8.1 acres (354,902 SF) — proposed Lot 1 of a 2-lot plat covering the ±12.9-acre (560,169 SF) parent parcel; Lot 2 (±4.7 acres / 205,267 SF), containing the existing 1-story building, to be retained by the Seller
Current Zoning	Highway Business (B-1) — majority of site; Multiple-Family Residential (R-3) — small portion, NE corner
2040 Comprehensive Plan Guiding	Mixed Use Employment Center
Current Use	Vacant / undeveloped commercial land; existing gravel entry, on-site well and septic system
Adjacent Parcel – North	Owner: Link etal Helen C & Cletus J Link Family Trust, PID 279110181

Adjacent Parcel – South	Long View Estates Townhomes, Lot 1, Block 7, 1st Addition, PID 271120240
Adjacent Parcel – Southwest	Owner: Augustana Emerald Care LLC, PID 279110190
Lot 2 (Retained by Seller)	±4.7 acres (205,267 SF); contains the existing 1-story building at 1480 3rd Ave W (to remain); owned by Zahler Properties, LLC and not part of the proposed multifamily development
Adjacent Right-of-Way	3rd Ave W (north); County Road 69 / Old Brickyard Road (west); Harrison St S (east, via adjoining parcel)
Purchase Agreement Status	Site under executed purchase agreement

3. Requested Approvals & Process Sequencing

The Applicant is requesting two sequential land use approvals from the City:

- Minor Subdivision (City Code §150.08) — to divide the ±12.9-acre parent parcel (PID 271120250) into two lots: Lot 1 (±8.1 acres), the new buildable lot for the proposed apartment development, and Lot 2 (±4.7 acres), containing the existing 1-story building at 1480 3rd Ave W, to be retained by the Seller, Zahler Properties, LLC.
- Preliminary Plat and Final Plat (City Code §150.03, §150.08, §150.12) — to formally plat the resulting lot, dedicate necessary easements, and establish the lot as recorded per Scott County requirements.

The Applicant notes for the City's awareness that City Code §150.08 identifies certain circumstances in which the Minor Subdivision process is not available, including "where the minor subdivision proposes the division of property zoned for commercial … use." Because a majority of the subject site carries the Highway Business (B-1) zoning designation, the Applicant raised this question with the Department of Planning and Development in advance of submittal. Based on that communication, the City has confirmed that a Minor Subdivision remains the appropriate process for the proposed Lot 1/Lot 2 boundary creation, and the Applicant is proceeding on that basis. This narrative is structured to satisfy the substantive submittal requirements of both the Minor Subdivision and full Plat processes.

No rezoning of the subject property is being requested with this application. As detailed in Section 4 below, the City has confirmed in writing that the proposed multifamily use is a permitted use on this site under its existing zoning.

4. Zoning Compliance

The subject property is zoned Highway Business (B-1), with a small portion in the northeast corner zoned Multiple-Family Residential (R-3). By letter dated October 21, 2025, the City of Shakopee Department of Planning and Development (Amanda Schwabe, Planner) confirmed that:

- The property is located in the Highway Business (B-1) zoning district;
- Multiple-family dwellings are a permitted use in the B-1 zoning district pursuant to City Code §151.007(K); and
- The property is guided under the 2040 Comprehensive Plan as Mixed Use Employment Center, a designation consistent with the proposed multifamily residential use.

A copy of this Zoning Verification Letter is included as an attachment to this application. Because multifamily residential use is a permitted use within the applicable zoning district(s), the Applicant is not requesting a rezoning, a Planned Unit Development, or a Conditional Use Permit in connection with this proposal. The proposed density, setbacks, height, and site design have been prepared to conform to the applicable dimensional standards of the B-1/R-4 districts.

5. Project Description

5.1 Development Summary

Building Type	New construction, 4-story wood-frame apartment building over a below-grade/partially-below-grade parking level
Total Units	180 units
Unit Mix	46 one-bedroom (663 SF avg.); 66 two-bedroom (995–1,146 SF); 68 three-bedroom (1,269–1,514 SF)
Building Footprint	±54,000 SF
Total Gross Building Area	±270,106 SF (Levels -1 through 4, per architectural plans)
Affordability	30%–60% AMI; a minimum of four (4) units restricted at 30% AMI per MHFA requirements
Proposed Zoning Standards	High Density Residential Zone (R-4)
Building Height	±42′-0¾″ to tallest parapet; ±44′-11¾″ to elevator overrun
Exterior Materials	Architectural CMU foundation (Rockface Fudge), black aluminum balconies/canopies, cement fiberboard lap and panel siding (multiple coordinating colors), white vinyl windows

5.2 Site & Amenities

The site plan provides a single apartment building oriented along the northern/western portion of the site, with a surface parking field accessed from 3rd Ave W, a below-grade parking garage, and generous open space and a conservation easement preserved along the southern and eastern portions of the

property. Community amenities include a resident clubroom/community room, fulltime on-site property management, fitness center, conference room, outdoor patio/courtyard, playground (tot lot), dog run, and internal walking paths connecting to the adjacent existing trail network. In-unit features include washer/dryer, Energy Star–certified appliances, and private balconies.

5.3 Parking

Unit Type	Units	Ratio Required	Stalls Required
1-Bedroom	46	1.5 / unit	69
2-Bedroom	66	2.0 / unit	132
3-Bedroom	68	2.5 / unit	170
Total Required	180	—	371

The project provides 372 total parking stalls (164 enclosed garage stalls + 208 surface stalls, including 13 accessible surface stalls), exceeding the code-required 371 stalls, for an overall ratio of approximately 2.07 stalls per unit — well above Reuter Walton's portfolio-wide observed utilization of 1.3–1.4 stalls per unit for comparable affordable communities.

6. Preliminary Plat Submittal Requirements (City Code §150.12) — Compliance Checklist

The following table addresses each item required to be submitted with a Preliminary Plat application under City Code §150.12, confirming inclusion or explaining non-applicability.

Required Item	Status	Notes
General narrative description of the project	**Included**	This document.
Application fee per adopted City fee schedule	**Included**	To be remitted with application via ePortal.
Description of any requested variances	**N/A**	No variances are requested. Project is designed to conform to applicable B-1/R-4 dimensional standards; see Section 4.
Wetland delineation report (if applicable)	**N/A**	No delineated wetlands are present on the site. The conservation easement area preserved along the site's southern/eastern

Required Item	Status	Notes
		edge relates to existing tree cover and slope, not a mapped wetland.
Landscape plan meeting §151.112–113 (landscaping & tree preservation)	**Included**	See Landscape Plan (Sheet L1-1) and discussion in Section 9 below.
Rural service area soil percolation/soil boring/septic design (2 sites/lot)	**N/A**	Site will be served by municipal sanitary sewer and municipal water; not located in a rural service area.
Drawing: Preliminary Plat	**Included**	Prepared by Alliant; included with submittal package.
Conceptual Site Plan	**Included**	Prepared by Kaas Wilson Architects; included with the architectural submittal package.
Drawing: Existing Conditions Map	**Included**	Reflected in Demolition Plan (C1-1) and topographic survey base sheets.
Drawing: Grading and Erosion Control Plan	**Included**	Sheets C3-1 (Grading Plan) and C3-2/C3-3 (SWPPP Plan and Notes).
Drawing: Street and Utilities Plan	**Included**	Sheets C2-1 (Site Plan), C4-1 (Sanitary Sewer & Watermain), C4-2 (Storm Sewer).
Drawing: Stormwater Management Plan	**Included**	Stormwater Management Plan prepared by Loucks (dated August 12, 2026), including HydroCAD modeling; see Section 8.
Other documentation deemed necessary by the City Planner	**To Confirm**	Applicant will supply any additional documentation requested by staff at the DRC review.

7. Final Plat Submittal Requirements (City Code §150.03) — Compliance Checklist

Required Item	Status	Notes
Application fee per adopted City fee schedule	**Included**	To be remitted with application.
Drawing of the Final Plat	**Included**	To be prepared by Alliant (survey/plat of record) following Preliminary Plat approval.
Drawing of the Area Plat	**Included**	To be prepared by Alliant concurrently with the Final Plat.
Construction plans for public improvements (streets, sewer mains, storm drainage, sidewalks, trails, street lights)	**Included**	See civil construction documents — Sheets C1-1 through C8-3. All improvements will be contained on site.
Water main and public improvements per Shakopee Public Utilities (SPU) design criteria	**Included**	Watermain plan (Sheet C4-1) prepared to SPU standards; to be reviewed directly with SPU.
MnDOT permit to work in right-of-way (if applicable)	**N/A**	Site does not have direct access to a state trunk highway.
City street cut permit for utility installation	**To Confirm**	Will be obtained prior to any connection/cut within City right-of-way, if required based on final utility routing.
Petition for City-constructed/specially-assessed improvements (Minn. Stat. Ch. 429), if desired	**N/A**	Applicant is not requesting City construction or special assessment of any improvements; all site and utility improvements will be privately constructed by the Applicant's contractor.
Common Interest Community documentation (perpetual	**N/A**	This is a rental apartment development, not a Common Interest Community

Required Item	Status	Notes
access/utility/drainage easements, common area maintenance)		(condominium/townhome ownership) subdivision.
Other documentation deemed appropriate by the City Planner	To Confirm	Applicant will supply any additional documentation requested by staff.

8. Stormwater Management & Drainage

A Stormwater Management Plan and Storm Report were prepared for the project by Loucks (dated August 12, 2026) and is included with this submittal, along with supporting HydroCAD modeling for the existing and proposed conditions. The plan was designed to meet the requirements of the City of Shakopee and the Lower Minnesota River Watershed District.

8.1 Rate Control

The proposed condition reduces peak discharge rates below existing conditions for all design storms, as summarized below:

Storm Event	Existing Peak Rate (cfs)	Proposed Peak Rate (cfs)
2-Year	1.00	1.00
10-Year	6.32	3.15
100-Year	26.32	11.14

8.2 Volume Control / Water Quality

The City/Watershed standard requires treatment of 1.1 inches of runoff from new impervious surface. The required treatment volume is 13,362 CF; the proposed underground StormTrap filtration vault provides 16,235 CF of treatment volume (between elevations 760.00–760.90), exceeding the requirement. Because the site is in close proximity to bedrock, infiltration is not feasible; the system is therefore designed as a filtration (sand media) system with a 48-hour drawdown, consistent with Watershed District standards.

8.3 Impervious Surface Summary

Total Site Area (Lot 1)	354,902 SF (±8.1 acres)
Existing Impervious Area	1,971 SF (0.6%)

Proposed Impervious Area	145,767 SF (41.1%)
Proposed Pervious Area	209,135 SF (58.9%)

9. Grading, Erosion Control & Tree Preservation

A Grading, Drainage & Erosion Control Plan (Sheet C3-1) and SWPPP (Sheets C3-2, C3-3) are included with this submittal, prepared consistent with City Code §151.110 (Grading) and NPDES Construction Stormwater permit requirements. Total disturbed area is approximately 6.0 acres. Perimeter and inlet protection controls (silt fence, rock construction entrance, inlet protection, erosion control blanket) are shown on the plans, with an estimated 2,820 linear feet of silt fence and 13 inlet protection devices.

A Tree Preservation Plan (Sheet L0-1) and supporting tree inventory (Sheets L0-2, L0-3) are included. The inventory documents a total of 6,953 combined inventoried diameter inches on site, with 2,221 diameter inches (approximately 32%) proposed for removal to accommodate the building footprint, parking, utilities, and stormwater infrastructure.

9.1 Landscaping (City Code §151.112–113)

The Landscape Plan (Sheet L1-1) calculates a total landscaping requirement of 107.25 trees (based on building footprint and impervious surface area), reduced by an allowable 30% credit for preserved trees (32.175 trees), for a net requirement of 75.075 trees. The plan proposes 75 trees, together with a substantial shrub, perennial, and grass planting palette, satisfying the requirement. A full plant schedule, planting details, and maintenance/irrigation notes are included on Sheets L1-1 and L5-1.

10. Utilities

The site will be served by municipal sanitary sewer and municipal water through connections to existing City infrastructure, as shown on Sheet C4-1 (Sanitary Sewer and Watermain Plan). Proposed sanitary sewer consists of gravity 8” PVC service connecting to the existing system via a core-drilled connection and new sanitary manholes. Proposed watermain consists of 8” HDPE, portions of which will be directionally drilled through the site's conservation easement to minimize disturbance, connecting to existing City watermain stubs at two locations.

As part of this development, the Applicant will remove/cap the existing well and existing septic system/drain field serving the adjacent retained parcel to the north, and will replace that parcel's service with a connection to City domestic water and City sanitary sewer, coordinated directly with the affected property owner and Shakopee Public Utilities. All new watermain will be provided with a minimum of 8.0 feet of cover per City standards, and all utility crossings will maintain the minimum vertical/horizontal separations required by the Minnesota Department of Labor & Industry and City design criteria.

11. Access, Transportation & County Coordination

Primary vehicular access to the site is provided from 3rd Ave W, with the site also having frontage on County Road 69 (Old Brickyard Road). The site plan has been designed to provide adequate turning

movements for Shakopee fire apparatus and solid waste collection vehicles, and the Applicant will provide truck turning-movement exhibits at staff's request.

The site benefits from proximity to the Minnesota Valley Transit Authority (MVTA) transit network and nearby Park & Ride facilities, as well as walking/trail connections to the City's existing sidewalk and trail network along 3rd Ave W and County Road 69.

12. Park Dedication

The Applicant proposes to satisfy the project's park dedication requirement through payment of a cash fee in lieu of land dedication, calculated per the City's adopted fee schedule in effect at the time of Final Plat approval, rather than a land dedication. The Applicant requests confirmation of the applicable per-unit or per-acre fee calculation from the Finance/Planning Division as part of the review process.

13. Community & Public Benefit

The proposed development directly addresses a documented shortage of affordable and workforce housing in Shakopee and Scott County, with a unit mix deliberately weighted toward family-sized two- and three-bedroom units — a segment the Applicant's market analysis identifies as significantly underserved in the existing Shakopee rental market. The project is strongly supported by Scott County, evidenced by Scott County's committed $1,800,000 soft-funding contribution toward the development.. The site's location provides residents with accessible proximity to downtown Shakopee employment, retail, healthcare, and social services, as well as to City parks (including Riverview Park, Lions Park, Holmes Park, Stans Park, and Tahpah Park, all within approximately one mile) and Shakopee Community Education programming.

The development will be constructed to a design and amenity standard comparable to newer market-rate communities in Shakopee, helping to ensure long-term quality and integration within the surrounding neighborhood while preserving genuine income-restricted affordability for residents earning 30%–60% of AMI.

14. Anticipated Development Schedule

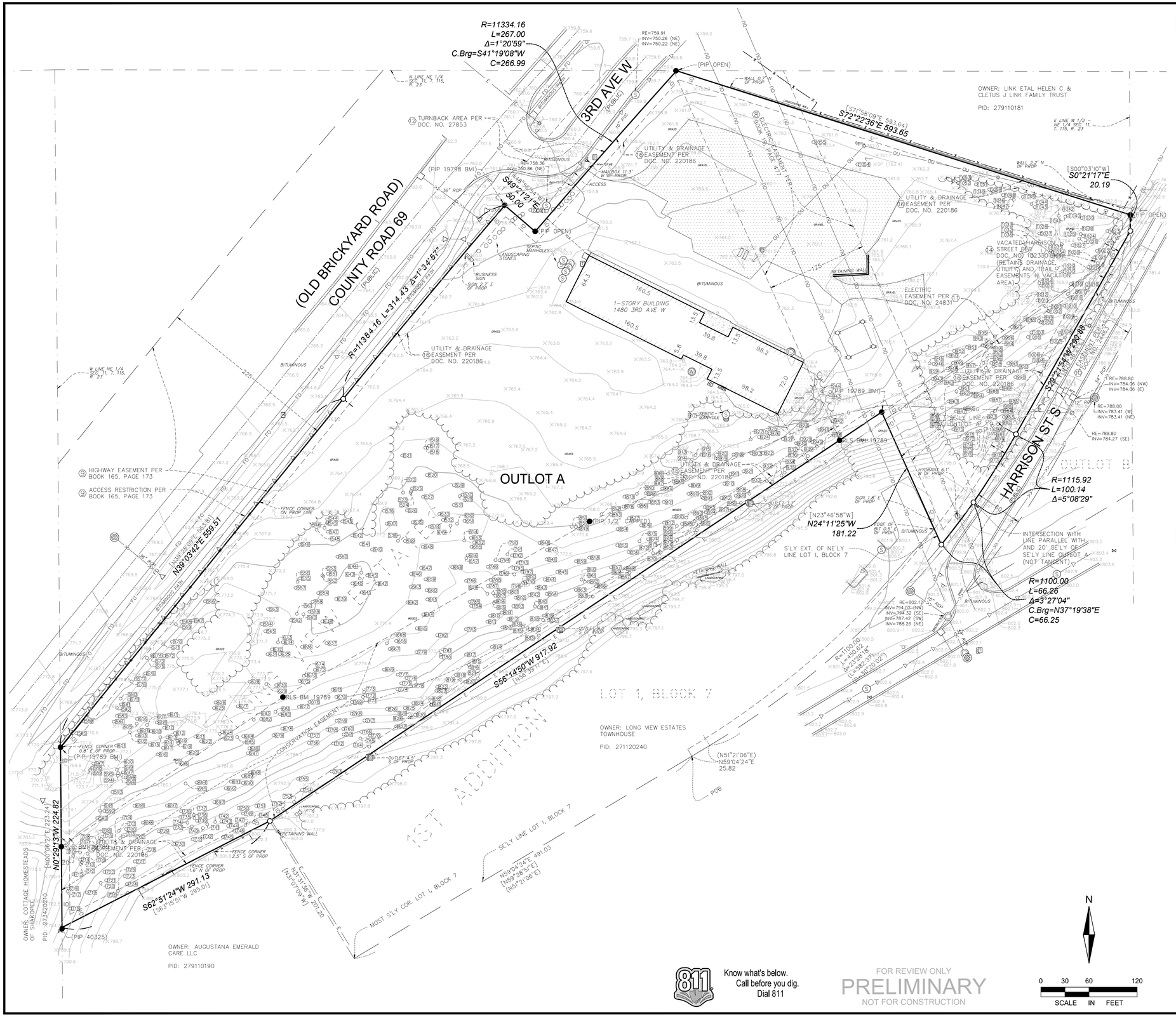
Milestone	Anticipated Date
Entitlement Submission (Minor Subdivision / Prelim. & Final Plat)	August 2026
Site Plan & Plat Approval	October 2026
Financing Close / Construction Start	April 2027

Milestone	Anticipated Date
Construction Completion	October 2028

15. Conclusion

Reuter Walton is excited to bring 3rd Avenue West Apartments to the City of Shakopee. This project is a well-located site, within a vibrant and growing community and is an opportunity to deliver genuinely affordable, family-sized homes to residents who work and live in the area. We see this not just as a development, but as a long-term investment and partnership in the neighborhoods around 3rd Ave W and in the City's broader vision for this corridor.

We are grateful for the collaborative, straightforward working relationship we've already built with City staff through the zoning verification process, and we look forward to continuing that partnership through the entitlement review process. We are confident that together we can bring this project to life in a way the City, the neighboring community, and Scott County can all be proud of, and we welcome the opportunity to answer questions and refine this proposal as it moves through the review process.



PROPERTY DESCRIPTION

Outlot A, LONG VIEW ESTATES 1ST ADDITION, Scott County, Minnesota, according to the plat on file and of record in the Office of the Registrar of Titles.

Together with that part of vacated Harrison Street described as follows:

That part of Legislative Route No. 300 and Harrison Street as shown on Long View Estates 1st Addition according to the recorded plat thereof, Scott County, Minnesota, which lies Northwesterly of the following described line:

Commencing at the most Southerly corner of Lot 1, Block 7, in said plat, thence North 51 degrees 21 minutes 06 seconds East, assumed bearing along the Southeasterly line of said Lot 1, a distance of 491.03 feet to the point of beginning of said line to be hereinafter described; thence continuing North 51 degrees 21 minutes 06 seconds East, a distance of 25.82 feet; thence Northeasterly a distance of 582.37 feet along a tangential curve, concave to the Northwest having a radius of 1100.00 feet and a central angle of 30 degrees 20 minutes 02 seconds to its intersection with a line drawn parallel to and distant 20.00 feet Southeasterly of the Southeasterly line of Outlot A, in said plat of Long View Estates 1st Addition; thence North 21 degrees 10 minutes 10 seconds East, not tangent to the last described curve and along said parallel line a distance of 261.14 feet to the East line of the West half of the Northeast Quarter of Section 11, Township 115, Range 23, Scott County, Minnesota, and said line there terminating.

And which lies Northerly of the southeasterly extension of the northeasterly line of Lot 1, Block 7 of said plat of Long View Estates 1st Addition.

Being Registered land as is evidenced by Certificate of Title No. 63876.

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Guaranty Commercial Title, Inc. as agent for Old Republic National Title Insurance Company, file no. 70131, dated October 24, 2025.
2. The basis of bearings is Scott County Coordinate System NAD83(96 adj.).
3. All distances are in feet.
4. The property has vehicular access to 3rd Ave W, public right of way, via curb cuts.
5. The area of the above described property is 560169 square feet or 12.86.
6. The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket No. 253081467, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
7. We are in understanding that the client is buying a portion of the land and will subdivide the land. No information is available at this time.
8. Benchmark 1: Top Nut of Hydrant located alongh the easterly property line next to adjoining Harrison St S has an elevation of 798.95 feet NAVD 88

LEGEND

- IRON MONUMENT FOUND
- MAG NAIL FOUND
- AIR CONDITIONER
- ELECTRIC OUTLET
- GAS METER
- GAS VALVE
- HANDHOLE
- LIGHT POLE
- POWER POLE
- ANCHOR
- TRANSFORMER
- TELEPHONE BOX
- CULVER
- BEEHIVE DRAIN
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- WATER VALVE
- MAILBOX
- SIGN
- STORM SEWER
- GAS
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- WATERMAIN
- SANITARY SEWER
- FENCES
- FIBER OPTICS
- EDGE OF TREES
- ACCESS RESTRICTION
- CONCRETE
- GRAVEL
- [ ] PLAT DIMENSION
- ( ) DEED DIMENSION

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

Print Name

Signature

Date License Number

DANIEL PAUL EKMAN LICENSED LAND SURVEYOR 49366 STATE OF MINNESOTA

FOR REVIEW

Know what's below. Call before you dig. Dial 811

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
www.alliant-inc.com

CLIENT: REUTER WALTON

PROPERTY ADDRESS: 1480 3RD AVE W SHAKOPEE, MN

DOCUMENT: EXISTING CONDITIONS SURVEY

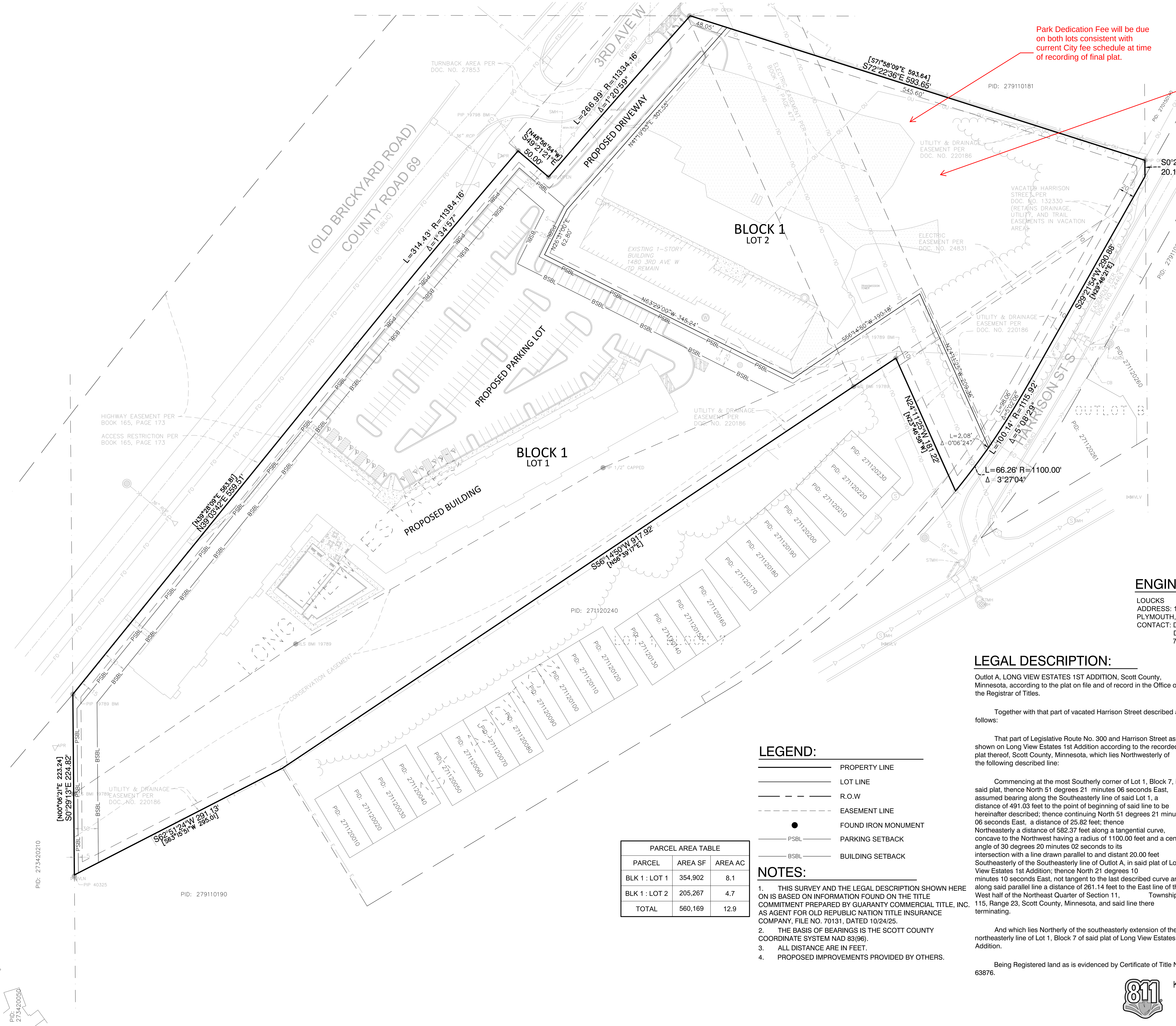
JOB NO.	DRAWN BY:	DATE	DESCRIPTION
4000902	ND		
SCALE	CHECKED BY:		
1"=60'	DE		
FIELD DATE:	FIELD CREW:		
04/21/26	MS, RS		

Sheet ---- of

File Location: X:\4000902-00\Survey\Drawings\ALTA-ECON.dwg Plotted By: Nicole Donaldson on April 30, 2026 at 12:45:06 PM

Park Dedication Fee will be due on both lots consistent with current City fee schedule at time of recording of final plat.

Concrete washout area must be cleaned up. Concrete washout is not permitted on site per CUP.



SITE DATA:

EXISTING PARCEL AREA: 560,169SF; 12.9 ACRES
EXISTING ZONING: BI-HIGHWAY BUSINESS/
R3-MULTI FAMILY RESIDENTIAL
EXISTING PARCELS: 1
PROPOSED LOTS: 2
PROPOSED OUTLOTS: NA
PROPOSED RIGHT OF WAY: NA
PROPOSED PUBLIC USE AREA: NA
PID: 271120250
BI DESIGN STANDARDS:
MIN LOT SIZE: 1 ACRE
MIN LOT WIDTH: 100 FEET
R3 DESIGN STANDARDS:
MIN LOT SIZE: 1 ACRE
MIN LOT WIDTH: 150 FEET
MIN LOT DEPTH: 200 FEET
-PRELIMINARY PLAT MINIMUM LOT WIDTH IN THE SUBDIVISION AT THE BUILDING SET BACK
-FINAL PLAT MINIMUM LOT WIDTH IN THE SUBDIVISION AT THE FRONT BUILDING SETBACK

DEVELOPER:

REUTER WALTON
ADDRESS: 4450 EXCELSIOR BLVD, SUITE 400, ST. LOUIS PARK, MN 55416
CONTACT: JARED ACKMANN
JACKMANN@REUTERWALTON.COM
612-750-0279
IAN SCHWICKERT
ISCHWICKERT@REUTERWALTON.COM
507-380-7326
KRIS IKELER
KIKELER@REUTERWALTON.COM
608-604-1077

ENGINEER/LANDSCAPE ARCHITECT:

LOUCKS
ADDRESS: 12755 HIGHWAY 55, SUITE R100,
PLYMOUTH, MN 55441
CONTACT: DOUG LOKEN
DLOKEN@LOUCKSINC.COM
763-496-6733

LEGAL DESCRIPTION:

Outlot A, LONG VIEW ESTATES 1ST ADDITION, Scott County, Minnesota, according to the plat on file and of record in the Office of the Registrar of Titles.

Together with that part of vacated Harrison Street described as follows:

That part of Legislative Route No. 300 and Harrison Street as shown on Long View Estates 1st Addition according to the recorded plat thereof, Scott County, Minnesota, which lies Northwesterly of the following described line:

Commencing at the most Southerly corner of Lot 1, Block 7, in said plat, thence North 51 degrees 21 minutes 06 seconds East, assumed bearing along the Southeasterly line of said Lot 1, a distance of 491.03 feet to the point of beginning of said line to be hereinafter described; thence continuing North 51 degrees 21 minutes 06 seconds East, a distance of 25.82 feet; thence Northeasterly a distance of 582.37 feet along a tangential curve, concave to the Northwest having a radius of 1100.00 feet and a central angle of 30 degrees 20 minutes 02 seconds to its intersection with a line drawn parallel to and distant 20.00 feet Southeasterly of the Southeasterly line of Outlot A, in said plat of Long View Estates 1st Addition; thence North 21 degrees 10 minutes 10 seconds East, not tangent to the last described curve and along said parallel line a distance of 261.14 feet to the East line of the West half of the Northeast Quarter of Section 11, Township 115, Range 23, Scott County, Minnesota, and said line there terminating.

And which lies Northerly of the southeasterly extension of the northeasterly line of Lot 1, Block 7 of said plat of Long View Estates 1st Addition.

Being Registered land as is evidenced by Certificate of Title No. 63876.

SURVEYOR:

ALLIANT ENGINEERING
ADDRESS: 733 S MARQUETTE AVE, UNIT 700,
MINNEAPOLIS, MN 55402
CONTACT: DAN EKREM
DEKREM@ALLIANT-INC.COM
612-767-9326

LEGEND:

———	PROPERTY LINE
———	LOT LINE
—— — — ——	R.O.W
— — — — —	EASEMENT LINE
●	FOUND IRON MONUMENT
—— PSBL ——	PARKING SETBACK
—— BSBL ——	BUILDING SETBACK

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
BLK 1 : LOT 1	354,902	8.1
BLK 1 : LOT 2	205,267	4.7
TOTAL	560,169	12.9

NOTES:

1. THIS SURVEY AND THE LEGAL DESCRIPTION SHOWN HERE ON IS BASED ON INFORMATION FOUND ON THE TITLE COMMITMENT PREPARED BY GUARANTY COMMERCIAL TITLE, INC. AS AGENT FOR OLD REPUBLIC NATION TITLE INSURANCE COMPANY, FILE NO. 70131, DATED 10/24/25.
2. THE BASIS OF BEARINGS IS THE SCOTT COUNTY COORDINATE SYSTEM NAD 83(96).
3. ALL DISTANCE ARE IN FEET.
4. PROPOSED IMPROVEMENTS PROVIDED BY OTHERS.

N

Know what's below.
Call before you dig.
Dial 811

0 30 60 120
SCALE IN FEET

ALLIANT
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3RD AVE WEST APARTMENTS

1480 3RD AVE W
SHAKOPEE, MN

PRELIMINARY PLAT SUBMITTAL
AREA PLAT

DATE	DESCRIPTION
8/6/26	ORIGINAL DRAFT ISSUED
8/12/26	REVISED PER COMMENTS

CERTIFICATION

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Civil Printed Name
Civil Original Sign
Date
Date License no.

PROJECT TEAM DATA

Reviewed By: DE
Drafted By: ND
Project No.: 4000902

Sheet ---- of TOTAL

File Location: X:\4000902-00\Plan Sheets\Preliminary Plat\PRELIMINARY PLAT.dwg Plotted By: Nicole Donaldson on August 12, 2026 at 2:25:54 PM

3RD AVE WEST APARTMENTS

KNOW ALL PERSONS BY THESE PRESENTS: That Zahler Properties, LLC, a Minnesota Limited Liability Company, owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

Outlot A, LONG VIEW ESTATES 1ST ADDITION, Scott County, Minnesota, according to the plat on file and of record in the Office of the Registrar of Titles.

Together with that part of vacated Harrison Street described as follows:

That part of Legislative Route No. 300 and Harrison Street as shown on Long View Estates 1st Addition according to the recorded plat thereof, Scott County, Minnesota, which lies Northwesterly of the following described line:

Commencing at the most Southerly corner of Lot 1, Block 7, in said plat, thence North 51 degrees 21 minutes 06 seconds East, assumed bearing along the Southeasterly line of said Lot 1, a distance of 491.03 feet to the point of beginning of said line to be hereinafter described; thence continuing North 51 degrees 21 minutes 06 seconds East, a distance of 25.82 feet; thence Northeasterly a distance of 582.37 feet along a tangential curve, concave to the Northwest having a radius of 1100.00 feet and a central angle of 30 degrees 20 minutes 02 seconds to its intersection with a line drawn parallel to and distant 20.00 feet Southeasterly of the Southeasterly line of Outlot A, in said plat of Long View Estates 1st Addition; thence North 21 degrees 10 minutes 10 seconds East, not tangent to the last described curve and along said parallel line a distance of 261.14 feet to the East line of the West half of the Northeast Quarter of Section 11, Township 115, Range 23, Scott County, Minnesota, and said line there terminating.

And which lies Northerly of the southeasterly extension of the northeasterly line of Lot 1, Block 7 of said plat of Long View Estates 1st Addition.

Being Registered land as is evidenced by Certificate of Title No. 63876.

Has caused the same to be surveyed and platted as 3RD AVE WEST APARTMENTS and does hereby dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Zahler Properties, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Zahler Properties, LLC, a Minnesota Limited Liability Company

By:_____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by Manager of Zahler Properties, LLC, a Minnesota Limited Liability Company.

_____

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20_____.

_____
Daniel Ekrem
Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20_____, by Daniel Ekrem, Licensed Land Surveyor.

_____

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF SHAKOPEE, MINNESOTA

Approved by the City of Shakopee, Minnesota, this _____ day of _____ , 20___ .

_____
Mayor

Attest:

_____
City Clerk

I hereby certify that I have examined evidence of title for this plat and recommend this plat for approval.

_____
City Attorney

SCOTT COUNTY SURVEYOR

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

_____
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_____.

By: _____
Deputy

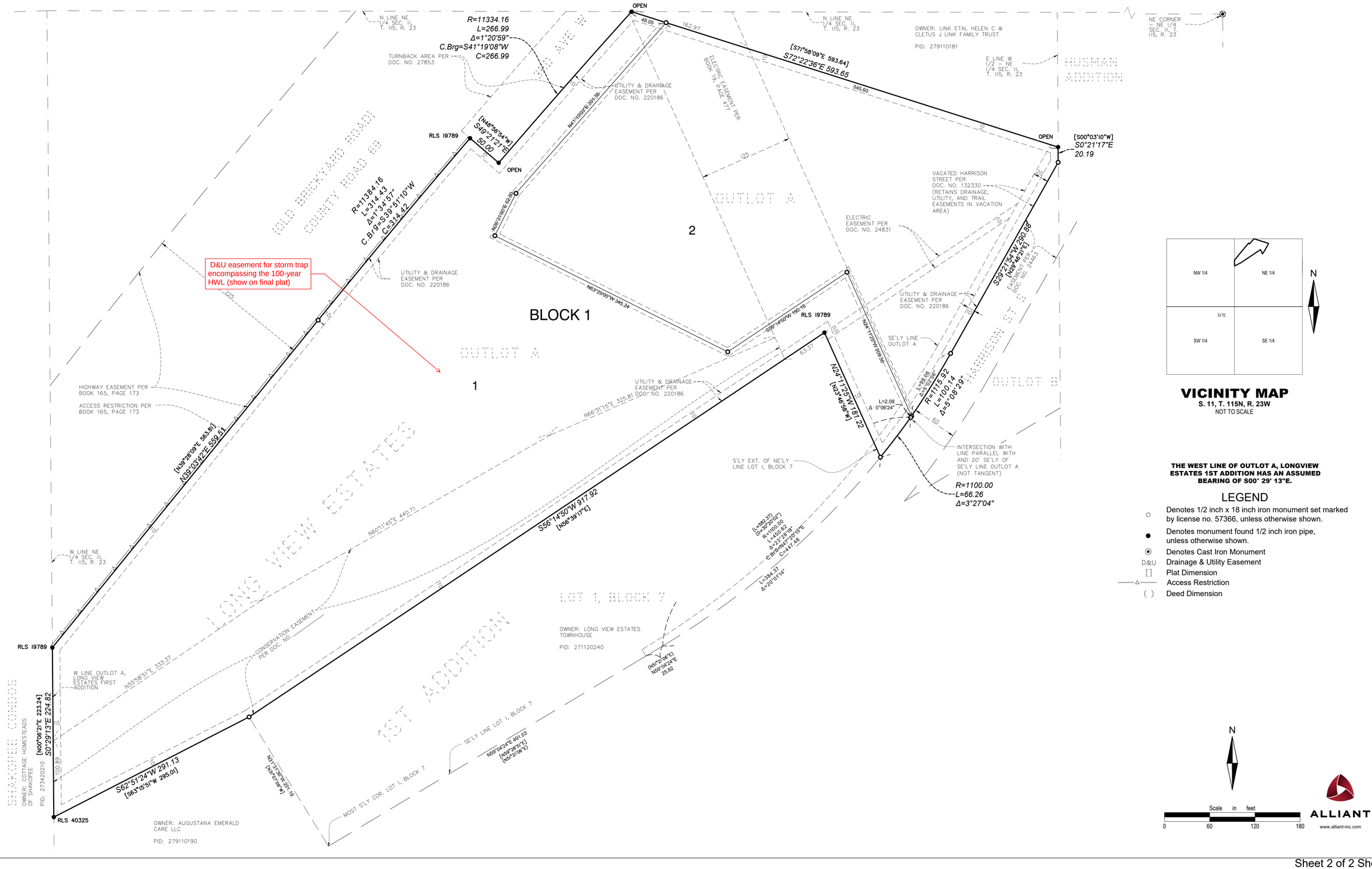
SCOTT COUNTY REGISTRAR OF TITLES

I hereby certify that this plat was recorded in the office of the Registrar of Titles for record on this _____ day of _____, 20_____, at ____ o'clock ___M.
as Document Number _____ .

_____
Scott County Registrar of Titles

ALLIANT
www.alliant-inc.com

3RD AVE WEST APARTMENTS



VICINITY MAP

S. 11, T. 115N, R. 23W
NOT TO SCALE

THE WEST LINE OF OUTLOT A, LONGVIEW ESTATES 1ST ADDITION HAS AN ASSUMED BEARING OF S00° 29' 13"E.

LEGEND

- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366, unless otherwise shown.
- ● Denotes monument found 1/2 inch iron pipe, unless otherwise shown.
- ⊙ Denotes Cast Iron Monument
- D&U Drainage & Utility Easement
- [ ] Plat Dimension
- —△— Access Restriction
- ( ) Deed Dimension

N

Scale in feet

0 60 120 180

ALLIANT

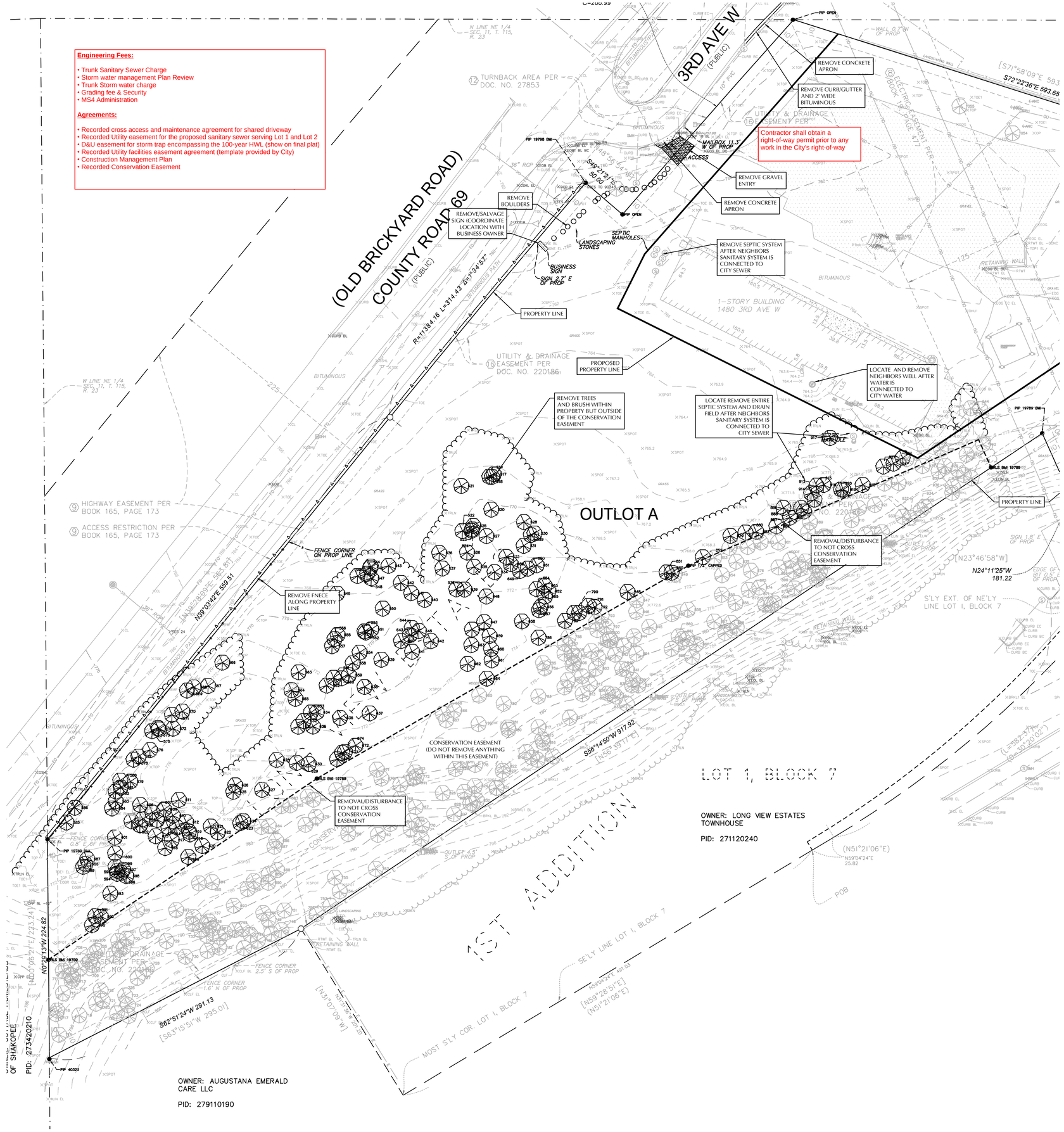
www.alliant-inc.com

Engineering Fees:

- Trunk Sanitary Sewer Charge
- Storm water management Plan Review
- Trunk Storm water charge
- Grading fee & Security
- MS4 Administration

Agreements:

- Recorded cross access and maintenance agreement for shared driveway
- Recorded Utility easement for the proposed sanitary sewer serving Lot 1 and Lot 2
- D&U easement for storm trap encompassing the 100-year HWL (show on final plat)
- Recorded Utility facilities easement agreement (template provided by City)
- Construction Management Plan
- Recorded Conservation Easement



SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
7. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
8. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
9. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
10. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
11. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
12. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
13. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

DEMOLITION LEGEND

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING GRAVEL
- REMOVE FENCE
- REMOVE CURB/GUTTER

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 40 80
SCALE IN FEET

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

LOUCKS
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. The Consultant makes no representation as to the permitted or intended use of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE
License No. 49933
Date -

QUALITY CONTROL

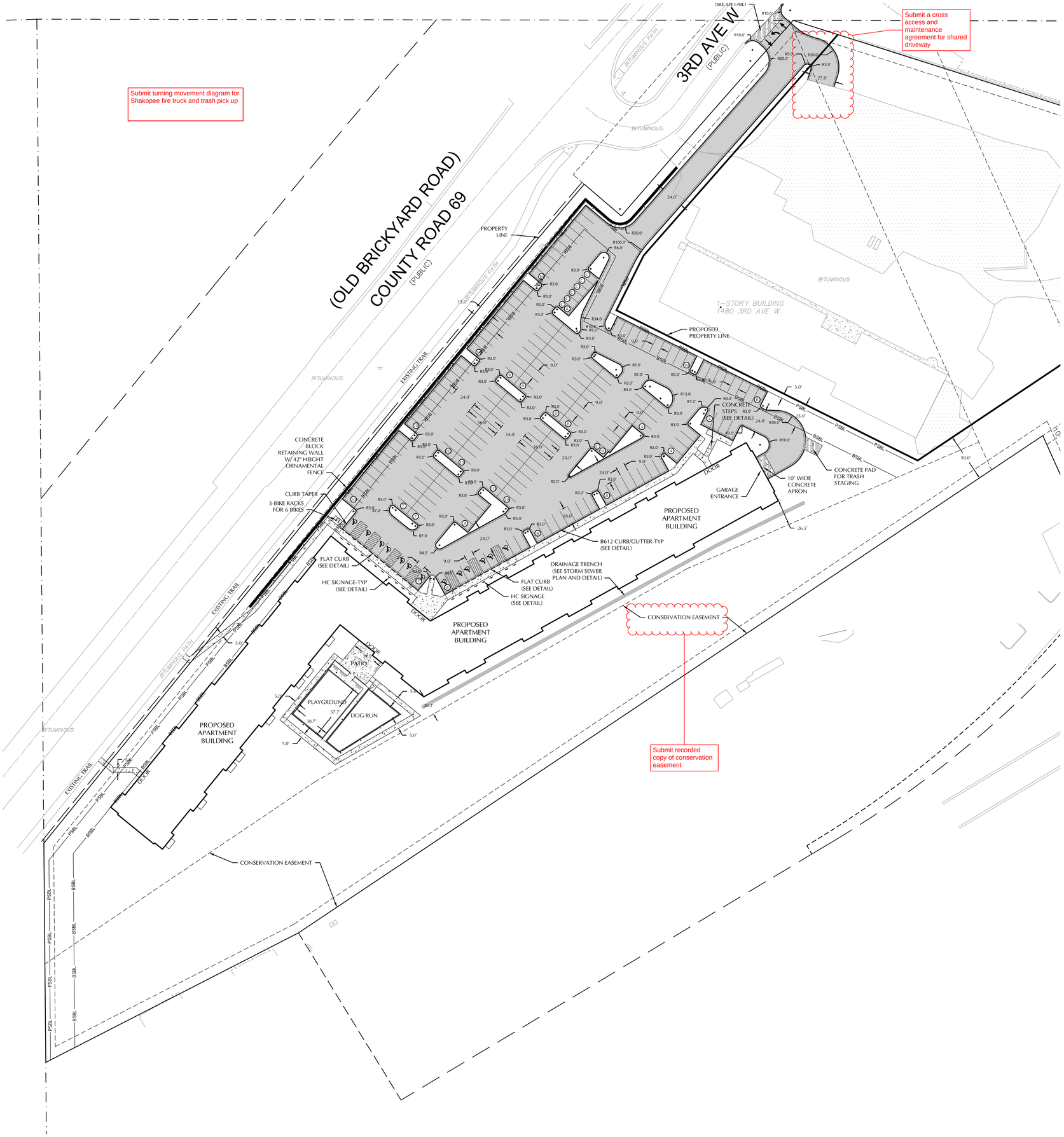
Loucks Project No.	260213.00
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	08/12/26

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES AND DETAILS
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L0-1	TREE PRESERVATION PLAN
L0-2/L0-3	TREE DATA
L1-1	LANDSCAPE PLAN
L5-1	LANDSCAPE NOTES & DETAILS

DEMOLITION PLAN
C1-1

Plotted: 08/12/2026 8:33 AM W:\2026\260213\CADD DATA\CIVIL\dwg Sheet Files\C1-1 DEMOLITION PLAN



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
ST	STORM SEWER	ST
DT	DRAINTILE	DT
SN	SANITARY SEWER	SN
FM	FORCEMAIN	FM
W	WATERMAIN	W
SS	SANITARY SEWER SERVICE	SS
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
+ 972.5	SPOT ELEVATION	+ 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

PAVEMENT LEGEND

- DENOTES BITUMINOUS PAVEMENT
- DENOTES HEAVY DUTY CONCRETE PAVEMENT
- DENOTES CONCRETE SIDEWALK

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

SITE DATA

PROPERTY AREA:	354,902 SF
EXISTING IMPERVIOUS AREA:	1,971 SF (0.6%)
PROPOSED IMPERVIOUS AREA:	145,767 SF (41.1%)
PROPOSED PERVIOUS AREA:	209,135 SF (58.9%)

OFF-STREET PARKING CALCULATIONS

PROPOSED SURFACE PARKING:	208 STALLS
PROPOSED GARAGE PARKING:	164 STALLS
TOTAL PARKING PROVIDED:	372 STALLS

ACCESSIBLE PARKING

PROPOSED ACCESSIBLE PARKING IN SURFACE LOT: 13 STALLS

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
11. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
12. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.

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N
0 40 80
SCALE IN FEET

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PROFESSIONAL SIGNATURE

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License No. 49933
Date -

QUALITY CONTROL

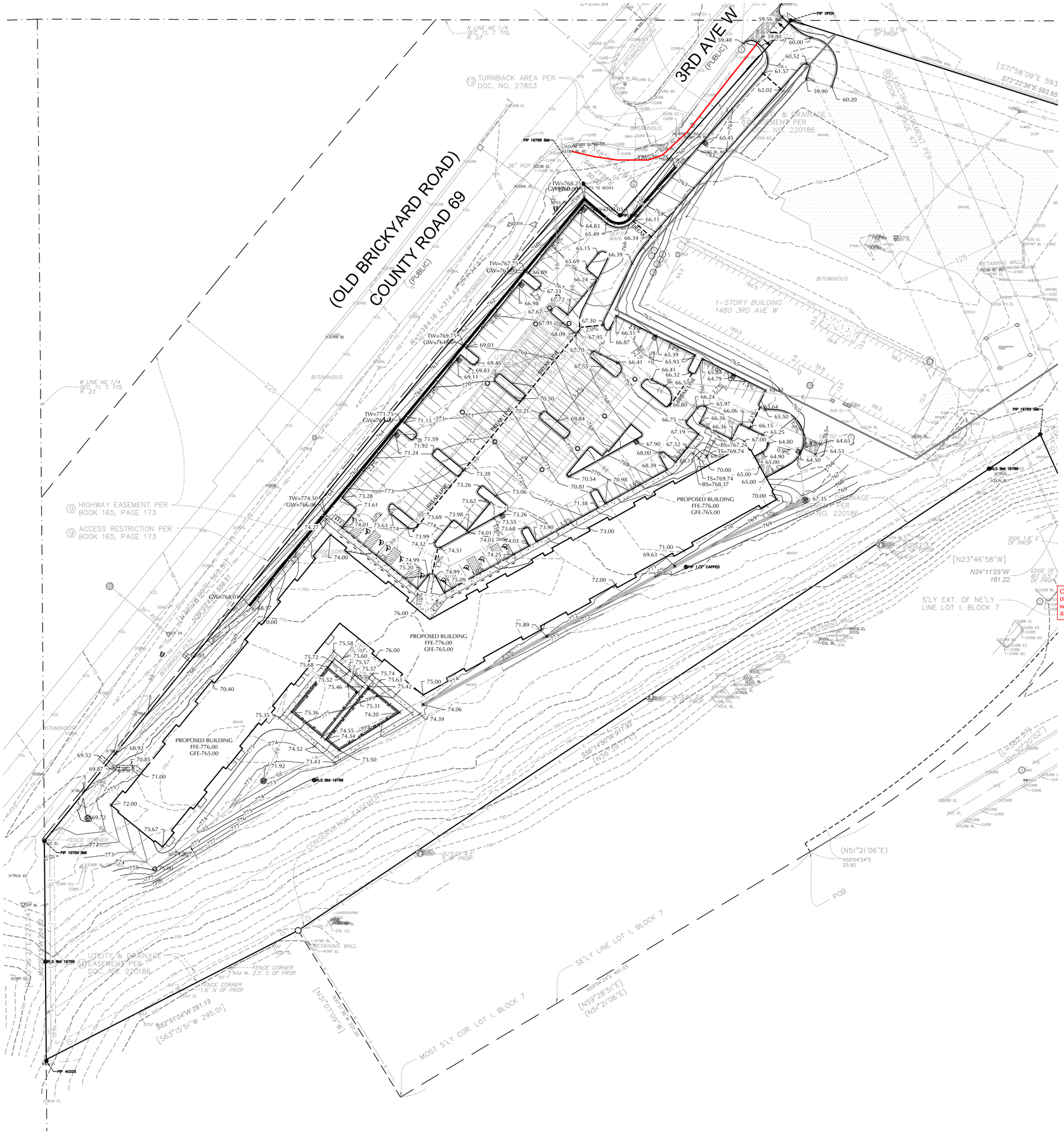
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SITE PLAN
C2-1

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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
W	WATERMAIN	W
SS	SANITARY SEWER SERVICE	
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	
O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
x 972.5	SPOT ELEVATION	x 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. REFER TO GEOTECHNICAL EVALUATION REPORT FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
   - A. REUSE OF ON-SITE SOILS
   - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - C. SITE GRADING AND SUBGRADE PREPARATION.
   - D. PAVEMENTS AND EXTERIOR SLABS.
   - E. TRENCH EXCAVATION AND BACKFILL.
   - F. EXTERIOR UTILITY SUPPORTS.
   - G. FROST PROTECTION.
7. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
8. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
9. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
10. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
11. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
12. DUST MUST BE ADEQUATELY CONTROLLED.
13. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
14. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
15. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
16. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
17. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
18. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
19. PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
20. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

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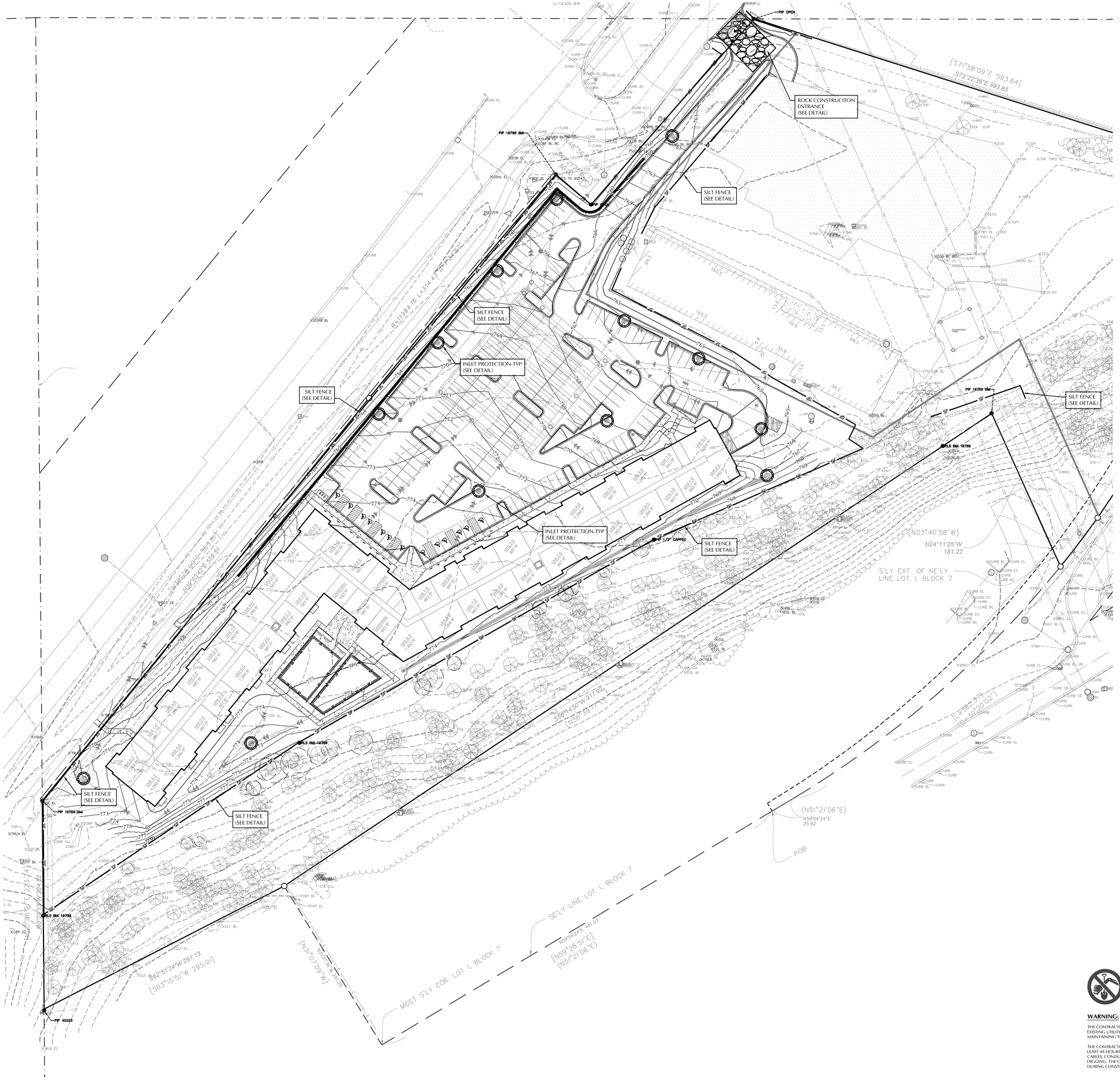
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GRADING PLAN C3-1

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GENERAL NOTES

SEE SHEET C3-3 FOR SWPPP NOTES AND SWPPP DETAILS.

SWPPP LEGEND

- SF — SILT FENCE
- INLET PROTECTION
- EROSION CONTROL BLANKET

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SWPP PLAN

C3-2

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SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED APARTMENT BUILDING, SURFACE PAVEMENTS, UTILITIES, AND UNDERGROUND STORMWATER MANAGEMENT SYSTEMS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

   A. INSTALL VEHICLE TRACKING BMP (DATE)
   B. INSTALL INLET PROTECTION (DATE)
   C. INSTALL SILT FENCE AROUND SITE (DATE)
   D. CLEAR AND GRUB SITE (DATE)
   E. STRIP AND STOCKPILE TOPSOIL (DATE)
   F. REMOVE PAVEMENTS AND UTILITIES (DATE)
   G. ROUGH GRADE SITE (DATE)
   H. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
   I. INSTALL UTILITIES (DATE)
   J. INSTALL BUILDING FOUNDATIONS (DATE)
   K. INSTALL CURB AND GUTTER (DATE)
   L. INSTALL PAVEMENTS AND WALKS (DATE)
   M. FINAL GRADE SITE (DATE)
   N. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
   O. SEED AND MULCH (DATE)
   P. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:
   DISTURBED AREA: 6.00 AC
   PRE-CONSTRUCTION IMPERVIOUS AREA: 0.05 AC
   POST-CONSTRUCTION IMPERVIOUS AREA: 3.35 AC

   GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
   HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. SCOTT COUNTY RECEIVES AN AVERAGE OF 32.9 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:
   2-YR 2.85 INCHES
   10-YR 4.22 INCHES
   100-YR 7.29 INCHES

6. SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.

7. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

8. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

9. GROUNDWATER & DEWATERING
   A. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XX DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
   C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
   D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
   E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:

   A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
   A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
   A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
   A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
   F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE
   A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
   B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES $\frac{1}{2}$ THE HEIGHT OF THE DEVICE.
   C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
   D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
   E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
   F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA
   A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
   B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

22. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

23. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

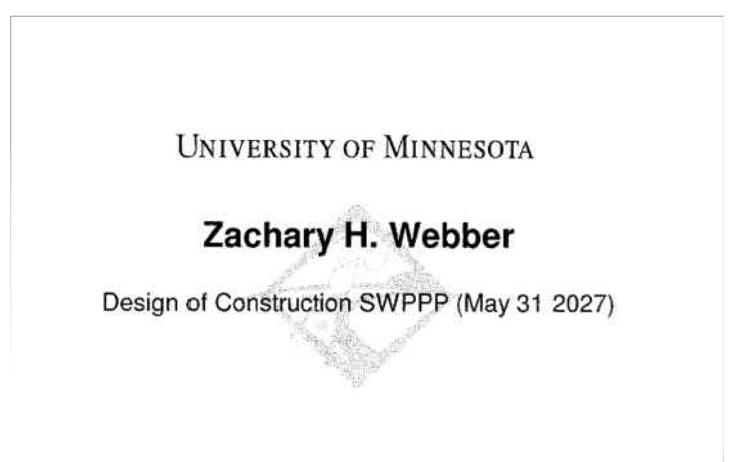
24. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

25. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   CONTACT: XXX
   COMPANY: XXX
   PHONE: XXX

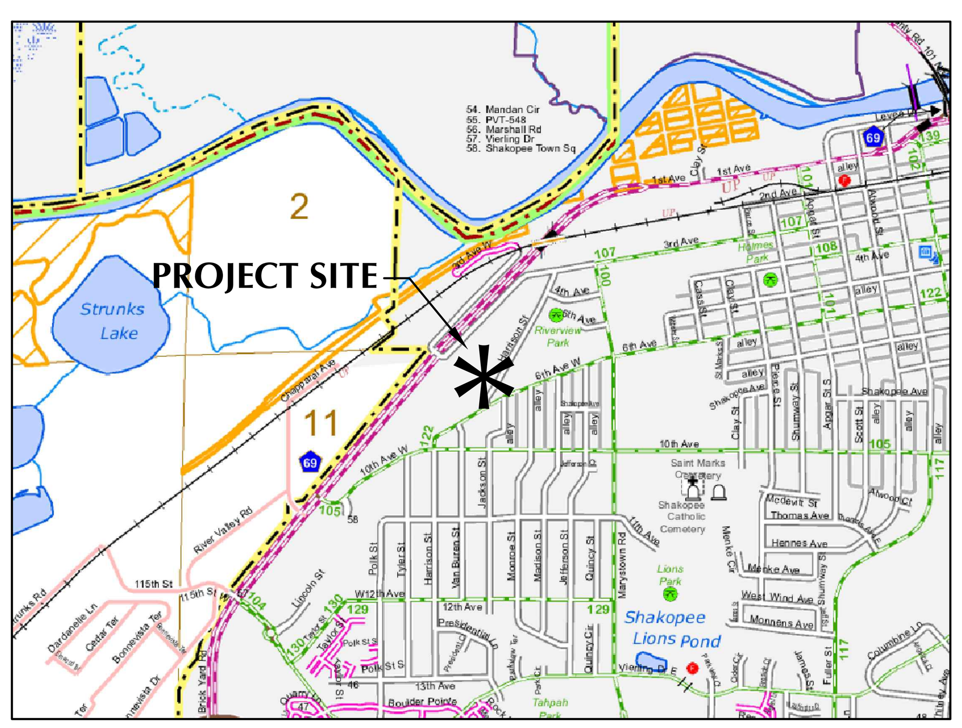
   B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
   CONTACT: XXX
   COMPANY: XXX
   PHONE: XXX

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABALIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.



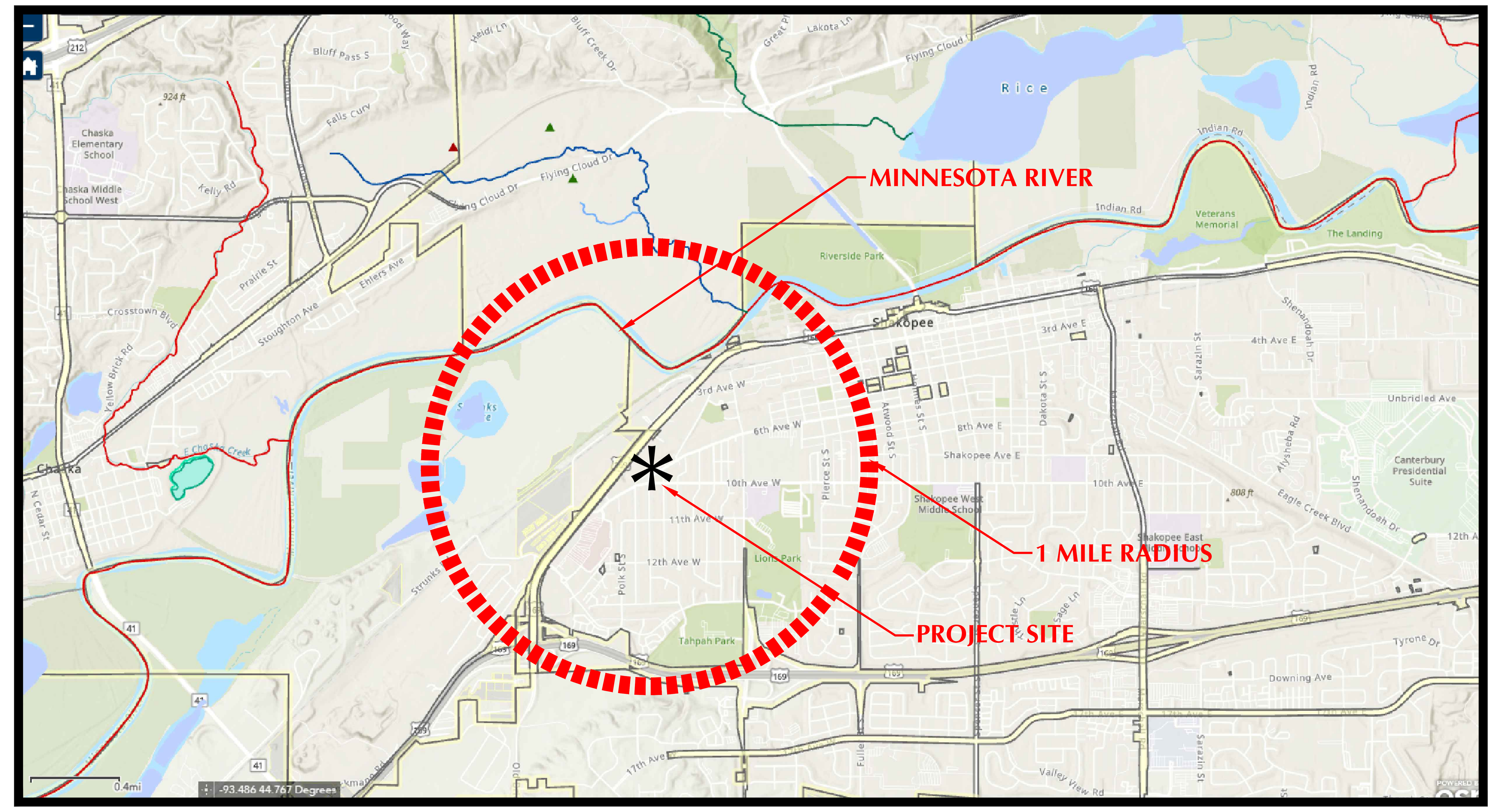
SITE VICINITY MAP

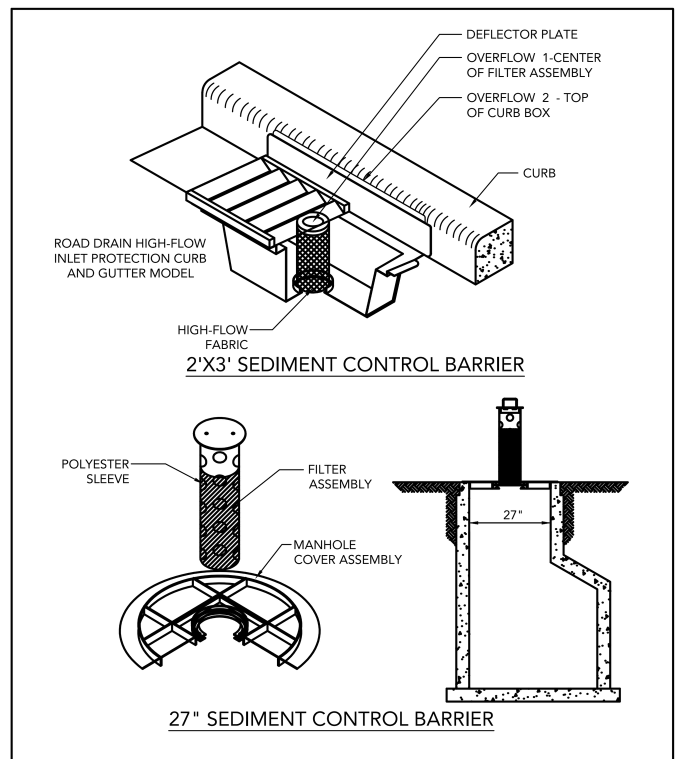


ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
SILT FENCE (STANDARD)	LF	2,820
BIO-ROLL	LF	N/A
INLET PROTECTION	EA	13
EROSION CONTROL BLANKET	SY	N/A

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

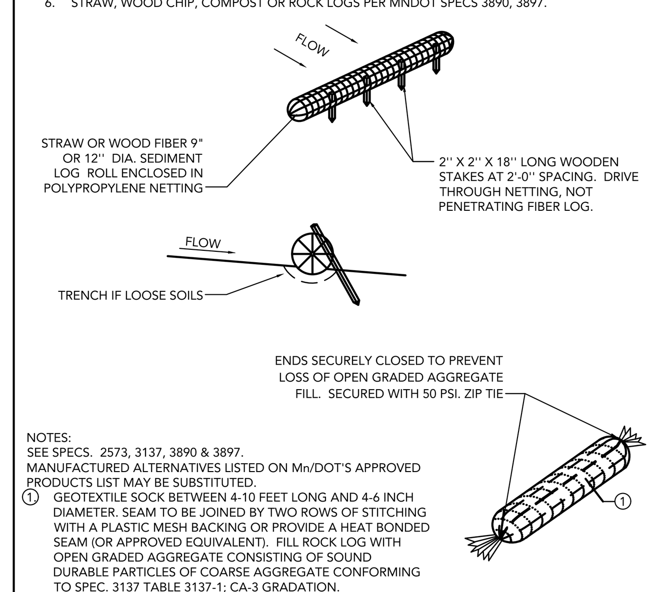




WIMCO ROAD DRAIN, OR APPROVED EQUAL

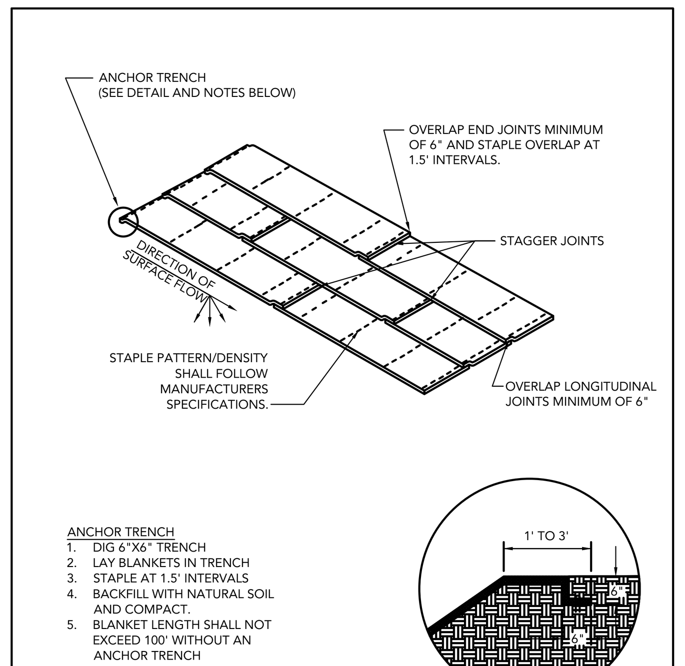
LOUCKS | INLET PROTECTION - EXISTING STORM STRUCTURES | LOUCKS PLATE NO. 3011 | DRAWN 2/2016

NOTES:
1. PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - STANDARD STEEL T-TYPE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
4. ATTACH FABRIC TO WIRE FENCING WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
5. BACKFILL TRENCH & COMPACT.
6. STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.



NOTES:
SEE SPECS. 2573, 3137, 3890 & 3897.
MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
(1) GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

LOUCKS | BIO-ROLL OR ROCK LOG | LOUCKS PLATE NO. 3002 | DRAWN 11/2016

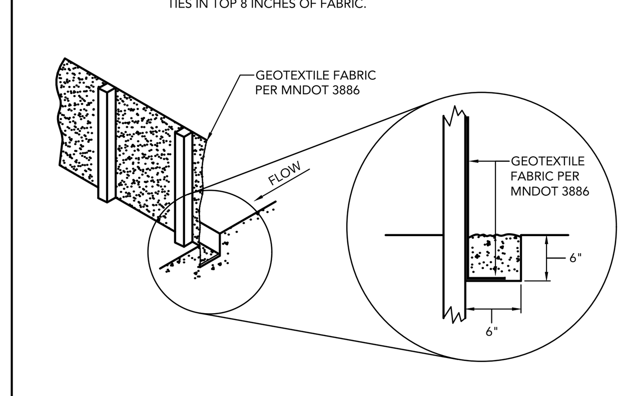


ANCHOR TRENCH
1. DIG 6"X6" TRENCH
2. LAY BLANKETS IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT.
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

LOUCKS | EROSION CONTROL BLANKET | LOUCKS PLATE NO. 3016 | DRAWN 2/2016

NOTES:
1. PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - 2 IN X 2IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
4. ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.



LOUCKS | SILT FENCE | LOUCKS PLATE NO. 3000 | DRAWN 2/2016

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

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CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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 / Professional Engineer under the laws of the State of Minnesota.

Douglas D... PE - LA

License No. 49993
Date -

QUALITY CONTROL

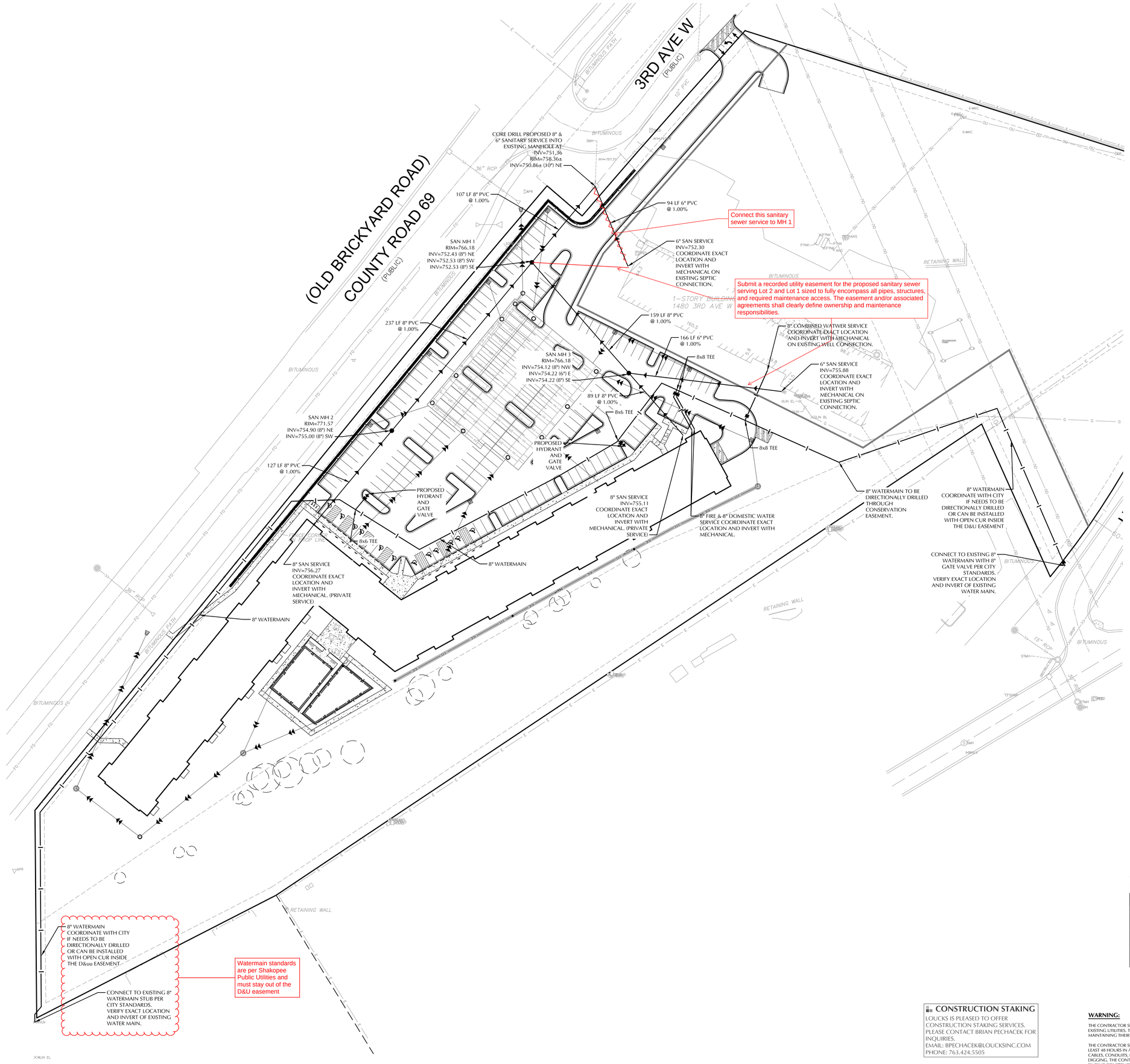
Loucks Project No.	26021300
Project Lead	PJD
Drawn By	KRH
Checked By	DPJD
Review Date	08/12/26

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L1-1	LANDSCAPE PLAN
L5-1	LANDSCAPE NOTES & DETAILS

SWPPP NOTES

C3-3



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

SANITARY SEWER & WATERMAIN NOTES

1. ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
10. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
11. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
12. REFER TO GEOTECHNICAL EVALUATION REPORT PREPARED BY BRAUN, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    - A. REUSE OF ON-SITE SOILS
    - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING,
    - C. SITE GRADING AND SUBGRADE PREPARATION,
    - D. PAVEMENTS AND EXTERIOR SLABS,
    - E. TRENCH EXCAVATION AND BACKFILL.
    - F. EXTERIOR UTILITY SUPPORTS,
    - G. FROST PROTECTION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
14. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE
DIRECTIONAL DRILLED WATERMAIN	HDPE SDR 11	8" DIAMETER
WATERMAIN	DIP CL 52 (W/ POLYETHYLENE ENCASEMENT)	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 26 (DEPTH 15' TO 26') PVC SDR 35 (DEPTH UP TO 15')	4" TO 8" DIAMETER

CONSTRUCTION STAKING

LOUCKS IS PLEASED TO OFFER CONSTRUCTION STAKING SERVICES. PLEASE CONTACT BRIAN PECHACEK FOR INQUIRIES.
EMAIL: BPECHACEK@LOUCKSINC.COM
PHONE: 763.424.5505

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

0 40 80
SCALE IN FEET

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
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12755 Highway 55, Suite R100
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SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE
License No. 49933
Date -

QUALITY CONTROL

Loucks Project No.	260213.00
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	08/12/26

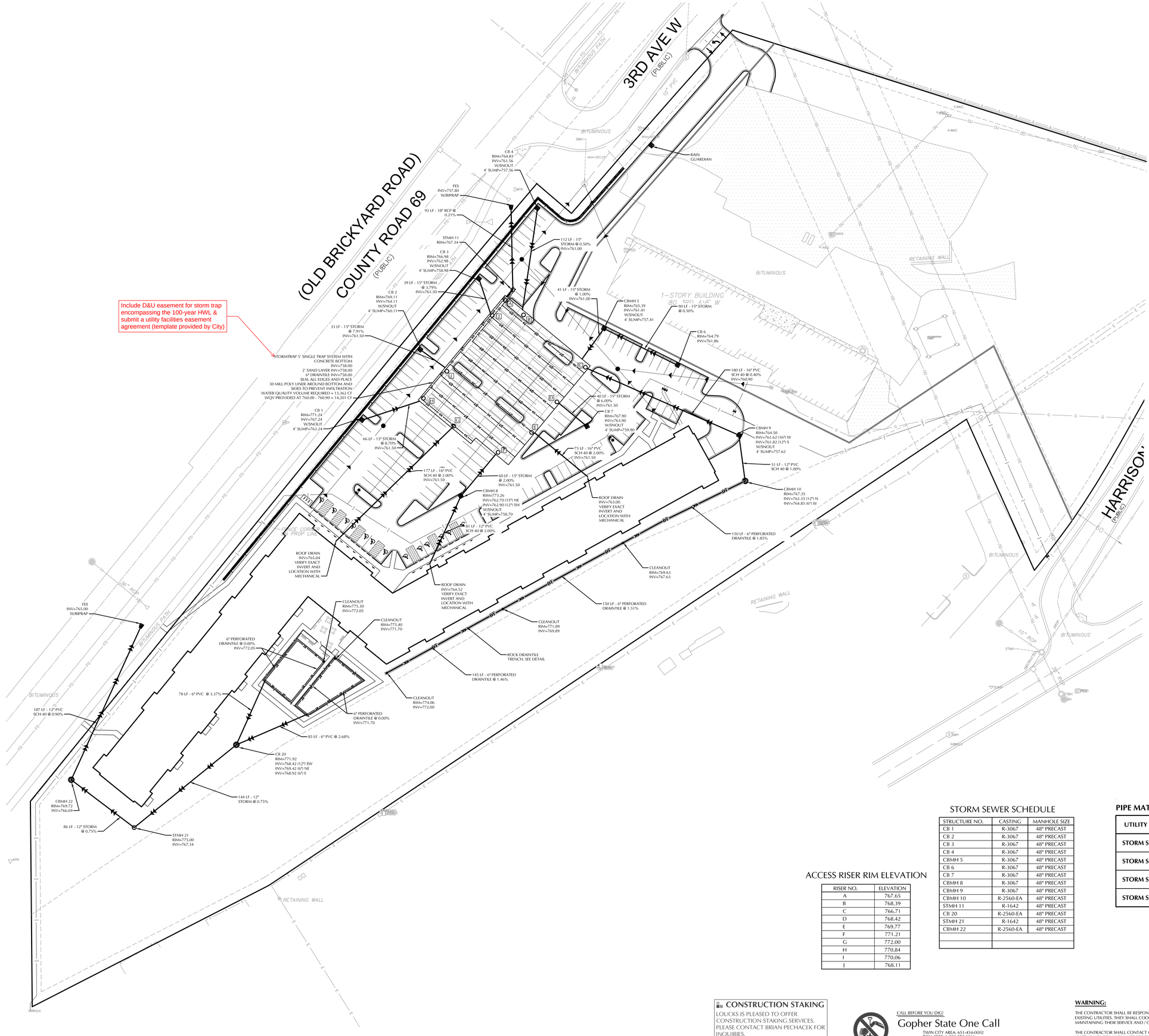
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SANITARY SEWER AND WATERMAIN PLAN

C4-1

Plotted: 08 /12 / 2026 8:34 AM W:\2026\260213\CADD DATA\CIVIL dwg Sheet Files\C4-1 SANITARY AND WATERMAIN PLAN



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
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6. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
7. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
8. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
9. REFER TO GEOTECHNICAL EVALUATION REPORT PREPARED BY BRAUN, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
   A. REUSE OF ON-SITE SOILS
   B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   C. SITE GRADING AND SUBGRADE PREPARATION.
   D. PAVEMENTS AND EXTERIOR SLABS.
   E. TRENCH EXCAVATION AND BACKFILL.
   F. EXTERIOR UTILITY SUPPORTS.
   G. FROST PROTECTION.
11. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
12. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

ACCESS RISER RIM ELEVATION

RISER NO.	ELEVATION
A	767.65
B	768.39
C	766.71
D	768.42
E	769.77
F	771.21
G	772.00
H	770.84
I	770.06
J	768.11

STORM SEWER SCHEDULE

STRUCTURE NO.	CASTING	MANHOLE SIZE
CB 1	R-3067	48" PRECAST
CB 2	R-3067	48" PRECAST
CB 3	R-3067	48" PRECAST
CB 4	R-3067	48" PRECAST
CBMH 5	R-3067	48" PRECAST
CB 6	R-3067	48" PRECAST
CB 7	R-3067	48" PRECAST
CBMH 8	R-3067	48" PRECAST
CBMH 9	R-3067	48" PRECAST
CBMH 10	R-2560-EA	48" PRECAST
STMH 11	R-1642	48" PRECAST
CB 20	R-2560-EA	48" PRECAST
STMH 21	R-1642	48" PRECAST
CBMH 22	R-2560-EA	48" PRECAST

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE
STORM SEWER	DUAL WALL HDPE	12" TO 21" DIAMETER
STORM SEWER	PVC SCH 40 OR C900 PVC	6" TO 16" DIAMETER
STORM SEWER	RCP	18" DIAMETER
STORM SEWER	PERFORATED PVC DRAINTILE	6" DIAMETER

CONSTRUCTION STAKING
LOUCKS IS PLEASED TO OFFER CONSTRUCTION STAKING SERVICES. PLEASE CONTACT BRIAN PECHACEK FOR INQUIRIES.
EMAIL: BPECHACEK@LOUCKSINC.COM
PHONE: 763.424.5505

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N
0 40 80
SCALE IN FEET

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

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St. Louis Park, MN 55416

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SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE

License No.	49933
Date	-

QUALITY CONTROL

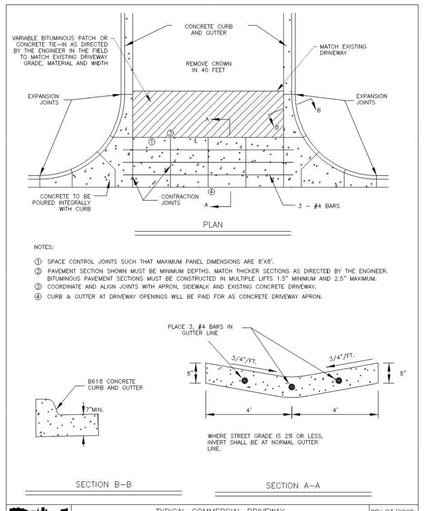
Loucks Project No.	260213.00
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	08/12/26

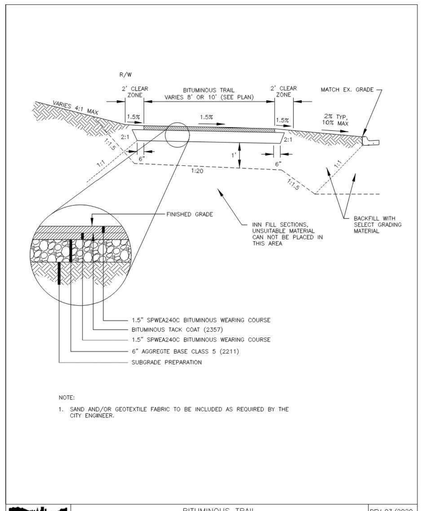
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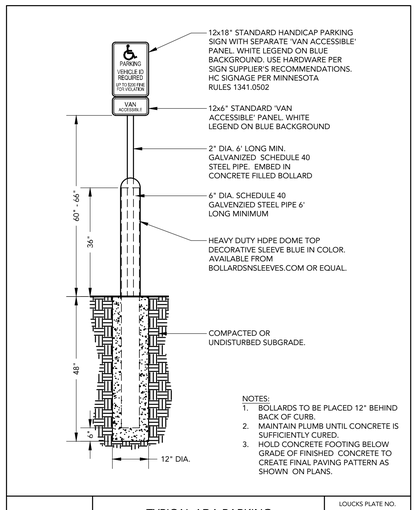
C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES AND DETAILS
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L0-1	TREE PRESERVATION PLAN
L0-2/L0-3	TREE DATA
L1-1	LANDSCAPE PLAN
L5-1	LANDSCAPE NOTES & DETAILS

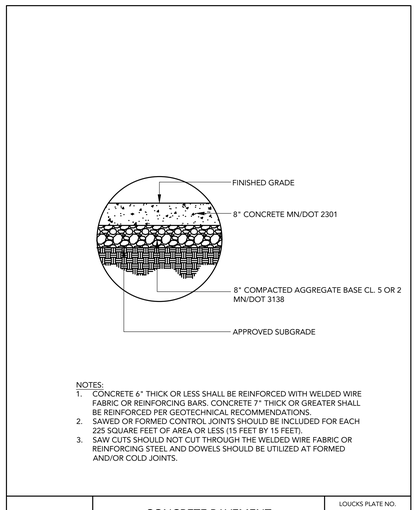
STORM SEWER PLAN
C4-2

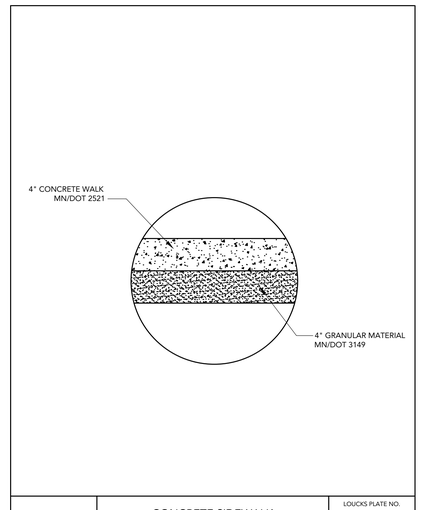
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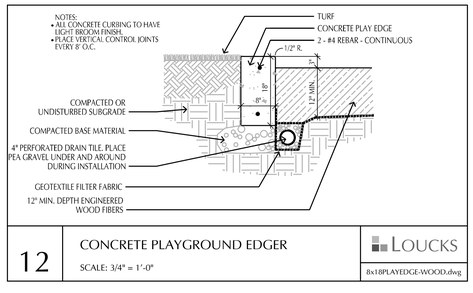


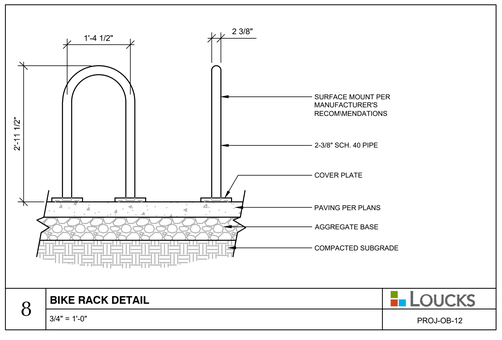


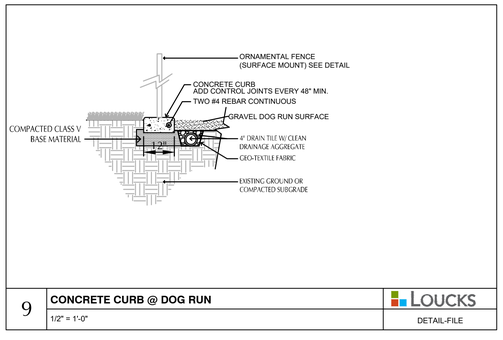


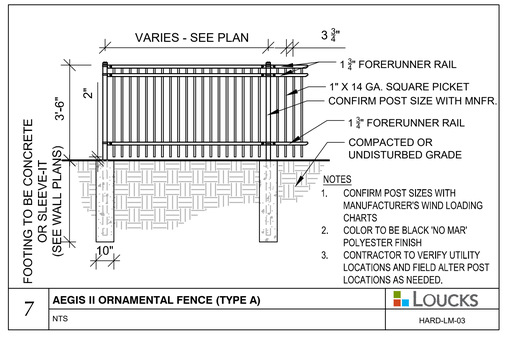












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PJ Disch - PE

License No. 49933

Date -

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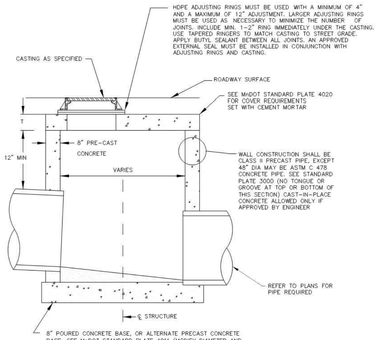
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Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	08/12/26

SHEET INDEX

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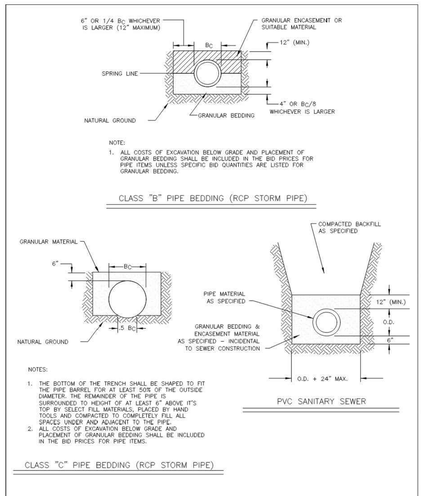
CIVIL DETAILS
C8-1

Plotted: 08 / 12 / 2026, 8:34 AM W:\2026\260213\CADD DATA\CIVIL.dwg Sheet Files\C8-1 CIVIL DETAILS



NOTES:
1. REFER TO STANDARD PLANS FOR HEIGHT AND DIAMETER REQUIRED.
2. REINFORCEMENT AS PER SPEC. 3301, GRADE 60.

SHAKOPEE PUBLIC WORKS DEPARTMENT	STANDARD MANHOLE FOR STORM SEWER Steven L. Ellsbury APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	REV. 03/2020 DETAIL NO: 3001



NOTE:
1. ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS UNLESS SPECIFIC BID QUANTITIES ARE LISTED FOR GRANULAR BEDDING.

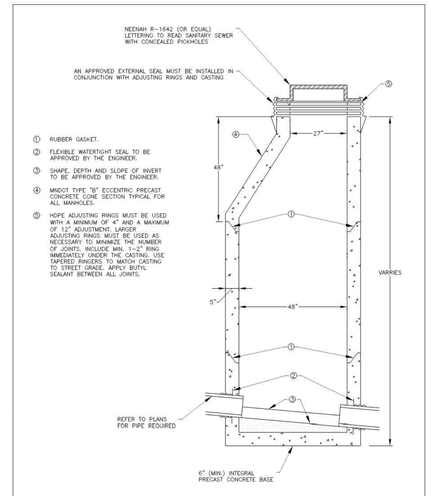
CLASS "B" PIPE BEDDING (RCP STORM PIPE)

NOTES:
1. THE BOTTOM OF THE TRENCH SHALL BE SHAPED TO FIT THE PIPE BARREL FOR AT LEAST 50% OF THE OUTSIDE DIAMETER. THE REMAINDER OF THE PIPE IS SURROUNDED TO HEIGHT OF AT LEAST 6" ABOVE IT'S TOP BY SELECT FILL MATERIALS, PLACED BY HAND TOOLS AND COMPACTED TO COMPLETELY FILL ALL SPACES UNDER AND ADJACENT TO THE PIPE.
2. ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS.

CLASS "C" PIPE BEDDING (RCP STORM PIPE)

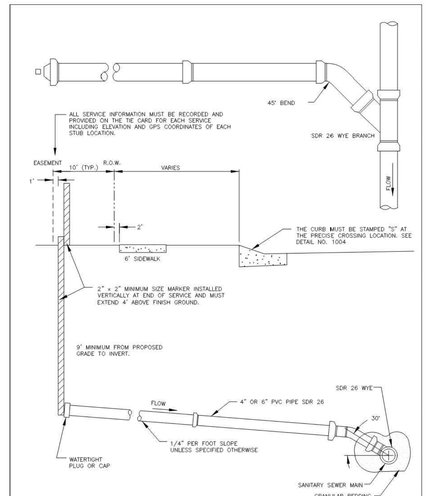
PVC SANITARY SEWER

SHAKOPEE PUBLIC WORKS DEPARTMENT	PIPE BEDDING Steven L. Ellsbury APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	REV. 03/2020 DETAIL NO: 2005



① RUBBER GASKET.
② FLEXIBLE WATERTIGHT SEAL TO BE APPROVED BY THE ENGINEER.
③ SHAPE, DEPTH AND SLOPE OF INVERT TO BE APPROVED BY THE ENGINEER.
④ MNDOT TYPE "B" ECCENTRIC PRECAST CONCRETE CONE SECTION TYPICAL FOR ALL MANHOLES.
⑤ HDPE ADJUSTING RINGS MUST BE USED WITH A MINIMUM OF 4" AND A MAXIMUM OF 12" ADJUSTMENT. LARGER ADJUSTING RINGS MUST BE USED AS NECESSARY TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE MIN. 1-2" RING IMMEDIATELY UNDER THE CASTING. USE TAPERED RINGERS TO MATCH CASTING TO STREET GRADE. APPLY BUTYL SEALANT BETWEEN ALL JOINTS.

SHAKOPEE PUBLIC WORKS DEPARTMENT	STANDARD SANITARY MANHOLE Steven L. Ellsbury APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	REV. 03/2020 DETAIL NO: 2001



SHAKOPEE PUBLIC WORKS DEPARTMENT	SANITARY SEWER SERVICE Steven L. Ellsbury APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	REV. 03/2020 DETAIL NO: 2003

LOUCKS	ROCK DRAINTILE TRENCH DETAIL	LOUCKS PLATE NO. CUSTOM DRAWN 8/2018

NOTES:
1. REFERENCE MNDOT STANDARD PLATE 3133D FOR RIPRAP DETAILS. ALL RIPRAP SHALL BE FIELDSTONE.
2. TRASH GUARDS SHALL BE USED FOR 24" OR GREATER FLARED END.
3. ALL STEEL SURFACES SHALL BE GALVANIZED AFTER FABRICATION PER MNDOT SPEC. 3392 & 3394.
4. TIE LAST 3 PIPE JOINTS. USE 2 GALVANIZED TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP TO BOTTOM OF PIPE.

SHAKOPEE PUBLIC WORKS DEPARTMENT	TRASH GUARD FOR FLARED END SECTION Steven L. Ellsbury APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	REV. 03/2020 DETAIL NO: 3006

NOTES:
BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.

SHAKOPEE PUBLIC WORKS DEPARTMENT	CATCH BASIN MANHOLE Steven L. Ellsbury APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	REV. 03/2020 DETAIL NO: 3003

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PJ Disch - PE
License No. 49933
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QUALITY CONTROL

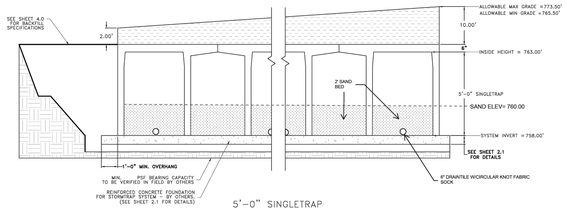
Loucks Project No.	260213.00
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L5-1	LANDSCAPE NOTES & DETAILS

CIVIL DETAILS
C8-2

Plotted: 08 /12 /2026, 8:34 AM W:\2026\260213\CADD DATA\CIVIL.dwg Sheet Flexi\C8-2 CIVIL DETAILS



5'-0" SINGLETRAP

STANDARD STORMTRAP STORMFILTER SECTION

LOUCKS PLATE NO. 2031

DRAWN 12/2016

STRUCTURAL DESIGN LOADING CRITERIA

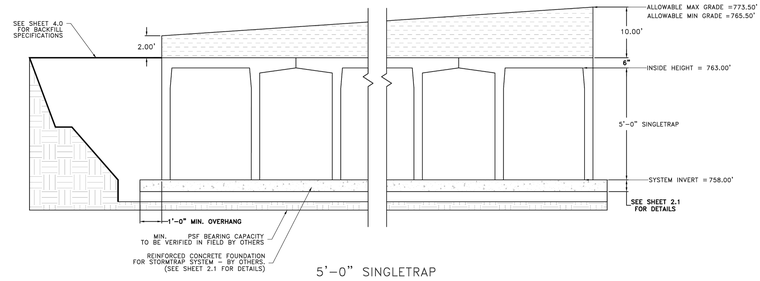
LIVE LOADING: FIRE TRUCK OUTRIGGER LOADING 75 PSI ON A 2'x2' PAD
GROUND WATER TABLE: BELOW THE SYSTEM INVERT
SOIL BEARING PRESSURE: PSF
SOIL DENSITY: 120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 55 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM C857 ACI-318
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

UNIT HEADROOM: 5'-0" SINGLETRAP
TOTAL STORAGE PROV: 81,187.40 CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 2.00' MAX. 10.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION. IF UNSTABLE SOIL BELOW THE PROPOSED FOOTPRINT OF THE STORMTRAP SYSTEM IS FOUND, THE CONTRACTOR SHALL TAKE MEASURES APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER TO INCREASE THE STABILITY OF THE SOIL TO ACCEPTABLE LEVEL.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. **SYSTEM DESIGN MAY ALLOW FOR INCIDENTAL LEAKAGE AND WILL NOT BE SUBJECT TO LEAKAGE TESTING.**



5'-0" SINGLETRAP

StormTrap
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:
Loucks Associates – Minneapolis – Corporate Account Maple Grove, MN

PROJECT INFORMATION:
RWD Shakopee Shakopee, MN

CURRENT ISSUE DATE: 8/4/2026

ISSUED FOR: PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	8/4/2026	PRELIMINARY	PD

SCALE: NTS

SHEET TITLE: SINGLETRAP DESIGN CRITERIA

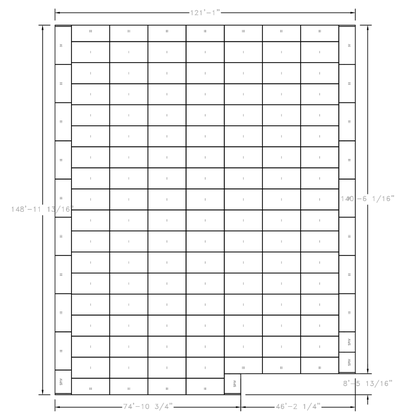
SHEET NUMBER: 1.1

BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
109	I	5'-0" SINGLETRAP	15493
0	II	5'-0" SINGLETRAP	0
29	III	5'-0" SINGLETRAP	15412
2	IV	5'-0" SINGLETRAP	16618
0	VII	5'-0" SINGLETRAP	0
0	VII-1	5'-0" SINGLETRAP	0
0	VII-2	5'-0" SINGLETRAP	0
0	VII-3	5'-0" SINGLETRAP	0
0	VII-4	5'-0" SINGLETRAP	0
0	SPIII	5'-0" SINGLETRAP	VARIES
4	SPIV	5'-0" SINGLETRAP	VARIES
0	T2 PANEL	6" THICK PANEL	0
5	T4 PANEL	6" THICK PANEL	2733
0	T7 PANEL	6" THICK PANEL	0
27	JOINTWRAP	150' PER ROLL	
48	JOINTTAPE	14.5' PER ROLL	
TOTAL PIECES = 144			
TOTAL PANELS = 5			
HEAVIEST PICK WEIGHT = 16618			

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 773.50'
ALLOWABLE MIN GRADE = 765.50'
INSIDE HEIGHT ELEVATION = 763.00'
SYSTEM INVERT =758.00'

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.



StormTrap
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

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RWD Shakopee Shakopee, MN

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ISSUED FOR: PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	8/4/2026	PRELIMINARY	PD

SCALE: NTS

SHEET TITLE: SINGLETRAP SYSTEM LAYOUT

SHEET NUMBER: 2.0

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C3-2 SWPPP
C3-3 SWPPP NOTES AND DETAILS
C4-1 SANITARY & WATERMAIN
C4-2 STORM SEWER
C8-1 CIVIL DETAILS
C8-2 CIVIL DETAILS
C8-3 CIVIL DETAILS
L0-1 TREE PRESERVATION PLAN
L0-2/L0-3 TREE DATA
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CIVIL DETAILS
C8-3

Plotted: 08 12 2026 8:34 AM W:\2026\260213\CADD DATA\CIVIL.dwg Sheet Files\C8.3 CIVIL DETAILS

TREE PRESERVATION CALCS

METRIC	VALUE
TOTAL INVENTORIED DBH	5,042 IN.
TOTAL INVENTORIED DRC	1,911 IN.
COMBINED INVENTORIED DIAMETER	6,953 IN.
DIAMETER REMOVED (DBH)	1,591 IN.
DIAMETER REMOVED (DRC)	630 IN.
COMBINED REMOVED DIAMETER	2,221 IN.
PERCENT REMOVED	31.95% (≈32%)

Unauthorized Significant Tree Removal
$500/diameter inch removed or replacement of
2 diameter inches for every 1 diameter inch
removed

OUTLOT A

LIMITS OF CONSERVATION EASEMENT

39" Hackberry

Actual High Priority Trees
that are proposed for removal
are circled.

[S71°58'09"E 593.64]

[S00°03'10"W]

[N23°46'58"W]

S'LY EXT. OF NE'LY LINE LOT 1, BLOCK 7

INTERSECTION WITH LINE PARALLEL WITH AND 20' SE'LY OF SE'LY LINE OUTLOT A (NOT TANGENT)

[N56°39'17"E]

(N51°21'06"E)
N59°04'24"E
25.82

POB

SE'LY LINE LOT 1, BLOCK 7

N59°04'24"E 491.03
[N59°28'51"E]
(N51°21'06"E)

MOST S'LY COR. LOT 1, BLOCK 7

[N37°07'09"W]
N33°35'W 79.28

[S63°15'51"W 295.01]

[N26°06'51"E 227.24]

(L=302.31' Δ=40°10'02")

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 40 80
SCALE IN FEET

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

LOUCKS

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, they may be furnished in support of the CADD owner's use of the information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Douglas D. Loken - LA

License No. 45591
Date

QUALITY CONTROL

Loucks Project No.	260213.00
Project Lead	PJD
Drawn By	KRH
Checked By	DDL
Review Date	08/12/26

SHEET INDEX

C1-1	DEMOLITION PLAN
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TREE PRESERVATION PLAN

L0-1

Plotted: 08 /12 / 2026 8:34 AM W:\2026\260213\CADD DATA\LANDSCAPE\ dwg Sheet Files\L0-1 TREE PRESERVATION PLAN

Tag Number	DBH	TOTAL DRC	CRZ	NAME_COMMON	EXEMI	SIGNIFICAN	CLASSIFICATION	REMOVE
517	6		9	Boxelder		Y		X
518	9		13.5	Boxelder		Y		X
519	30		45	Green Ash		Y		X
520	9		13.5	Siberian Elm		Y		X
521	6		9	Siberian Elm	X	Y		X
522	8		12	American Elm		Y		X
523	9		13.5	Siberian Elm		Y		X
524		15	22.5	Siberian Elm		Y	HIGH PRIORITY	X
525		17	25.5	Siberian Elm		Y	HIGH PRIORITY	X
526	5		7.5	White Walnut		Y		X
527	10		15	Boxelder		Y		X
528	6		9	Siberian Elm		Y		X
529	11		16.5	American Elm		Y		X
530	25		37.5	Silver Maple		Y	HIGH PRIORITY	X
531	8		12	American Elm		Y		X
532	10		15	Black Walnut		Y		X
533	12		18	Boxelder		Y		X
534	6		9	Boxelder		Y		X
535	22		33	Boxelder		Y	HIGH PRIORITY	X
536		25	37.5	Siberian Elm		Y	HIGH PRIORITY	X
537	6		9	Black Walnut		Y		X
538	18		27	American Elm		Y	HIGH PRIORITY	X
539	17		25.5	Boxelder		Y	HIGH PRIORITY	X
540	7		10.5	Siberian Elm		Y		X
541	6		9	Siberian Elm		Y		X
542	6		9	Siberian Elm		Y		X
543		11	16.5	Siberian Elm		Y		X
544		11	16.5	Siberian Elm		Y		X
545		8	12	Siberian Elm		Y		X
546		9	13.5	Siberian Elm		Y		X
547	6		9	Siberian Elm		Y		X
548	10		15	Siberian Elm		Y		X
549	9		13.5	Siberian Elm		Y		X
550		13	19.5	Siberian Elm		Y		X
551		11	16.5	Siberian Elm		Y		X
552		8	12	Siberian Elm		Y		X
553		18	27	Siberian Elm		Y	HIGH PRIORITY	X
554	10		15	Siberian Elm		Y		X
555		14	21	Siberian Elm		Y		X
556	6		9	Siberian Elm		Y		X
557	6		9	Siberian Elm		Y		X
558	8		12	Siberian Elm		Y		X
559	8		12	Siberian Elm		Y		X
560	7		10.5	Siberian Elm		Y		X
561	7		10.5	Siberian Elm		Y		X
562	7		10.5	Siberian Elm		Y		X
563	7		10.5	Siberian Elm		Y		X
564	7		10.5	Siberian Elm		Y		X
565	6		9	Siberian Elm		Y		X
566		17	25.5	Siberian Elm		Y	HIGH PRIORITY	X
567		14	21	Siberian Elm		Y		X
568		15	22.5	Silver Maple		Y	HIGH PRIORITY	X
569		8	12	Silver Maple		Y		X
570		9	13.5	Silver Maple		Y		X
571		14	21	Silver Maple		Y		X
572		18	27	Siberian Elm		Y	HIGH PRIORITY	X
573		15	22.5	Silver Maple		Y	HIGH PRIORITY	X
574		12	18	Silver Maple		Y		X
575	7		10.5	Silver Maple		Y		X
576	6		9	Silver Maple		Y		X
577		14	21	Silver Maple		Y		X
578		13	19.5	Silver Maple		Y		X
579	7		10.5	Silver Maple		Y		X
580	8		12	Silver Maple		Y		X
581		11	16.5	Silver Maple		Y		X
582	6		9	Silver Maple		Y		X
583	8		12	Silver Maple		Y		X
584		18	27	Silver Maple		Y	HIGH PRIORITY	X
585	6		9	Black Walnut		Y		X
586		11	16.5	White Walnut		Y		X
587		34	51	Boxelder		Y	HIGH PRIORITY	X
588	18		27	Hackberry		Y	HIGH PRIORITY	X
589	11		16.5	American Elm		Y		X
590	6		9	American Elm		Y		X
591	8		12	American Elm		Y		X
592	6		9	Boxelder		Y		X
593	9		13.5	Black Walnut		Y		X
594	9		13.5	Silver Maple		Y		X
595	8		12	Silver Maple		Y		X
596	10		15	Silver Maple		Y		X
597	7		10.5	Silver Maple		Y		X
598	6		9	Boxelder		Y		X
599	11		16.5	Silver Maple		Y		X
600	6		9	American Elm		Y		X
601		22	33	Black Walnut		Y	HIGH PRIORITY	X
602	8		12	Boxelder		Y		X
603	8		12	Boxelder		Y		X
604	8		12	Boxelder		Y		X
605	7		10.5	Boxelder		Y		X
606	24		36	Boxelder		Y	HIGH PRIORITY	X
607	8		12	Boxelder		Y		X
608	12		18	Boxelder		Y		X
609	10		15	Boxelder		Y		X
610	8		12	Boxelder		Y		X
611	6		9	White Walnut		Y		X
612	8		12	Boxelder		Y		X
613	12		18	Boxelder		Y		X
614	6		9	Boxelder		Y		X
615	10		15	Boxelder		Y		X
616	8		12	Boxelder		Y		X
617	12		18	Boxelder		Y		X
618	8		12	Boxelder		Y		X
619	7		10.5	Boxelder		Y		X
620	6		9	Boxelder		Y		X
621	17		25.5	Boxelder		Y	HIGH PRIORITY	X
622	6		9	Boxelder		Y		X
623	18		27	Boxelder		Y	HIGH PRIORITY	X
624	9		13.5	Boxelder		Y		X
625	17		25.5	White Walnut		Y	HIGH PRIORITY	X
626	5		7.5	White Walnut		Y		X
627	31		46.5	Boxelder		Y	HIGH PRIORITY	X
628	4		6	Hackberry		N		X
629	18		27	Boxelder		Y	HIGH PRIORITY	X
630	12		18	Boxelder		Y		X
631	12		18	White Walnut		Y		X
632	15		22.5	Siberian Elm		Y	HIGH PRIORITY	X
633	6		9	Siberian Elm		Y		X
634	10		15	Siberian Elm		Y		X
635	5		7.5	White Walnut	X	Y		X
636	13		19.5	Boxelder		Y		X
637	23		34.5	Boxelder		Y	HIGH PRIORITY	X
638	25		37.5	Boxelder		Y	HIGH PRIORITY	X
639	13		19.5	Boxelder		Y		X
640	8		12	Boxelder		Y		X
641	17		25.5	Boxelder		Y	HIGH PRIORITY	X
642	36		54	Boxelder		Y	HIGH PRIORITY	X
643	18		27	Boxelder		Y	HIGH PRIORITY	X
644	16		24	Boxelder		Y	HIGH PRIORITY	X
645	13		19.5	Boxelder		Y		X
646	20		30	Boxelder		Y	HIGH PRIORITY	X
647	25		37.5	Boxelder		Y	HIGH PRIORITY	X
648		50	75	Boxelder		Y	HIGH PRIORITY	X
649	6		9	Boxelder		Y		X
650	8		12	Boxelder		Y		X
651	9		13.5	American Elm		Y		X
652	6		9	Boxelder		Y		X
653		24	36	Boxelder		Y	HIGH PRIORITY	X
654		20	30	Boxelder		Y	HIGH PRIORITY	X
655	11		16.5	Boxelder		Y		X
656	10		15	Boxelder		Y		X
657	6		9	Boxelder		Y		X
658	6		9	Boxelder		Y		X
659		31	46.5	Boxelder		Y	HIGH PRIORITY	X
660	11		16.5	Boxelder		Y		X
661	13		19.5	Boxelder		Y		X
662	39		58.5	Hackberry		Y	HIGH PRIORITY	X
663	11		16.5	Boxelder		Y		X
664	10		15	Boxelder		Y		X
665	10		15	Boxelder		Y		X
666	19		28.5	Boxelder		Y	HIGH PRIORITY	X
667	12		18	American Elm		Y		X
668		33	49.5	Boxelder		Y	HIGH PRIORITY	X
669	10		15	American Elm		Y		X
670	17		25.5	Boxelder		Y	HIGH PRIORITY	X
671		38	57	Boxelder		Y	HIGH PRIORITY	X
672	8		12	Boxelder		Y		X
673	11		16.5	Boxelder		Y		X
674	16		24	Boxelder		Y	HIGH PRIORITY	X
675	22		33	Boxelder		Y	HIGH PRIORITY	X
676	13		19.5	Boxelder		Y		X
677	15		22.5	Boxelder		Y	HIGH PRIORITY	X
678	13		19.5	Boxelder		Y		X
679	23		34.5	Boxelder		Y	HIGH PRIORITY	X
680	22		33	Boxelder		Y	HIGH PRIORITY	X
681	12		18	Boxelder		Y		X
682	21		31.5	Boxelder		Y	HIGH PRIORITY	X
683	16		24	Boxelder		Y	HIGH PRIORITY	X
684	11		16.5	Boxelder		Y		X
685	8		12	Boxelder		Y		X
686	16		24	Boxelder		Y	HIGH PRIORITY	X
687	13		19.5	Boxelder		Y		X
688	7		10.5	Boxelder		Y		X
689	8		12	American Elm		Y		X
690	18		27	Silver Maple		Y	HIGH PRIORITY	X
691	20		30	Boxelder		Y	HIGH PRIORITY	X
692	15		22.5	Boxelder		Y	HIGH PRIORITY	X
693	8		12	Boxelder		Y		X
694	7		10.5	American Elm		Y		X
695	8		12	American Elm		Y		X
696		39	58.5	Boxelder		Y	HIGH PRIORITY	X
697	6		9	American Elm		Y		X
698	14		21	American Elm		Y		X
699	8		12	Boxelder		Y		X
700	8		12	Boxelder		Y		X
701	10		15	Boxelder		Y		X
702	11		16.5	Boxelder		Y		X
703	11		16.5	Boxelder		Y		X
704	6		9	Boxelder		Y		X
705	7		10.5	Boxelder		Y		X
706	12		18	Boxelder		Y		X
707	14		21	Boxelder		Y		X
708	12		18	Boxelder		Y		X
709	9		13.5	Boxelder		Y		X
710	6		9	Boxelder		Y		X
711	9		13.5	Boxelder		Y		X
712	8		12	Boxelder		Y		X
713	8		12	Boxelder		Y		X
714		19	28.5	Boxelder		Y	HIGH PRIORITY	X
715	10		15	Boxelder		Y		X
716		39	58.5	Boxelder		Y	HIGH PRIORITY	X
717	14		21	Boxelder		Y		X
718	6		9	Black Walnut		Y		X
719	8		12	Black Walnut		Y		X
720	22		33	Boxelder		Y	HIGH PRIORITY	X
721	12		18	Boxelder		Y		X
722	15		22.5	Boxelder		Y	HIGH PRIORITY	X
723	12		18	Boxelder		Y		X
724		23	34.5	Boxelder		Y	HIGH PRIORITY	X
725	13		19.5	Boxelder		Y		X
726	21		31.5	Boxelder		Y	HIGH PRIORITY	X
727	21		31.5	Boxelder		Y	HIGH PRIORITY	X
728		21	31.5	Boxelder		Y	HIGH PRIORITY	X
729	11		16.5	American Elm		Y		X
730	19		28.5	Boxelder		Y	HIGH PRIORITY	X
731	15		22.5	American Elm		Y	HIGH PRIORITY	X
732	13		19.5	Boxelder		Y		X
733	14		21	Boxelder		Y		X
734	17		25.5	Boxelder		Y	HIGH PRIORITY	X
735	6		9	American Elm		Y		X
736	6		9	American Elm		Y		X
737	11		16.5	Boxelder		Y		X
738	16		24	Boxelder		Y	HIGH PRIORITY	X
739	10		15	Boxelder		Y		X
740	13		19.5	Boxelder		Y		X
741		29	43.5	Boxelder		Y	HIGH PRIORITY	X
742	9		13.5	Boxelder		Y		X
743	8		12	Boxelder		Y		X
744	8		12	Boxelder		Y		X
745	18		27	Boxelder		Y	HIGH PRIORITY	X
746	11		16.5	Boxelder		Y		X
747	14		21	Boxelder		Y		X
748	11		16.5	Boxelder		Y		X
749	7		10.5	American Elm		Y		X
750	16		24	Boxelder		Y	HIGH PRIORITY	X
751	9		13.5	Boxelder		Y		X
752	6		9	White Mulberry		Y		X
753	6		9	White Mulberry		Y		X
754	6		9	Boxelder		Y		X
755		32	48	White Mulberry		Y	HIGH PRIORITY	X
756	15		22.5	Boxelder		Y	HIGH PRIORITY	X
757	22		33	Basswood		Y	HIGH PRIORITY	X
758	16		24	Boxelder		Y	HIGH PRIORITY	X
759	7		10.5	Boxelder		Y		X
760	6		9	Boxelder		Y		X
761	12		18	Boxelder		Y		X
762		30	45	Boxelder		Y	HIGH PRIORITY	X
763	19		28.5	Boxelder		Y	HIGH PRIORITY	X
764	7		10.5	American Elm		Y		X
765	10		15	Boxelder		Y		X
766	7		10.5	Boxelder		Y		X
767	8		12	American Elm		Y		X
768	12		18	Boxelder		Y		X
769	8		12	Boxelder		Y		X
770		27	40.5	Boxelder		Y	HIGH PRIORITY	X
771	6		9	American Elm		Y		X
772	8		12	American Elm		Y		X
773	12		18	Boxelder		Y		X
774	15		22.5	Boxelder		Y	HIGH PRIORITY	X
775	9		13.5	Boxelder		Y		X
776	14		21	Boxelder		Y		X
777	16		24	Boxelder		Y	HIGH PRIORITY	X
778	15		22.5	White Walnut		Y	HIGH PRIORITY	X
779	7		10.5	American Elm		Y		X
780	11		16.5	Boxelder		Y		X
781	22		33	White Walnut		Y	HIGH PRIORITY	X
782	21		31.5	Boxelder		Y	HIGH PRIORITY	X
783	9		13.5	Boxelder		Y		X
784		40	60	Boxelder		Y	HIGH PRIORITY	X
785	6		9	Boxelder		Y		X
786		31	46.5	Boxelder		Y	HIGH PRIORITY	X
787	6		9	American Elm		Y		X
788	10		15	Basswood		Y		X
789	7		10.5	American Elm		Y		X
790	7		10.5	American Elm		Y		X
791	6		9	American Elm		Y		X
792		30	45	Boxelder		Y	HIGH PRIORITY	X
793	12		18	Basswood		Y		X
794	18		27	American Elm		Y	HIGH PRIORITY	X
795	11		16.5	White Walnut		Y		X
796	12		18	Basswood		Y		X
797	6		9	American Elm		Y		X
798	10		15	Red Elm		Y		X
799	10		15	American Elm		Y		X
800		23	34.5	Basswood		Y	HIGH PRIORITY	X
801		25	37.5	Basswood		Y	HIGH PRIORITY	X
802	10		15	Basswood		Y		X
803	15		22.5	Basswood		Y	HIGH PRIORITY	X
804		37	55.5	Basswood		Y	HIGH PRIORITY	X
805	11		16.5	Siberian Elm		Y		X
806	6		9	Basswood		Y		X
807	7		10.5	Basswood		Y		X
808	7		10.5	American Elm		Y		X
809	8		12	Basswood		Y		X
810	10		15	Basswood		Y		X
811	12		18	Boxelder		Y		X
812	16		24	Boxelder		Y	HIGH PRIORITY	X
813	11		16.5	Boxelder		Y		X
814	16		24	Boxelder		Y	HIGH PRIORITY	X
815	21		31.5	Boxelder		Y	HIGH PRIORITY	X
816	10		15	Boxelder		Y		X
817	8		12	Boxelder		Y		X
818	20		30	Boxelder		Y	HIGH PRIORITY	X
819	11		16.5	Boxelder		Y		X
820		33	49.5	Boxelder		Y	HIGH PRIORITY	X
821	16		24	Boxelder		Y	HIGH PRIORITY	X
822	14		21	Boxelder		Y		X
823	5		7.5	Hackberry		N		X
824	16		24	Boxelder		Y	HIGH PRIORITY	X
825	8		12	Boxelder		Y		X
826	9		13.5	Boxelder		Y		X
827		28	42	Boxelder		Y	HIGH PRIORITY	X
828	11		16.5	Boxelder		Y		X
829	13		19.5	Boxelder		Y		X
830		33	49.5	Boxelder		Y	HIGH PRIORITY	X
831		48	72	Boxelder		Y	HIGH PRIORITY	X
832	13		19.5	Boxelder		Y		X
833	14		21	Siberian Elm		Y		X
834	9		13.5	Boxelder		Y		X
835	20		30	Boxelder		Y	HIGH PRIORITY	X
836	8		12	Boxelder		Y		X
837	11		16.5	Boxelder		Y		X
838	17		25.5	Basswood		Y	HIGH PRIORITY	X
839	7		10.5	Basswood		Y		X
840	6		9	Basswood		Y		X
841		28	42	Basswood		Y	HIGH PRIORITY	X
842	15		22.5	Basswood		Y	HIGH PRIORITY	X
843	6		9	Basswood		Y		X
844	16		24	White Walnut		Y	HIGH PRIORITY	X
845	6		9	Hackberry		Y		X
846	21		31.5	White Walnut		Y	HIGH PRIORITY	X
847	7		10.5	American Elm		Y		X
848	8		12	American Elm		Y		X
849	13		19.5	Red Elm		Y		X
850	10		15	American Elm		Y		X
851	18		27	American Elm		Y	HIGH PRIORITY	X
852	9		13.5	White Walnut		Y		X
853	7		10.5	White Walnut		Y		X
854	6		9	American Elm		Y		X
855	22		33	White Walnut		Y	HIGH PRIORITY	X
856	9		13.5	Red Elm		Y		X
857	13		19.5	Hackberry		Y		X
858	4		6	Hackberry		N		X
859	15		22.5	Hackberry		Y	HIGH PRIORITY	X
860	17		25.5	White Walnut		Y	HIGH PRIORITY	X
861	11		16.5	White Walnut		Y		X
862	10		15	White Walnut		Y		X
863	7		10.5	American Elm		Y		X
864	27		40.5	White Walnut		Y	HIGH PRIORITY	X
865	25		37.5	White Walnut		Y	HIGH PRIORITY	X
866	14		21	White Walnut		Y		X
867	17		25.5	White Walnut		Y	HIGH PRIORITY	X
868	12		18	White Walnut		Y		X
869	7		10.5	American Elm		Y		X
870		39	58.5	Basswood		Y	HIGH PRIORITY	X
871	12		18	Basswood		Y		X
872	15		22.5	Basswood		Y	HIGH PRIORITY	X
873	15		22.5	American Elm		Y	HIGH PRIORITY	X
874	8		12	American Elm		Y		X
875	15		22.5	White Walnut		Y	HIGH PRIORITY	X
876	22		33	White Walnut		Y	HIGH PRIORITY	X
877	11		16.5	Red Elm		Y		X
878	7		10.5	Red Elm		Y		X
879	15		22.5	White Walnut		Y	HIGH PRIORITY	X
880	10		15	American Elm		Y		X
881	6		9	American Elm		Y		X
882	7		10.5	American Elm		Y		X
883	9		13.5	Red Elm		Y		X
884	11		16.5	Boxelder		Y		X
885	6		9	American Elm		Y		X
886	14		21	Boxelder		Y		X
887	13		19.5	Red Elm		Y		X
888	10		15	Black Walnut		Y		X
889	16		24	Hackberry		Y	HIGH PRIORITY	X

Plotted: 08 / 12 / 2026 8:34 AM W:\2026\260213\CADD DATA\LANDSCAPE\...dwg Sheet Files\L0-1 TREE PRESERVATION PLAN

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08/12/26 CITY SUBMITTAL

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Douglas D. Loken - LA
License No. 45591
Date

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Project Lead	PJD
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L5-1 LANDSCAPE NOTES & DETAILS

TREE DATA

L0-2

890	6		9	American Elm		Y			
891	9		13.5	American Elm		Y			
892	7		10.5	White Walnut		Y			
893	15		22.5	Siberian Elm		Y	HIGH PRIORITY		
894	10		15	Red Elm		Y			
895	6		9	Basswood		Y			
896	12		18	Basswood		Y			
897	10		15	American Elm		Y			
898	12		18	Basswood		Y			
899	9		13.5	Red Elm		Y			
900	9		13.5	American Elm		Y			
901	12		18	American Elm		Y			
902		26	39	Basswood		Y	HIGH PRIORITY		
903	9		13.5	Basswood		Y			
904	17		25.5	Basswood		Y	HIGH PRIORITY		
905	18		27	White Walnut		Y	HIGH PRIORITY		
906	15		22.5	Siberian Elm		Y	HIGH PRIORITY		
907	17		25.5	Eastern Red Cedar		Y	HIGH PRIORITY		
908	10		15	Siberian Elm		Y			
909	5		7.5	Black Walnut		Y			
910	6		9	Red Elm		Y			
911	6		9	American Elm		Y			
912	10		15	American Elm		Y			
913	11		16.5	White Walnut		Y		X	
914	11		16.5	Boxelder		Y		X	
915	13		19.5	Boxelder		Y		X	
916	8		12	Boxelder		Y		X	
917	21		31.5	Boxelder		Y	HIGH PRIORITY	X	
918	14		21	Boxelder		Y		X	
919	17		25.5	Boxelder		Y	HIGH PRIORITY	X	
920	6		9	Red Elm		Y		X	
921	11		16.5	American Elm		Y			
922		24	36	White Walnut		Y	HIGH PRIORITY		
923	14		21	Black Walnut		Y			
924	14		21	White Walnut	X	Y		X	
925	4		6	Hackberry		N		X	
926	8		12	White Walnut		Y			
927	11		16.5	White Walnut		Y		X	
928	17		25.5	Hackberry		Y	HIGH PRIORITY		
929	7		10.5	American Elm		Y			
930	17		25.5	Red Elm		Y	HIGH PRIORITY		
931	11		16.5	Boxelder		Y			
932	13		19.5	Red Elm		Y			
933	7		10.5	Boxelder		Y			
934	9		13.5	American Elm		Y			
935	14		21	Boxelder		Y			
936	8		12	American Elm		Y			
937	16		24	White Walnut		Y	HIGH PRIORITY		
938	6		9	American Elm		Y			
939	6		9	American Elm		Y			
940	11		16.5	American Elm		Y			
941	10		15	American Elm		Y			
942	11		16.5	Flowering Crab	X	Y			
943	7		10.5	Black Walnut		Y			
944		22	33	Boxelder		Y	HIGH PRIORITY		
945	9		13.5	Silver Maple		Y			
946	10		15	Boxelder		Y			
947		19	28.5	Flowering Crab	X	Y	HIGH PRIORITY		
948	11		16.5	Boxelder		Y			
949	6		9	Boxelder		Y			
950	11		16.5	Boxelder		Y			
951	13		19.5	Boxelder		Y			
952	8		12	Hackberry		Y			
953	16		24	Hackberry		Y	HIGH PRIORITY		
954	8		12	American Elm		Y			
955		35	52.5	White Walnut		Y	HIGH PRIORITY		
956	8		12	Basswood		Y			
957	13		19.5	Basswood		Y			
958	14		21	Basswood		Y			
959	10		15	American Elm		Y			
960	8		12	American Elm		Y			
961	8		12	Boxelder		Y			
962	7		10.5	American Elm		Y			
963	8		12	Boxelder		Y			
964		30	45	Basswood		Y	HIGH PRIORITY		
965	8		12	Red Elm		Y			
966	16		24	Basswood		Y	HIGH PRIORITY		
967	10		15	Hackberry		Y			
968	10		15	American Elm		Y			
969	16		24	Basswood		Y	HIGH PRIORITY		
970	15		22.5	Basswood		Y	HIGH PRIORITY		
971	8		12	Eastern Red Cedar		Y			
972	13		19.5	Boxelder		Y			
973	8		12	Basswood		Y			
974		49	73.5	Boxelder		Y	HIGH PRIORITY		
975		23	34.5	White Walnut		Y	HIGH PRIORITY		
976	8		12	Basswood		Y			
977	6		9	Basswood		Y			
978	10		15	Basswood		Y			
979	17		25.5	Basswood		Y	HIGH PRIORITY		
980	6		9	Boxelder		Y			
981		14	21	Basswood		Y			
982			0	Basswood		Y	HIGH PRIORITY		
983		33	49.5	Basswood		Y	HIGH PRIORITY		
984	12		18	Basswood		Y			
985	6		9	Hackberry		Y			
986	6		9	American Elm		Y			
987	27		40.5	Basswood		Y	HIGH PRIORITY		
988	8		12	Basswood		Y			
989	10		15	American Elm		Y			
990	10		15	Hackberry		Y			
991		23	34.5	Eastern Red Cedar		Y	HIGH PRIORITY		
992	9		13.5	Boxelder		Y			
993	9		13.5	Boxelder		Y			
994	6		9	Boxelder		Y			
995	13		19.5	Boxelder		Y			
996	11		16.5	Boxelder		Y			
997		50	75	Silver Maple		Y	HIGH PRIORITY		
998	13		19.5	Boxelder		Y			
999	18		27	Siberian Elm		Y	HIGH PRIORITY		
1000	7		10.5	Boxelder		Y			
1001		40	60	Boxelder		Y	HIGH PRIORITY		
1002	6		9	Boxelder		Y			
1003		22	33	Boxelder		Y	HIGH PRIORITY		
1004	14		21	Boxelder		Y			
1005		21	31.5	Boxelder		Y	HIGH PRIORITY		
1006	12		18	American Elm		Y			
1007	8		12	White Walnut		Y			
1008	6		9	Black Walnut		Y			
1009	6		9	White Walnut		Y			
1010	7		10.5	Boxelder		Y			
1011		16	24	American Elm		Y	HIGH PRIORITY		
1012		13	19.5	White Walnut		Y			
1013	8		12	Siberian Elm		Y			
1014	8		12	Siberian Elm		Y			
1015	13		19.5	Boxelder		Y			
1016	16		24	Silver Maple		Y	HIGH PRIORITY		
1017	12		18	Boxelder		Y			
1018	12		18	Boxelder		Y			
1019	9		13.5	Black Walnut		Y			
1020	8		12	Boxelder		Y			
1021	16		24	Boxelder		Y	HIGH PRIORITY		
1022		31	46.5	Boxelder		Y	HIGH PRIORITY		
1023	15		22.5	Boxelder		Y	HIGH PRIORITY		
1024	10		15	American Elm		Y			
1025	11		16.5	American Elm		Y			
1026	10		15	Boxelder		Y			
1027	7		10.5	Boxelder		Y			
1028	13		19.5	Boxelder		Y			
1029		25	37.5	Boxelder		Y	HIGH PRIORITY		
1030	11		16.5	Silver Maple		Y			
1031	6		9	Boxelder		Y			
1032	8		12	Boxelder		Y			
1033	8		12	Boxelder		Y			
1034	10		15	Boxelder		Y			
1035		27	40.5	Boxelder		Y	HIGH PRIORITY		
1036	6		9	Siberian Elm		Y			
1037	6		9	Siberian Elm		Y			
1038	13		19.5	Boxelder		Y			
1039	6		9	Boxelder		Y			
1040	10		15	American Elm		Y			
1041		20	30	Boxelder		Y	HIGH PRIORITY		
1042	11		16.5	Boxelder		Y			
1043		12	18	Siberian Elm		Y			
1044		12	18	Boxelder		Y			
1045		15	22.5	Siberian Elm		Y	HIGH PRIORITY		
1046	7	12	10.5	Siberian Elm		Y			
1047			0	Siberian Elm		Y	HIGH PRIORITY		
1048	6		9	Siberian Elm		Y			
1049		11	16.5	Siberian Elm		Y			
1050		12	18	Siberian Elm		Y			
1051		19	28.5	Siberian Elm		Y	HIGH PRIORITY		
1052	6		9	Siberian Elm		Y			
1053		19	28.5	Siberian Elm		Y	HIGH PRIORITY		
1054	6		9	White Spruce		Y			
1055	7		10.5	White Spruce		Y			
1056	44		66	Silver Maple		Y	HIGH PRIORITY		

Plotted: 08 /12 / 2026, 8:35 AM W:\2026\260213\CADD DATA\LANDSCAPE\ dwg Sheet Files\L0-1 TREE PRESERVATION PLAN

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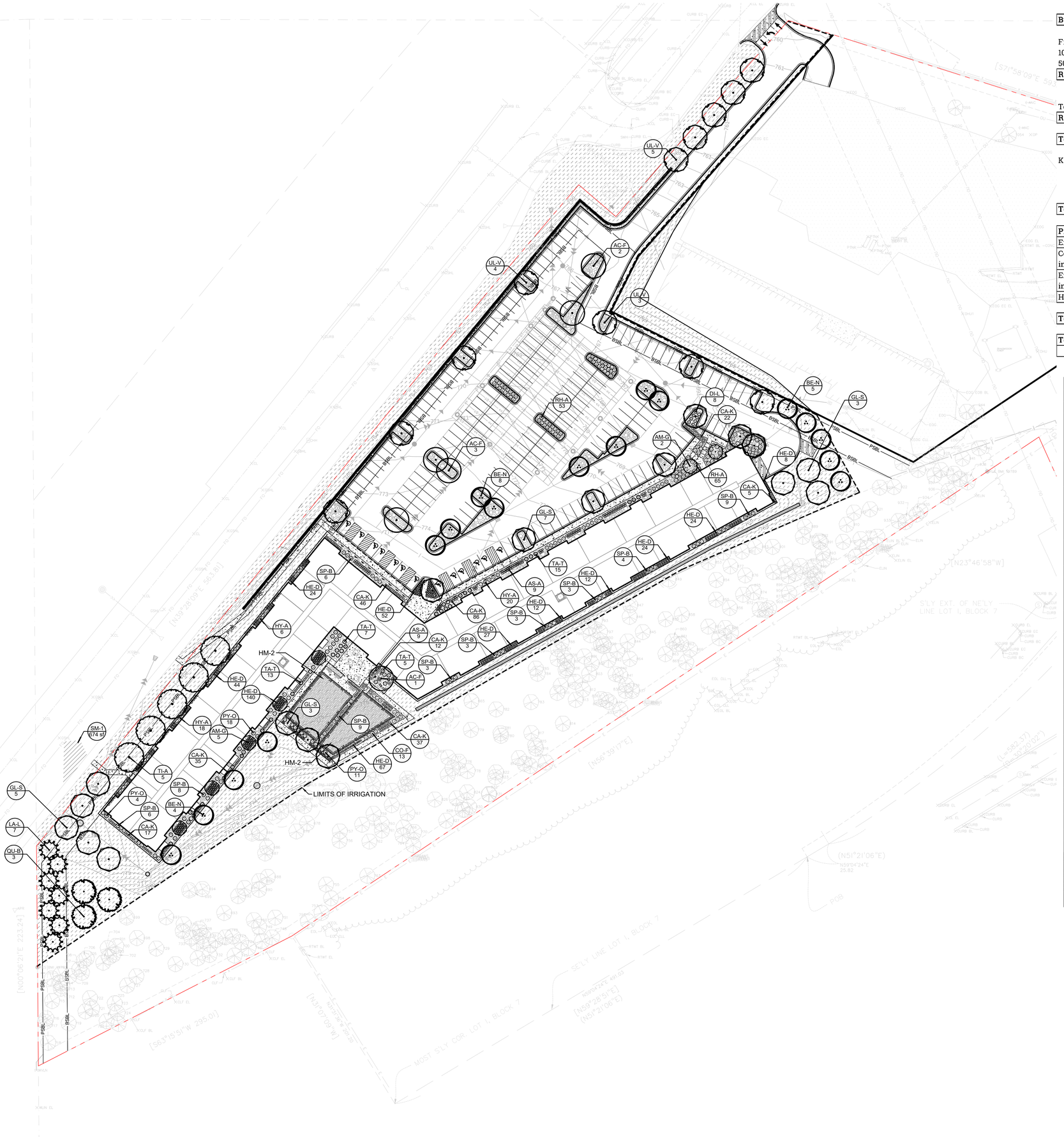
Loucks Project No. 260213.00
Project Lead PJD
Drawn By KRH
Checked By DDL
Review Date 08/12/26

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TREE DATA

L0-3



C. Landscape requirements for residential business, and industrial uses

Building Footprint Area	**53742 SF**
	Required Landscaping
First 10,000 square feet	2 trees/1,000 square feet 20
10,001 to 50,000 square feet	Additional 1.5 trees/1,000 square feet 60
50,001 to 100,000 square feet	Additional 1 tree/1,000 square feet 4
Required Trees	**84**

Impervious areas.

one shade tree shall be required for each 4,000 square feet of impervious area

Total Impervious Area 92,025

Required Trees	**23.01**
Total Required Trees	**107.01**

K. Landscaping credit.

If healthy landscaping of acceptable species and location exist on a site prior to development and is preserved, the city's Zoning Administrator may allow credit for such landscaping to meet up to 30% of the trees required.

Total Allowable Credit	**30% of Total =**	**32.101875**

Preserved Trees	**Tree Credit**	**TREE QTYS**
Excluded tree	No Credit	
Common significant tree > 6 inches	1 tree	
Exceptional significant tree > 4 inches	4 trees	
High priority tree > 15 inches	8 trees	4

Total Required Trees	**74.904375**
Total Proposed Trees	**75**

Replacement trees are required for removal of 5 High Priority Trees (588, 601, 625, 662, and 879).

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AC-F	6	ACER FREEMANII `ARMSTRONG` ARMSTRONG MAPLE
	BE-N	17	BETULA NIGRA RIVER BIRCH
	GL-S	18	GLEDITSIA TRIACANTHOS `SKYCOLE` SKYLINE HONEYLOCUST
	QU-B	3	QUERCUS BICOLOR SWAMP WHITE OAK
	TI-A	5	TILIA AMERICANA `BOULEVARD` BOULEVARD LINDEN
	UL-V	12	ULMUS AMERICANA `VALLEY FORGE` VALLEY FORGE ELM
EVERGREEN TREES			
	LA-L	7	LARIX LARICINA AMERICAN LARCH
ORNAMENTAL TREES			
	AM-G	7	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` AUTUMN BRILLIANCE SERVICEBERRY
SHRUBS			
	CO-F	13	CORNUS SERICEA `ARTIC FIRE` ARCTIC FIRE DOGWOOD
	DI-L	8	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE
	HY-A	45	HYDRANGEA ARBORESCENS `ANNABELLE` ANNABELLE HYDRANGEA
	PY-O	32	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM LITTLE DEVIL NINEBARK
	RH-A	118	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
	SP-B	54	SPIREA X BETULIFOLIA `TOR` BIRCH-LEAF SPIREA
CONIFEROUS SHRUBS			
	TA-T	41	TAXUS X MEDIA `TAUNTON` TAUNTON YEW
PERENNIALS			
	AS-A	18	ASTILBE X ARENDSII `DEUTSCHLAND` DEUTSCHLAND ASTILBE
	HE-D	438	HEMEROCALLIS X `STELLA DE ORO` STELLA D` ORO DAYLILY
GRASSES			
	CA-K	260	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS
SYMBOL	CODE		BOTANICAL / COMMON NAME
GROUND COVERS			
	HM-1		ENGINEERED WOOD FIBER MULCH
	RM-1		ROCK MULCH 2.5" TRAP ROCK
	SM-1		ROADSIDE SEED MIX MNDOT 25-141
	TS-1		TURF SOD

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 40 80
SCALE IN FEET

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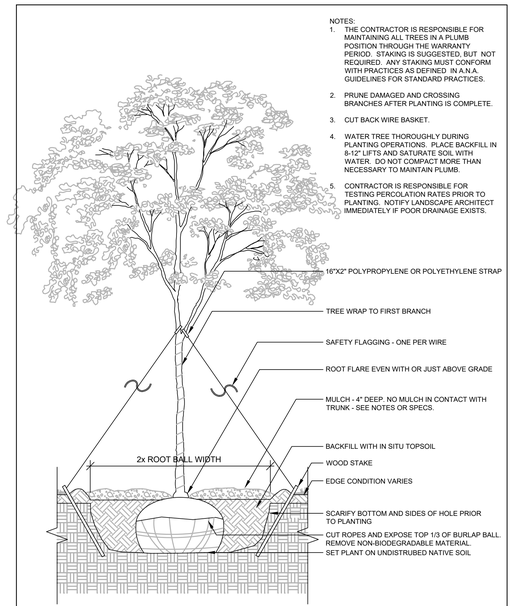
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LANDSCAPE PLAN
L1-1

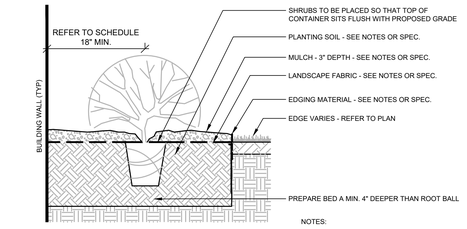
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PLANT SCHEDULE

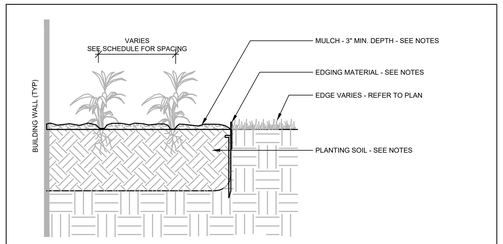
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
DECIDUOUS TREES					
	AC-F	6	ACER FREEMANII `ARMSTRONG`	ARMSTRONG MAPLE	B&B
	BE-N	17	BETULA NIGRA	RIVER BIRCH	B&B
	GL-S	18	GLEDITSIA TRIACANTHOS `SKYCOLE`	SKYLINE HONEYLOCUST	B&B
	QU-B	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B
	TI-A	5	TILIA AMERICANA `BOULEVARD`	BOULEVARD LINDEN	B&B
	UL-V	12	ULMUS AMERICANA `VALLEY FORGE`	VALLEY FORGE ELM	B&B
		61	SUBTOTAL:		
EVERGREEN TREES					
	LA-L	7	LARIX LARICINA	AMERICAN LARCH	B&B
		7	SUBTOTAL:		
ORNAMENTAL TREES					
	AM-G	7	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B&B
		7	SUBTOTAL:		
SHRUBS					
	CO-F	13	CORNUS SERICEA `ARTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT
	DI-L	8	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	CONT
	HY-A	45	HYDRANGEA ARBORESCENS `ANNABELLE`	ANNABELLE HYDRANGEA	CONT
	PY-O	32	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM	LITTLE DEVIL NINEBARK	CONT
	RH-A	118	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	CONT
	SP-B	54	SPIREA X BETULIFOLIA `TOR`	BIRCH-LEAF SPIREA	CONT
		270	SUBTOTAL:		
CONIFEROUS SHRUBS					
	TA-T	41	TAXUS X MEDIA `TAUNTON`	TAUNTON YEW	CONT
		41	SUBTOTAL:		
PERENNIALS					
	AS-A	18	ASTILBE X ARENDSII `DEUTSCHLAND`	DEUTSCHLAND ASTILBE	CONT
	HE-D	438	HEMEROCALLIS X `STELLA DE ORO`	STELLA D` ORO DAYLILY	CONT
		456	SUBTOTAL:		
GRASSES					
	CA-K	260	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	CONT
		260	SUBTOTAL:		
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	
GROUND COVERS					
	HM-1		ENGINEERED WOOD FIBER MULCH		
	RM-1		ROCK MULCH	2.5" TRAP ROCK	
	SM-1		ROADSIDE SEED MIX	MNDOT 25-141	
	TS-1		TURF SOD		



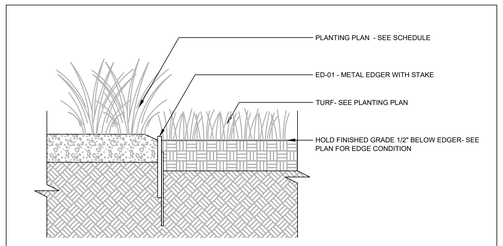
1 DETAIL - DECIDUOUS TREE — 3/4" = 1'-0" — LOUCKS PROJ-260213-01



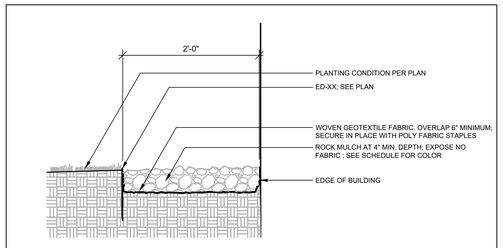
2 DETAIL - SHRUB PLANTING — 1" = 1'-0" — LOUCKS PROJ-260213-02



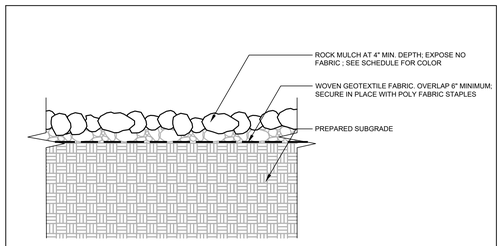
3 PLANTING - PERENNIAL — 1" = 1'-0" — LOUCKS PROJ-260213-05



4 ED-01 - LANDSCAPE EDGER, TYP. — 1 1/2" = 1'-0" — LOUCKS PROJ-260213-09



5 LM-XX - MAINTENANCE STRIP (24") — 1 1/2" = 1'-0" — LOUCKS PROJ-260213-10



6 LM-01 - ROCK MULCH — 1 1/2" = 1'-0" — LOUCKS PROJ-260213-11

LANDSCAPE INSTALLATION

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE \ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP 6" TRAP ROCK MULCH AND FIBER MAT WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

IRRIGATION NOTES

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR A MINIMUM AND MAXIMUM PERIOD OF TWO (2) YEARS TO ENSURE PROPER PLANT ESTABLISHMENT. UPON COMPLETION OF THE ESTABLISHMENT PERIOD, ALL IRRIGATION SHALL BE DISCONTINUED AND NO PERMANENT IRRIGATION SYSTEM SHALL REMAIN, IN ORDER TO MEET LEED REQUIREMENTS FOR WATER EFFICIENCY.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

OWNER SHALL SCHEDULE A SITE VISIT WITH THE LANDSCAPE ARCHITECT AT THE END OF THE ESTABLISHMENT PERIOD TO VERIFY PLANT HEALTH PRIOR TO DEACTIVATING THE IRRIGATION SYSTEM FOR LEED CREDIT COMPLIANCE.

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

LOUCKS
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100
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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Douglas D. Loken - LA

License No. 45591
Date

QUALITY CONTROL

Loucks Project No.	260213.00
Project Lead	PJD
Drawn By	KRH
Checked By	DDL
Review Date	08/12/26

SHEET INDEX

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C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES AND DETAILS
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L0-1	TREE PRESERVATION PLAN
L0-2/L0-3	TREE DATA
L1-1	LANDSCAPE PLAN
L5-1	LANDSCAPE NOTES & DETAILS

LANDSCAPE DETAILS AND NOTES

L5-1

Plotted: 08 / 12 / 2026 8:36 AM W:\2026\260213\CADD DATA\LANDSCAPE\ dwg Sheet Files\L5-1 LANDSCAPE DETAILS

Stormwater Management Plan

3rd Ave West Apartments
Shakopee, MN

Prepared by Loucks
August 5, 2026

Loucks Project No. 260213

3rd Ave West Apartments

Shakopee, Minnesota

Stormwater Management Plan

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Existing Drainage Exhibit ..... Figure 1
Proposed Drainage Exhibit ..... Figure 2

3rd Ave West Apartments

Shakopee, Minnesota

Stormwater Management Plan

Introduction

This stormwater management plan was created for the RW Shakopee Apartment project located at 1480 3rd Ave W, in Shakopee, MN. The project site encompasses roughly 8.147 acres.

The project generally consists of constructing a new apartment building, parking lot, and associated utilities.

Methodology

City of Shakopee & Lower Minnesota River Watershed District Stormwater Requirements:

1. Rate Control – Match existing rates for the 2-year, 10-year, and 100-year storm event rate.
2. Volume Control – 1.1-inch infiltration/filtration over the new impervious surface.

Methodology

The stormwater calculations were made utilizing the stormwater-modeling program HydroCAD 10.00. Calculations were performed for the 24-hour 100-year rainfall event of 7.41 inches, 10-year rainfall event of 4.17 inches, and 2-year rainfall event of 2.80 inches.

Existing Conditions

The existing 8.147-acre site currently is a commercial property that the 8.147-acre site will be split off from the 12.86-acre site. The existing site has no stormwater BMPS and drains off-site. The existing site is broken into 3 drainage areas

Drainage area DA-1E Drains to NW Ditch
Drainage area DA-2E Drains to NE Ditch
Drainage area DA-3E Drains to North Adjacent Site
Drainage area DA-4E Drains to Harrison Street

Proposed Conditions

The proposed site consists of constructing a multi-story apartment building, parking lot, entrance drives, utilities, and stormwater management practices. To meet stormwater requirements for the site an underground filtration vault. The site will be broken into five drainage areas. The proposed water leaving the underground stormwater vault will all drain through the proposed draintile at the bottom of the vault.

Drainage area DA-1P Drains to NW Ditch
Drainage area DA-2P1 Drains Sorm Vault

Drainage area DA-2P2 Drains to NE Ditch
Drainage area DA-3P Drains to North Adjacent Site
Drainage area DA-4P Drains to Harrison Street

Rate Control
Requirements are that peak rates shall not exceed existing rates for the 2, 10, 100-year

Table 1.1 – Existing Peak Runoff Rates

Existing Conditions					
			2-YR Event	10-YR Event	100-YR Event
Subcatch	Area (SF)	Impervious (SF)	Rate (cfs)	Rate (cfs)	Rate (cfs)
DA-1E	61,552	0	0.15	1.03	4.44
DA-2E	274,103	1,971	0.83	5.06	20.68
DA-3E	16,555	0	0.03	0.22	1.09
DA-4E	2,692	0	0.00	0.01	0.12
Existing Site Total	**354,902**	**1,971**	**1.00**	**6.32**	**26.32**

Table 1.2 – Proposed Peak Runoff Rates

Proposed Conditions					
			2-YR Event	10-YR Event	100-YR Event
Subcatch	Area (SF)	Impervious (SF)	Rate (cfs)	Rate (cfs)	Rate (cfs)
DA-1P	93,089	3,294	0.23	1.55	6.72
DA-2P1 VAULT	219,678	134,207	0.42	0.50	3.31
DA-2P2	22,888	8,266	0.49	1.22	3.6
DA-3P	16,555	0	0.03	0.22	1.09
DA-4P	2,692	0	0.00	0.01	0.12
TOTAL PROPOSED	**354,902**	**145,767**	**1.00**	**3.15**	**11.14**

Volume Control
A water quality volume of 1.1" of runoff from the new impervious surfaces created by the project is treated. Required volume calculations are shown below (Impervious area from Off-Site is not included in the calculation):

Volume Required:	145,767 SF x 1.1" x 1'/12"	=	13,362 CF
Volume Provided:	Storm Vault (760.00-760.90)	=	16,235 CF

The proposed water quality volume for the storm vault is 16,235 CF which exceeds the required volume of 13,362 CF.

With the proximity to bedrock, infiltration will not be allowed on the site, so filtration will be used for treatment.

This volume will be required to draw down within 48 hours.

Filtration rate from sand is 1.00 in/hr

1.00 in/hr x 48 hr = 48 in or 4 feet.

Best Management Practices

Best management practices (BMP's) will be implemented during construction per the project Stormwater Pollution Prevention Plan (C3-2 & C3-3). During construction, erosion control measures will include dust control, silt fencing, bio logs, inlet protection, and a temporary rock construction entrance. Permanent BMP's will include stormwater management systems, surface pavements, and turf establishment (vegetation) of disturbed areas.

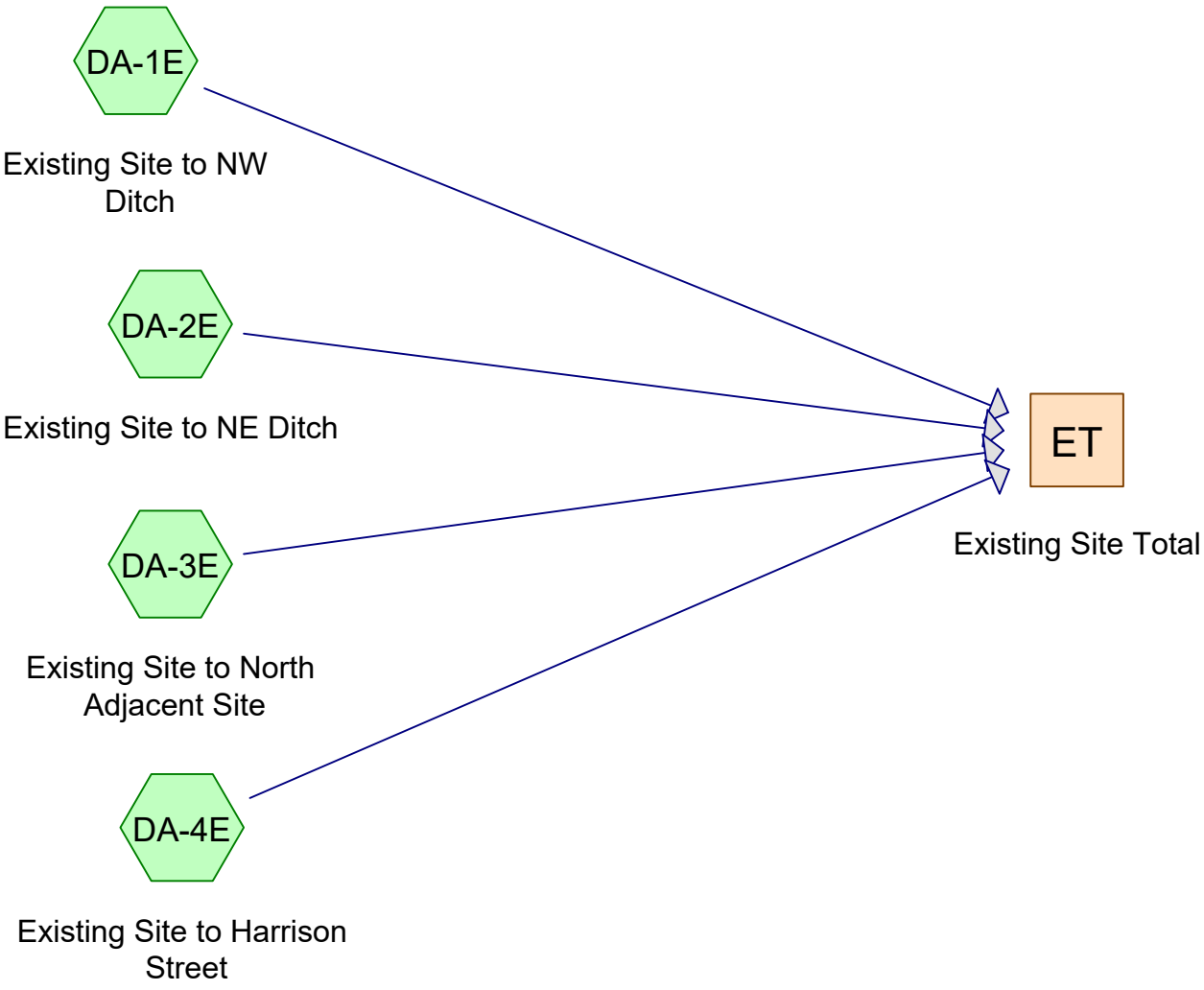
Conclusion

The proposed Stormwater Management Plan for the RW Shakopee project provides a solution for the conveyance of stormwater from the site. The underground filtration vault captures the runoff and outlets to city storm sewer. They will provide rate control for the development and meet water quality requirements through the proposed infiltration.

Appendix A

Existing HydroCAD Report

EXISTING SITE



Subcat Reach Pond Link

Routing Diagram for RWD Shakopee
Prepared by {enter your company name here}, Printed 8/5/2026
HydroCAD® 10.10-6a s/n 02676 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	MSE 24-hr	3	Default	24.00	1	2.85	2
2	10-Year	MSE 24-hr	3	Default	24.00	1	4.22	2
3	100-Year	MSE 24-hr	3	Default	24.00	1	7.29	2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,692	48	Brush, Good, HSG B (DA-4E)
121,202	61	Pasture/grassland/range, Good, HSG B (DA-2E)
1,971	98	Paved parking, HSG B (DA-2E)
194,582	55	Woods, Good, HSG B (DA-1E, DA-2E, DA-3E)
34,455	58	Woods/grass comb., Good, HSG B (DA-1E)
354,902	**58**	**TOTAL AREA**

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1E: Existing Site to NW Runoff Area=61,552 sf 0.00% Impervious Runoff Depth=0.20"
Tc=15.0 min CN=57 Runoff=0.15 cfs 1,038 cf

Subcatchment DA-2E: Existing Site to NE Runoff Area=274,103 sf 0.72% Impervious Runoff Depth=0.23"
Tc=15.0 min CN=58 Runoff=0.83 cfs 5,193 cf

Subcatchment DA-3E: Existing Site to Runoff Area=16,555 sf 0.00% Impervious Runoff Depth=0.16"
Tc=15.0 min CN=55 Runoff=0.03 cfs 216 cf

Subcatchment DA-4E: Existing Site to Runoff Area=2,692 sf 0.00% Impervious Runoff Depth=0.04"
Tc=15.0 min CN=48 Runoff=0.00 cfs 9 cf

Reach ET: Existing Site Total Inflow=1.00 cfs 6,457 cf
Outflow=1.00 cfs 6,457 cf

Total Runoff Area = 354,902 sf Runoff Volume = 6,457 cf Average Runoff Depth = 0.22"
99.44% Pervious = 352,931 sf 0.56% Impervious = 1,971 sf

Summary for Subcatchment DA-1E: Existing Site to NW Ditch

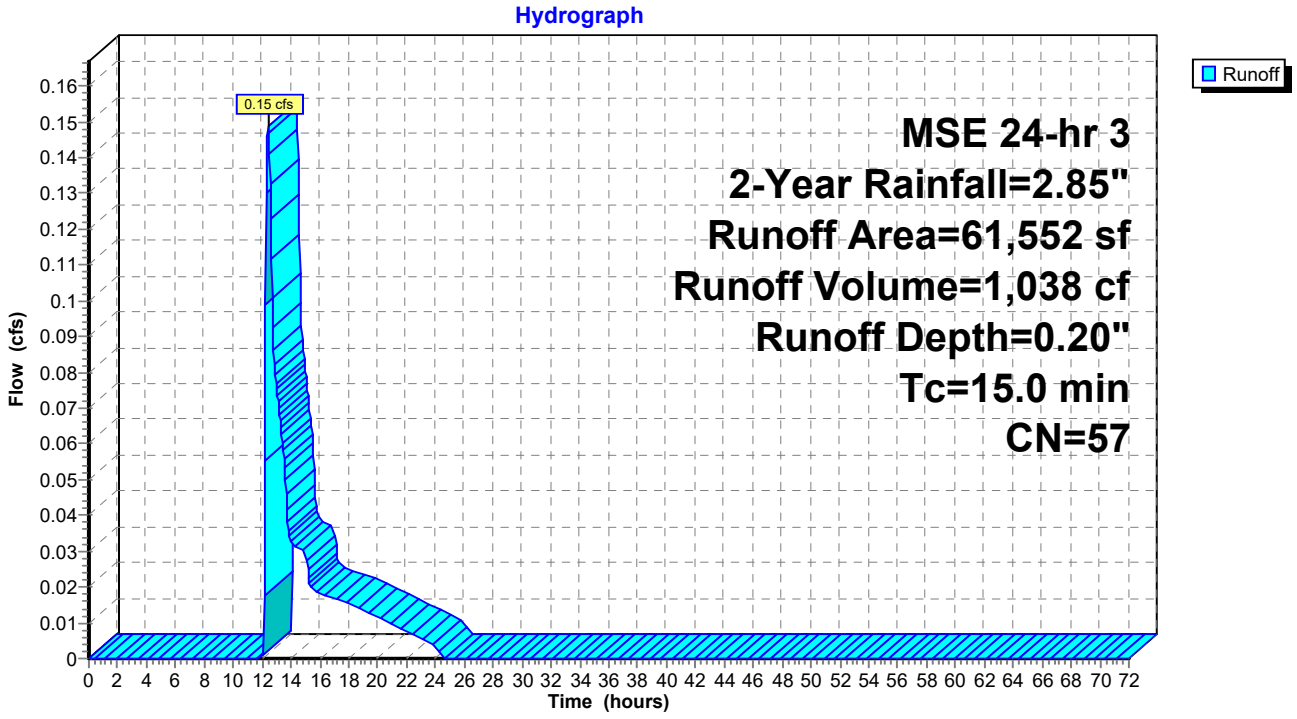
Runoff = 0.15 cfs @ 12.41 hrs, Volume= 1,038 cf, Depth= 0.20"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

Area (sf)	CN	Description
27,097	55	Woods, Good, HSG B
34,455	58	Woods/grass comb., Good, HSG B
61,552	57	Weighted Average
61,552		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-1E: Existing Site to NW Ditch



Summary for Subcatchment DA-2E: Existing Site to NE Ditch

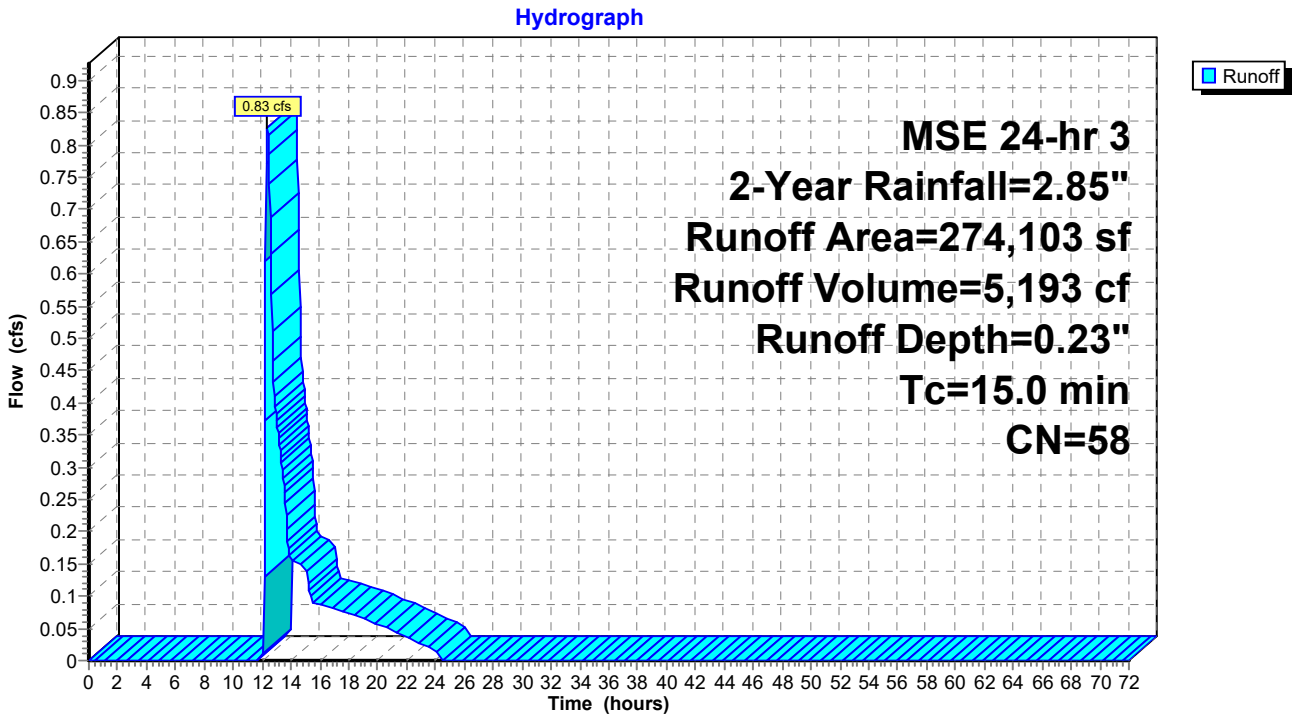
Runoff = 0.83 cfs @ 12.37 hrs, Volume= 5,193 cf, Depth= 0.23"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

Area (sf)	CN	Description
150,930	55	Woods, Good, HSG B
121,202	61	Pasture/grassland/range, Good, HSG B
1,971	98	Paved parking, HSG B
274,103	58	Weighted Average
272,132		99.28% Pervious Area
1,971		0.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-2E: Existing Site to NE Ditch



Summary for Subcatchment DA-3E: Existing Site to North Adjacent Site

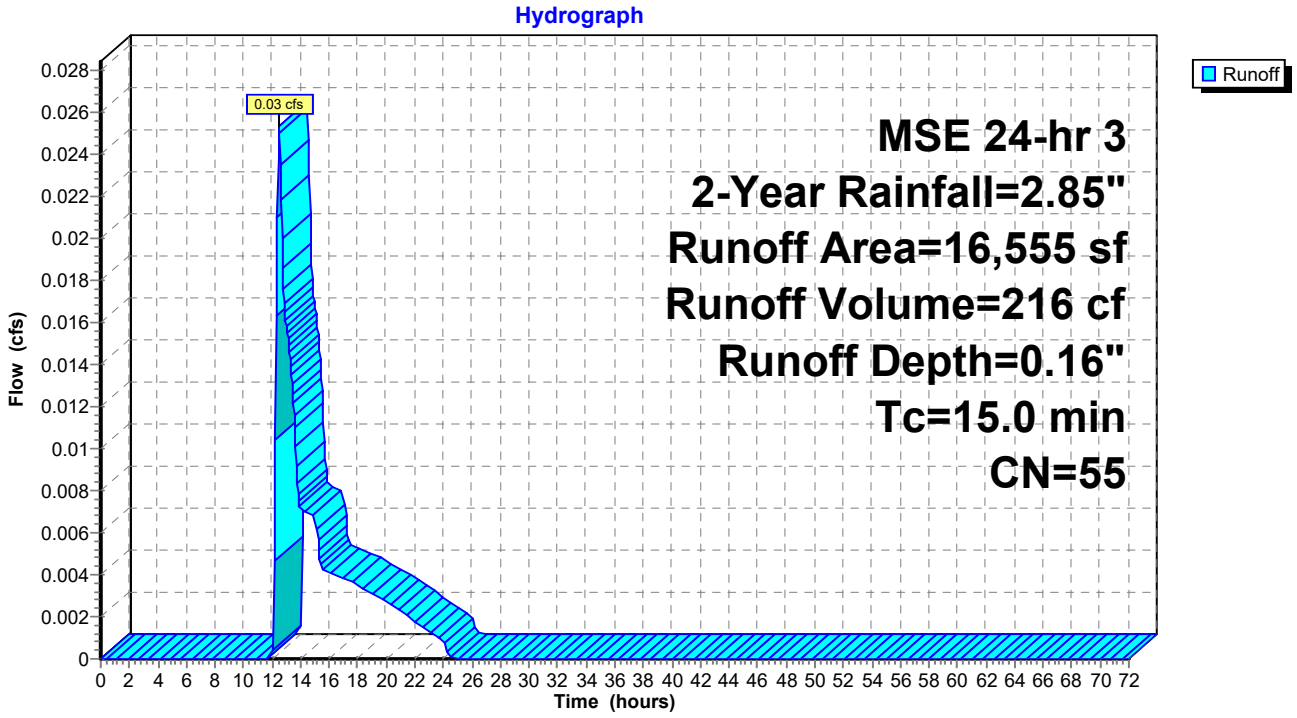
Runoff = 0.03 cfs @ 12.49 hrs, Volume= 216 cf, Depth= 0.16"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

Area (sf)	CN	Description
16,555	55	Woods, Good, HSG B
16,555		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-3E: Existing Site to North Adjacent Site



Summary for Subcatchment DA-4E: Existing Site to Harrison Street

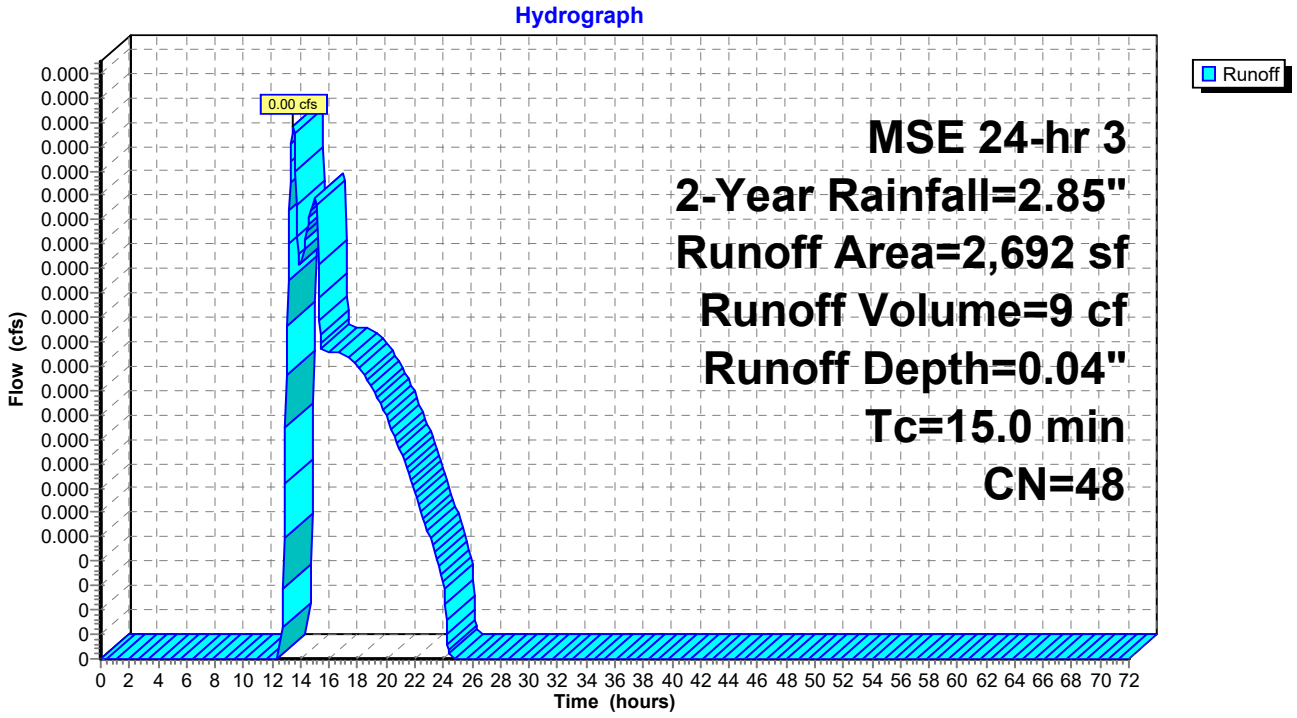
Runoff = 0.00 cfs @ 13.49 hrs, Volume= 9 cf, Depth= 0.04"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

Area (sf)	CN	Description
2,692	48	Brush, Good, HSG B
2,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-4E: Existing Site to Harrison Street

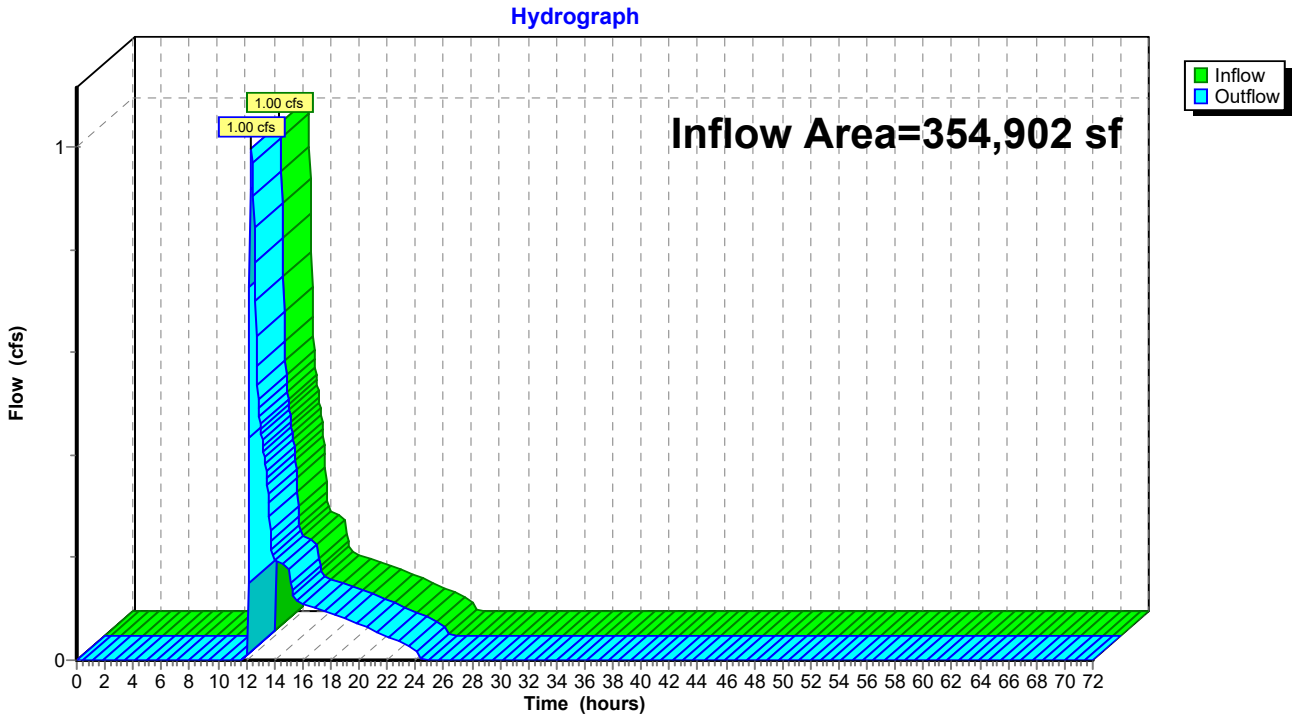


Summary for Reach ET: Existing Site Total

Inflow Area = 354,902 sf, 0.56% Impervious, Inflow Depth = 0.22" for 2-Year event
Inflow = 1.00 cfs @ 12.37 hrs, Volume= 6,457 cf
Outflow = 1.00 cfs @ 12.37 hrs, Volume= 6,457 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach ET: Existing Site Total



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1E: Existing Site to NW Runoff Area=61,552 sf 0.00% Impervious Runoff Depth=0.72"
Tc=15.0 min CN=57 Runoff=1.03 cfs 3,677 cf

Subcatchment DA-2E: Existing Site to NE Runoff Area=274,103 sf 0.72% Impervious Runoff Depth=0.77"
Tc=15.0 min CN=58 Runoff=5.06 cfs 17,525 cf

Subcatchment DA-3E: Existing Site to Runoff Area=16,555 sf 0.00% Impervious Runoff Depth=0.62"
Tc=15.0 min CN=55 Runoff=0.22 cfs 855 cf

Subcatchment DA-4E: Existing Site to Runoff Area=2,692 sf 0.00% Impervious Runoff Depth=0.33"
Tc=15.0 min CN=48 Runoff=0.01 cfs 73 cf

Reach ET: Existing Site Total Inflow=6.32 cfs 22,131 cf
Outflow=6.32 cfs 22,131 cf

Total Runoff Area = 354,902 sf Runoff Volume = 22,131 cf Average Runoff Depth = 0.75"
99.44% Pervious = 352,931 sf 0.56% Impervious = 1,971 sf

Summary for Subcatchment DA-1E: Existing Site to NW Ditch

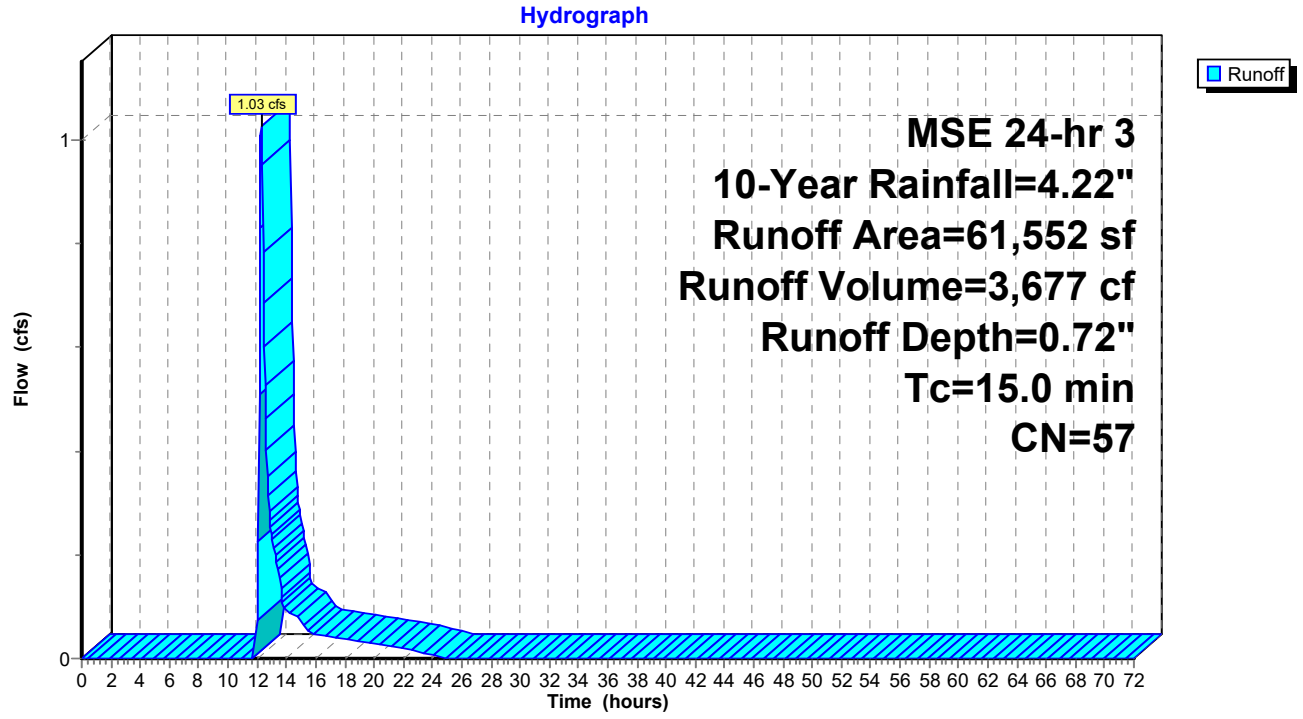
Runoff = 1.03 cfs @ 12.27 hrs, Volume= 3,677 cf, Depth= 0.72"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
27,097	55	Woods, Good, HSG B
34,455	58	Woods/grass comb., Good, HSG B
61,552	57	Weighted Average
61,552		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-1E: Existing Site to NW Ditch



Summary for Subcatchment DA-2E: Existing Site to NE Ditch

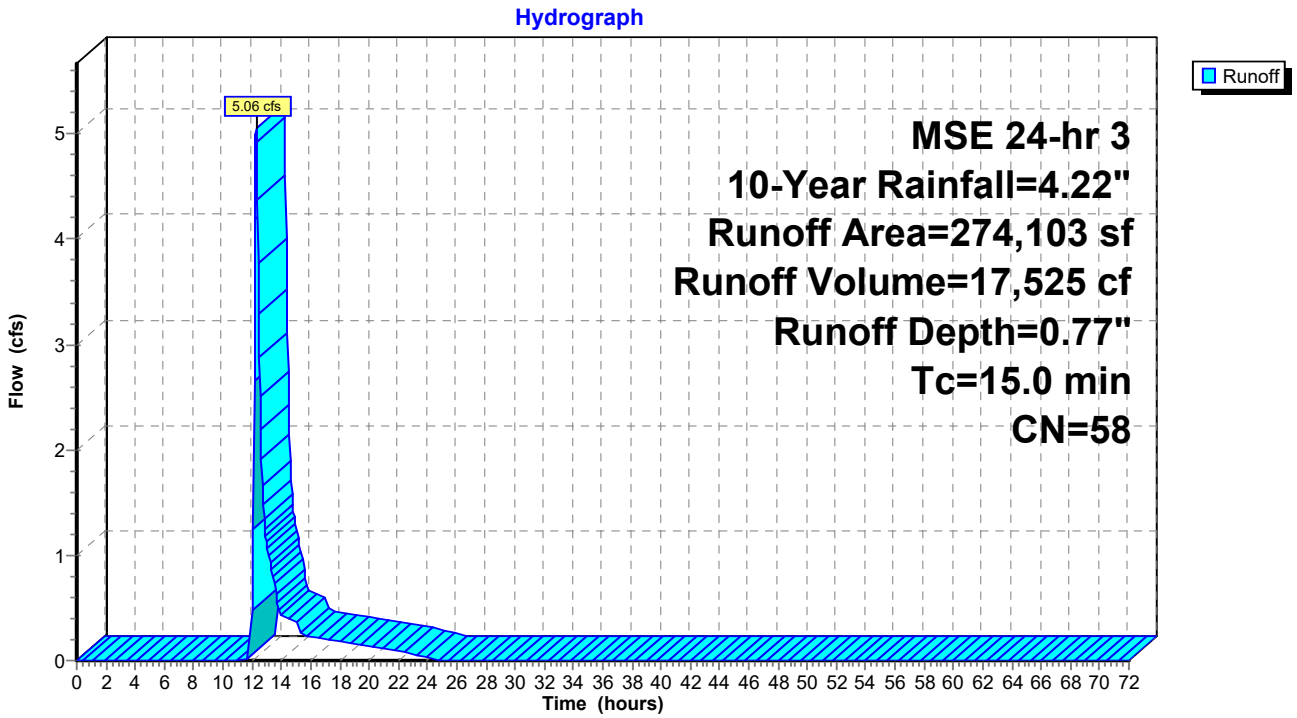
Runoff = 5.06 cfs @ 12.27 hrs, Volume= 17,525 cf, Depth= 0.77"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
150,930	55	Woods, Good, HSG B
121,202	61	Pasture/grassland/range, Good, HSG B
1,971	98	Paved parking, HSG B
274,103	58	Weighted Average
272,132		99.28% Pervious Area
1,971		0.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-2E: Existing Site to NE Ditch



Summary for Subcatchment DA-3E: Existing Site to North Adjacent Site

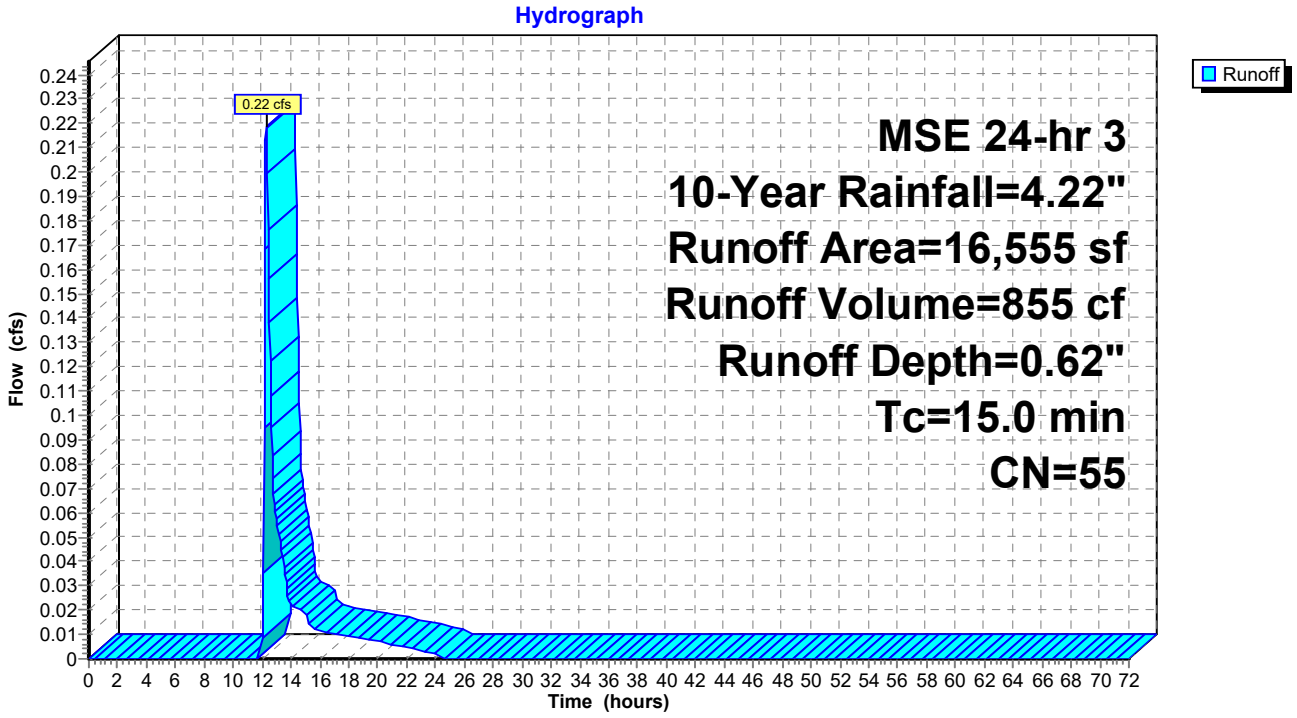
Runoff = 0.22 cfs @ 12.29 hrs, Volume= 855 cf, Depth= 0.62"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
16,555	55	Woods, Good, HSG B
16,555		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-3E: Existing Site to North Adjacent Site



Summary for Subcatchment DA-4E: Existing Site to Harrison Street

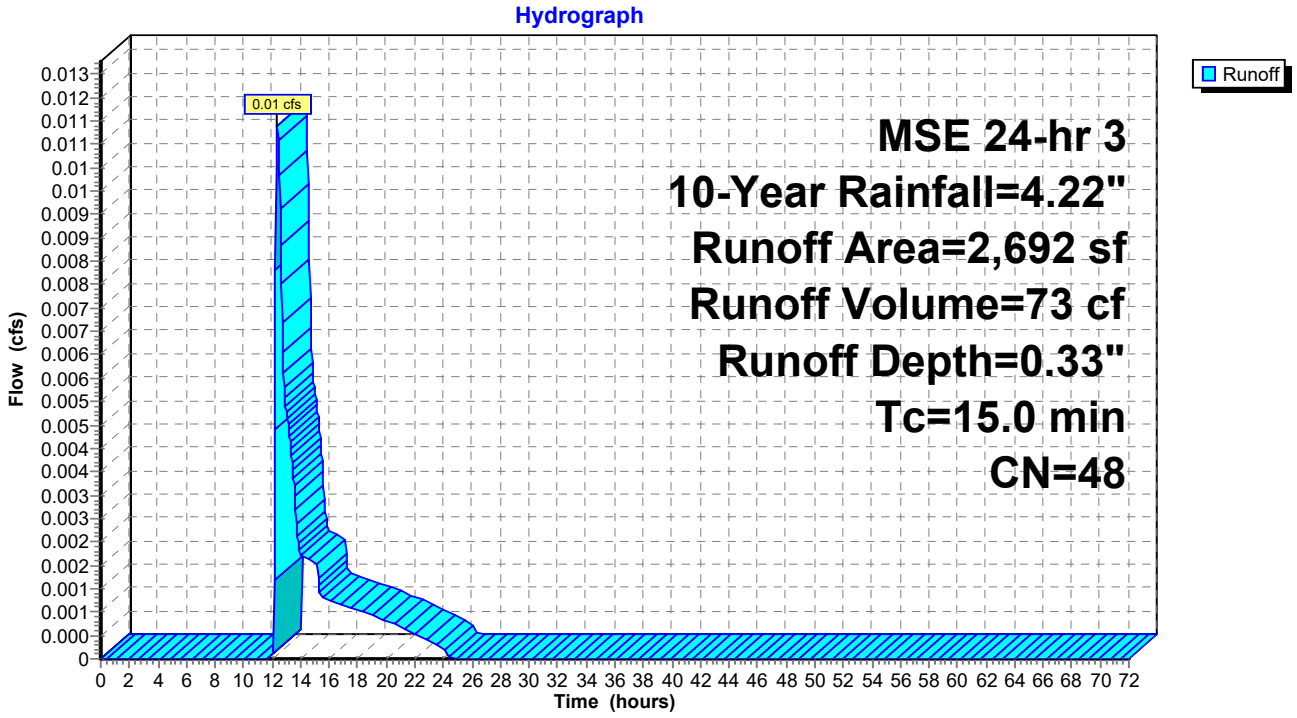
Runoff = 0.01 cfs @ 12.37 hrs, Volume= 73 cf, Depth= 0.33"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
2,692	48	Brush, Good, HSG B
2,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-4E: Existing Site to Harrison Street

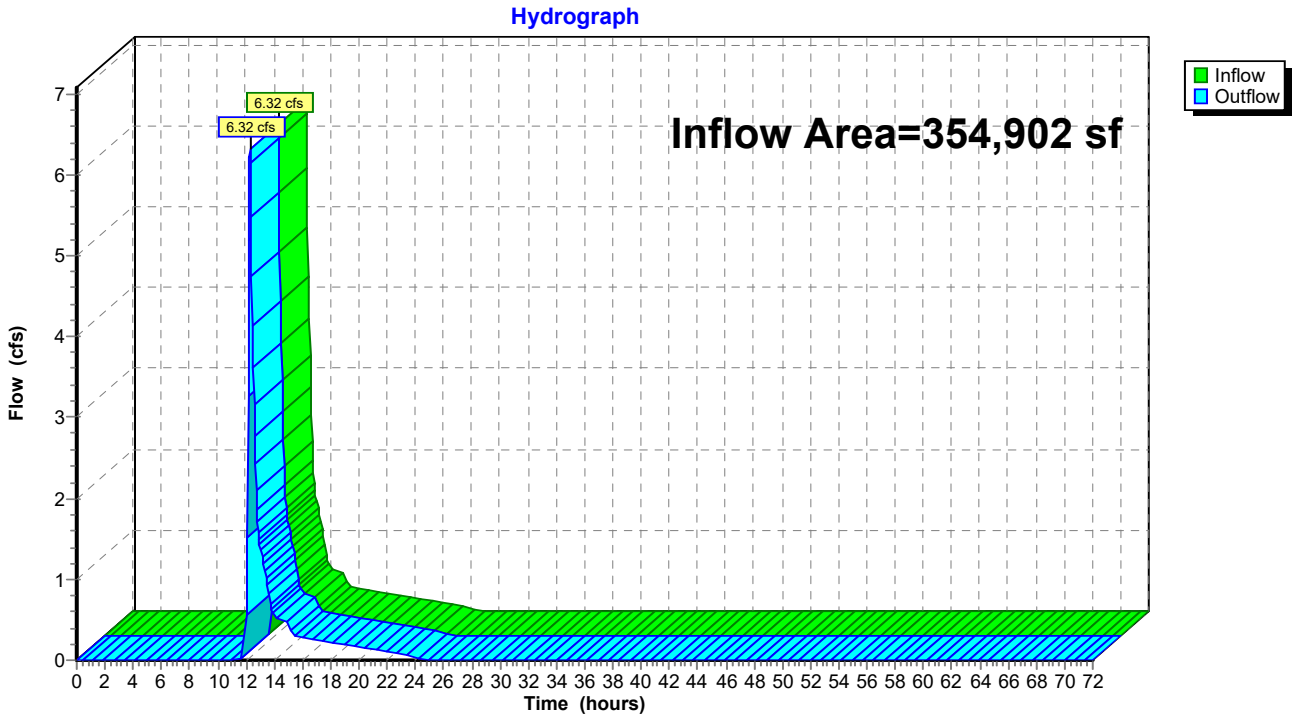


Summary for Reach ET: Existing Site Total

Inflow Area = 354,902 sf, 0.56% Impervious, Inflow Depth = 0.75" for 10-Year event
Inflow = 6.32 cfs @ 12.27 hrs, Volume= 22,131 cf
Outflow = 6.32 cfs @ 12.27 hrs, Volume= 22,131 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach ET: Existing Site Total



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1E: Existing Site to NW Runoff Area=61,552 sf 0.00% Impervious Runoff Depth=2.51"
Tc=15.0 min CN=57 Runoff=4.44 cfs 12,866 cf

Subcatchment DA-2E: Existing Site to NE Runoff Area=274,103 sf 0.72% Impervious Runoff Depth=2.61"
Tc=15.0 min CN=58 Runoff=20.68 cfs 59,580 cf

Subcatchment DA-3E: Existing Site to Runoff Area=16,555 sf 0.00% Impervious Runoff Depth=2.31"
Tc=15.0 min CN=55 Runoff=1.09 cfs 3,187 cf

Subcatchment DA-4E: Existing Site to Runoff Area=2,692 sf 0.00% Impervious Runoff Depth=1.64"
Tc=15.0 min CN=48 Runoff=0.12 cfs 369 cf

Reach ET: Existing Site Total Inflow=26.32 cfs 76,002 cf
Outflow=26.32 cfs 76,002 cf

Total Runoff Area = 354,902 sf Runoff Volume = 76,002 cf Average Runoff Depth = 2.57"
99.44% Pervious = 352,931 sf 0.56% Impervious = 1,971 sf

Summary for Subcatchment DA-1E: Existing Site to NW Ditch

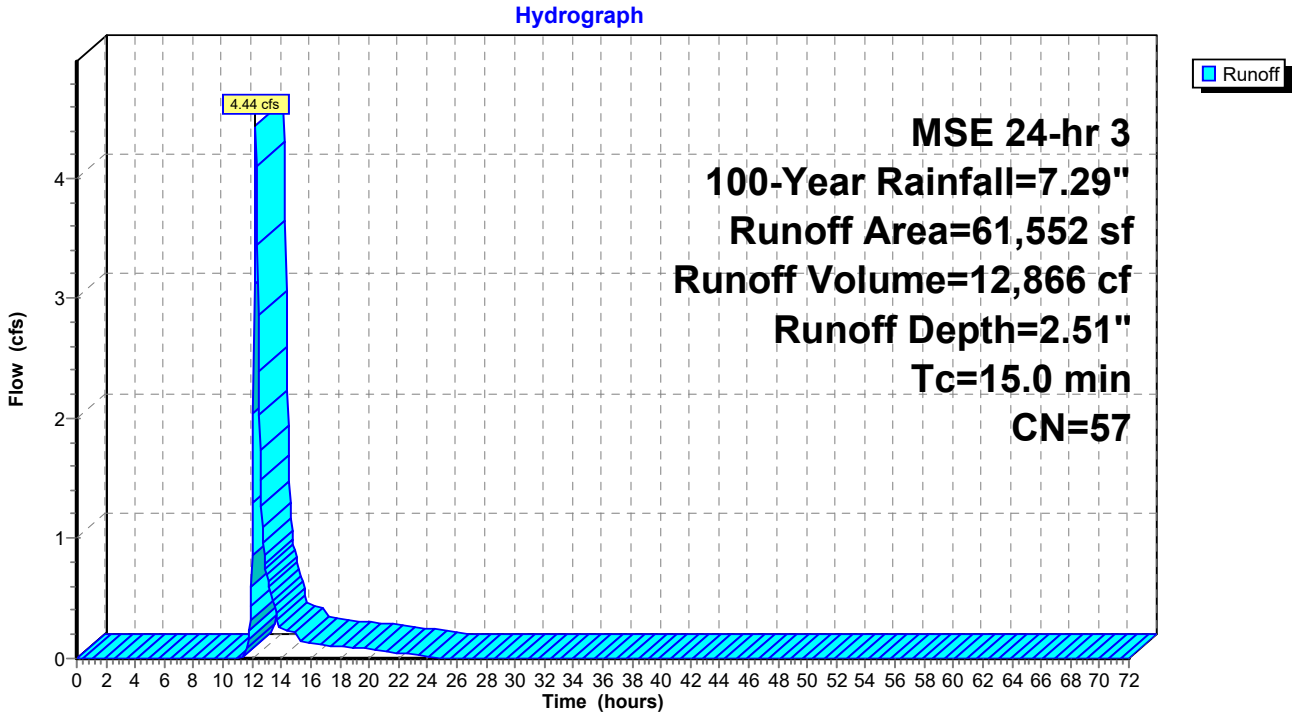
Runoff = 4.44 cfs @ 12.25 hrs, Volume= 12,866 cf, Depth= 2.51"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

Area (sf)	CN	Description
27,097	55	Woods, Good, HSG B
34,455	58	Woods/grass comb., Good, HSG B
61,552	57	Weighted Average
61,552		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-1E: Existing Site to NW Ditch



Summary for Subcatchment DA-2E: Existing Site to NE Ditch

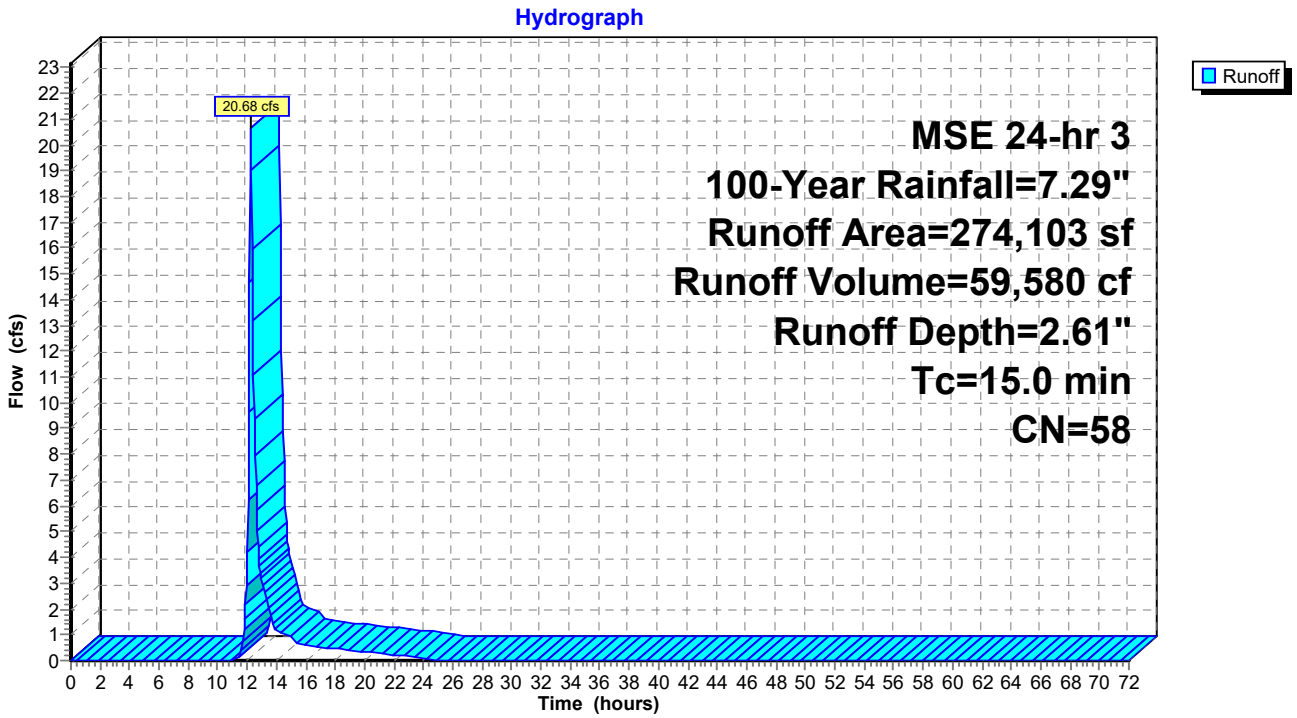
Runoff = 20.68 cfs @ 12.25 hrs, Volume= 59,580 cf, Depth= 2.61"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

Area (sf)	CN	Description
150,930	55	Woods, Good, HSG B
121,202	61	Pasture/grassland/range, Good, HSG B
1,971	98	Paved parking, HSG B
274,103	58	Weighted Average
272,132		99.28% Pervious Area
1,971		0.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-2E: Existing Site to NE Ditch



Summary for Subcatchment DA-3E: Existing Site to North Adjacent Site

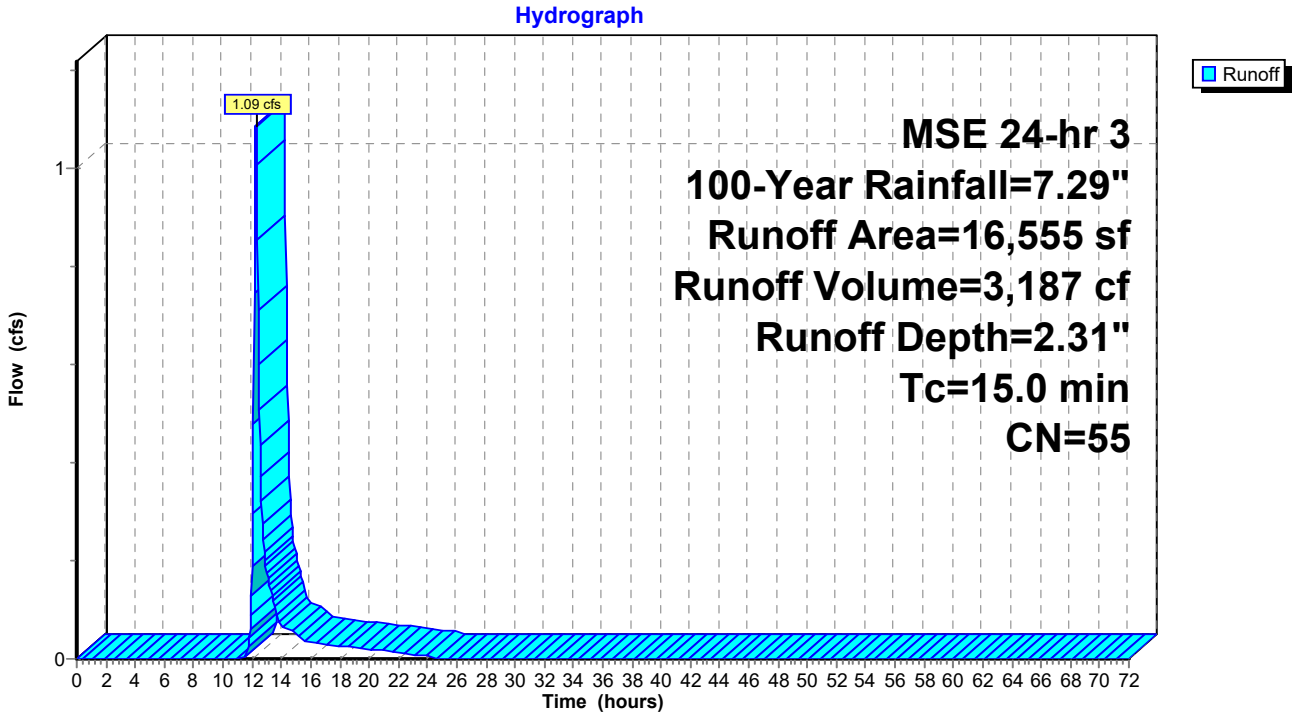
Runoff = 1.09 cfs @ 12.25 hrs, Volume= 3,187 cf, Depth= 2.31"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

Area (sf)	CN	Description
16,555	55	Woods, Good, HSG B
16,555		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-3E: Existing Site to North Adjacent Site



Summary for Subcatchment DA-4E: Existing Site to Harrison Street

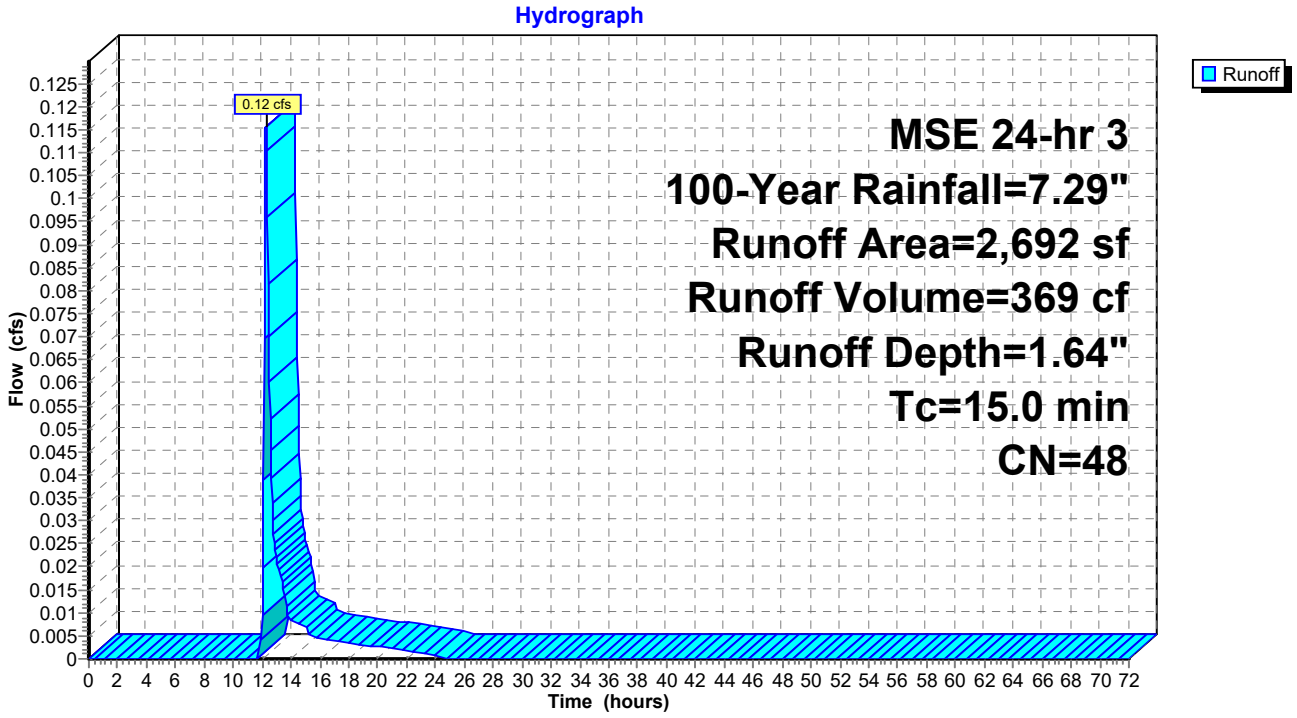
Runoff = 0.12 cfs @ 12.26 hrs, Volume= 369 cf, Depth= 1.64"
Routed to Reach ET : Existing Site Total

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

Area (sf)	CN	Description
2,692	48	Brush, Good, HSG B
2,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-4E: Existing Site to Harrison Street

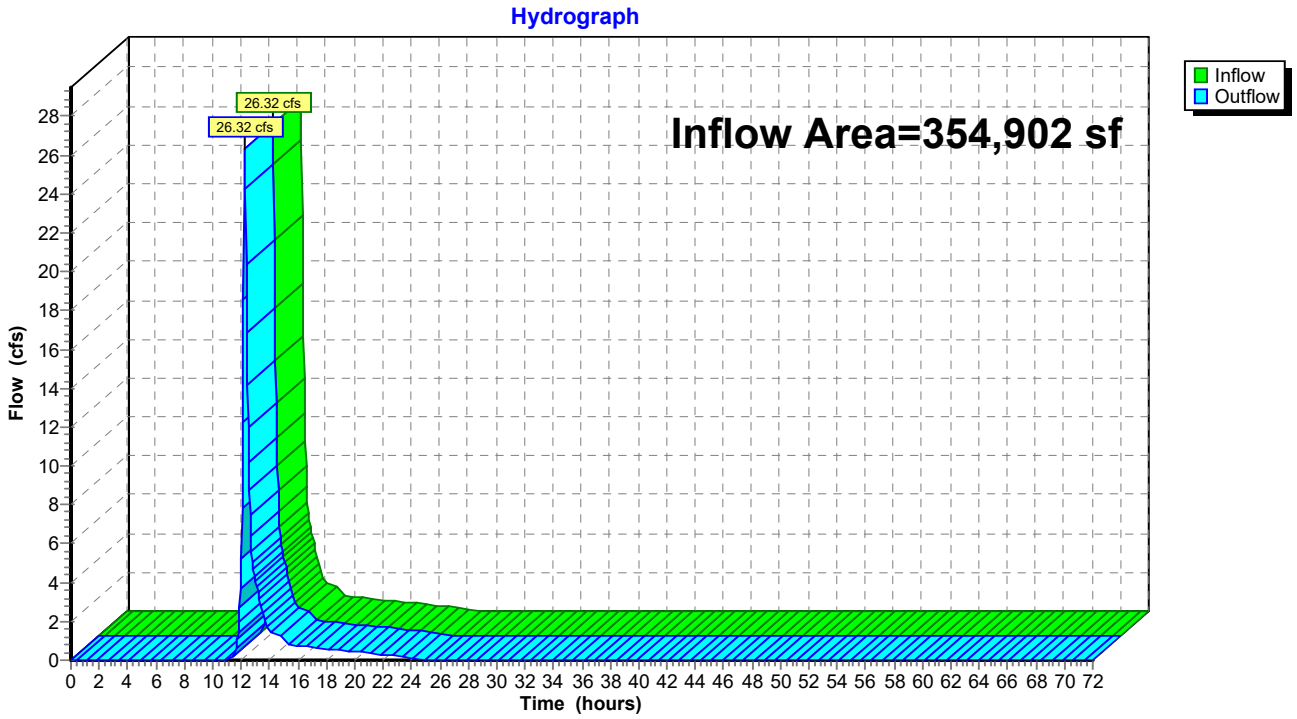


Summary for Reach ET: Existing Site Total

Inflow Area = 354,902 sf, 0.56% Impervious, Inflow Depth = 2.57" for 100-Year event
Inflow = 26.32 cfs @ 12.25 hrs, Volume= 76,002 cf
Outflow = 26.32 cfs @ 12.25 hrs, Volume= 76,002 cf, Atten= 0%, Lag= 0.0 min

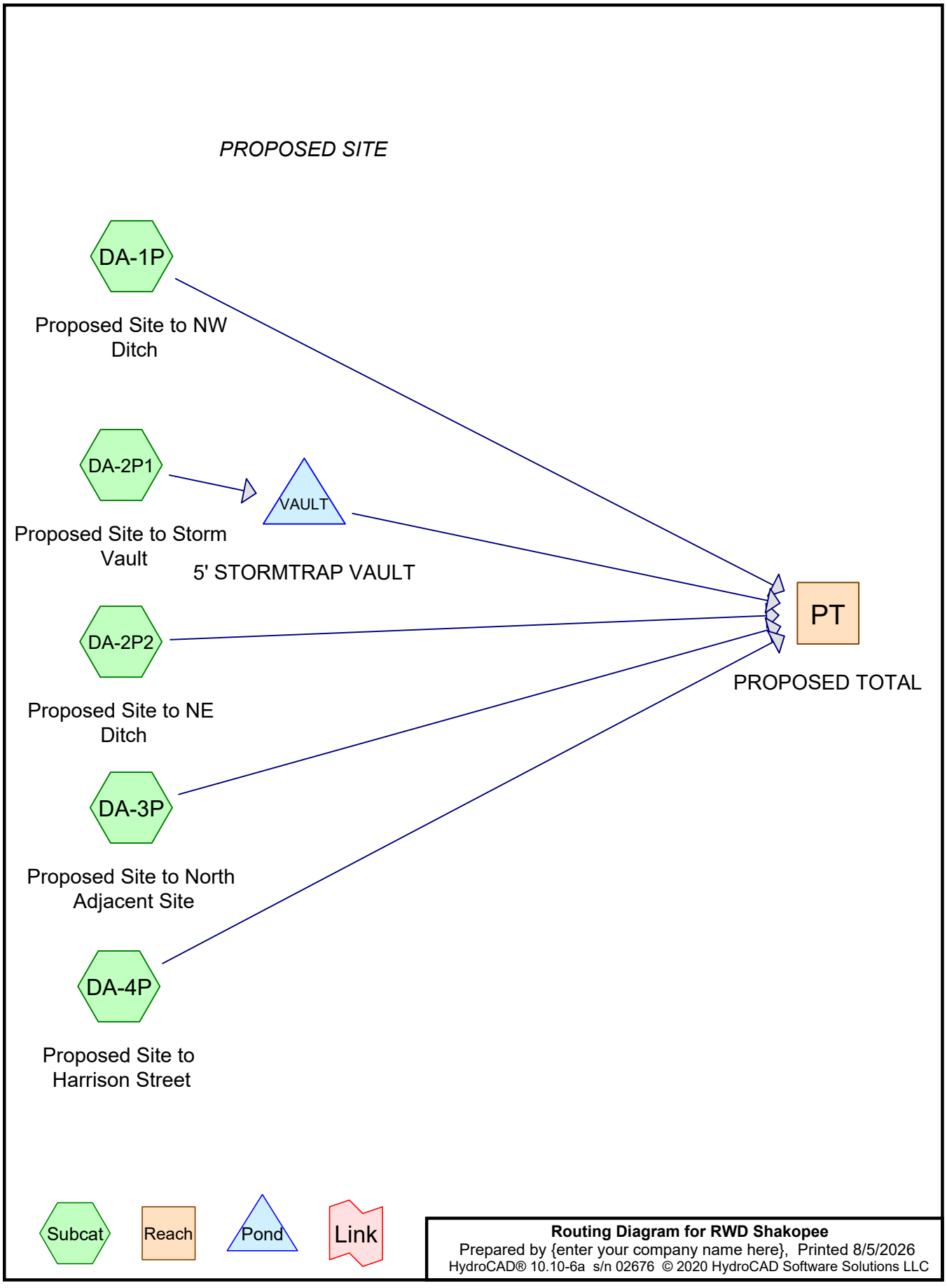
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach ET: Existing Site Total



Appendix B

Proposed HydroCAD Report


PROPOSED SITE
DA-1P
Proposed Site to NW Ditch
DA-2P1
VAULT
Proposed Site to Storm Vault
5' STORMTRAP VAULT
DA-2P2
Proposed Site to NE Ditch
DA-3P
Proposed Site to North Adjacent Site
DA-4P
Proposed Site to Harrison Street
PT
PROPOSED TOTAL
Subcat
Reach
Pond
Link
Routing Diagram for RWD Shakopee
Prepared by {enter your company name here}, Printed 8/5/2026
HydroCAD® 10.10-6a s/n 02676 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	MSE 24-hr	3	Default	24.00	1	2.85	2
2	10-Year	MSE 24-hr	3	Default	24.00	1	4.22	2
3	100-Year	MSE 24-hr	3	Default	24.00	1	7.29	2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
95,966	55	>75% Grass cover, Good, HSG B (DA-1P, DA-2P1, DA-2P2)
2,692	48	Brush, Good, HSG B (DA-4P)
145,767	98	Paved parking, HSG B (DA-1P, DA-2P1, DA-2P2)
110,477	55	Woods, Good, HSG B (DA-1P, DA-2P1, DA-3P)
354,902	**73**	**TOTAL AREA**

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1P: Proposed Site to NW Runoff Area=93,089 sf 3.54% Impervious Runoff Depth=0.20"
Tc=15.0 min CN=57 Runoff=0.23 cfs 1,571 cf

Subcatchment DA-2P1: Proposed Site to Runoff Area=219,678 sf 61.09% Impervious Runoff Depth=1.20"
Tc=15.0 min CN=81 Runoff=7.74 cfs 21,955 cf

Subcatchment DA-2P2: Proposed Site to Runoff Area=22,888 sf 36.11% Impervious Runoff Depth=0.68"
Tc=10.0 min CN=71 Runoff=0.49 cfs 1,289 cf

Subcatchment DA-3P: Proposed Site to Runoff Area=16,555 sf 0.00% Impervious Runoff Depth=0.16"
Tc=15.0 min CN=55 Runoff=0.03 cfs 216 cf

Subcatchment DA-4P: Proposed Site to Runoff Area=2,692 sf 0.00% Impervious Runoff Depth=0.04"
Tc=15.0 min CN=48 Runoff=0.00 cfs 9 cf

Reach PT: PROPOSED TOTAL Inflow=1.00 cfs 24,758 cf
Outflow=1.00 cfs 24,758 cf

Pond VAULT: 5' STORMTRAP VAULT Peak Elev=760.15' Storage=13,557 cf Inflow=7.74 cfs 21,955 cf
Outflow=0.42 cfs 21,673 cf

Total Runoff Area = 354,902 sf Runoff Volume = 25,040 cf Average Runoff Depth = 0.85"
58.93% Pervious = 209,135 sf 41.07% Impervious = 145,767 sf

Summary for Subcatchment DA-1P: Proposed Site to NW Ditch

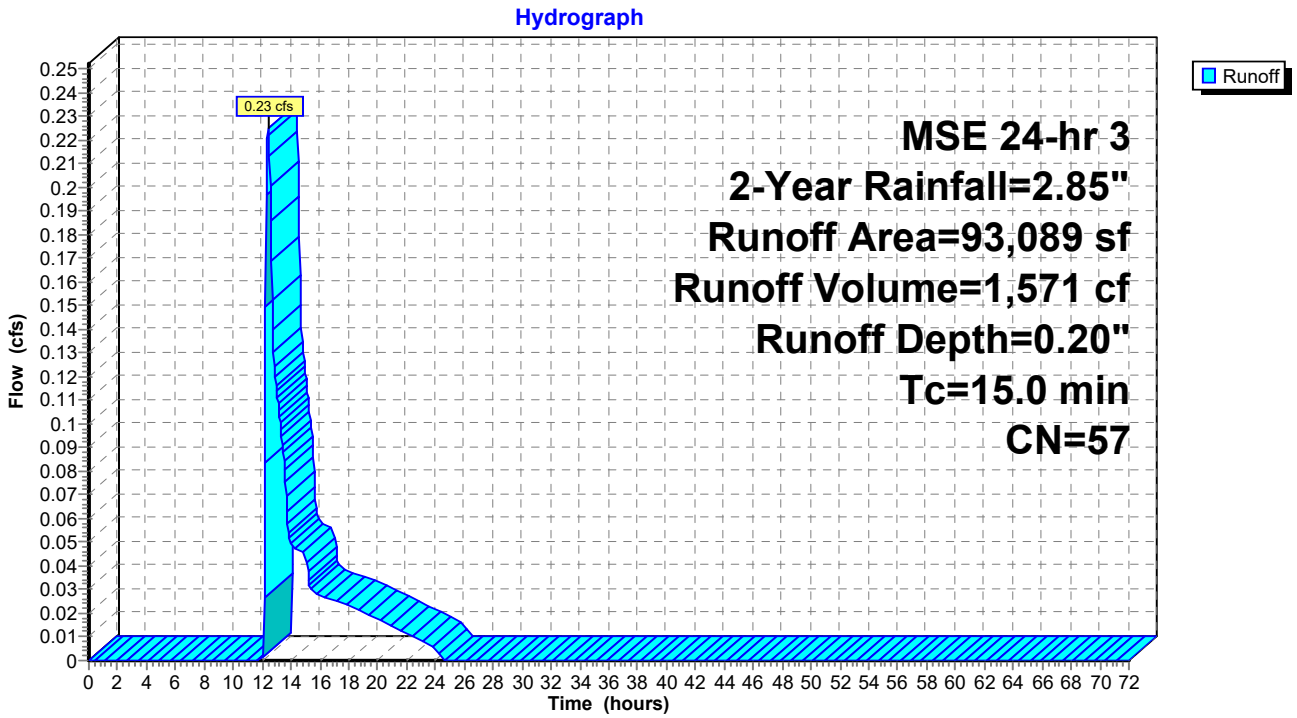
Runoff = 0.23 cfs @ 12.41 hrs, Volume= 1,571 cf, Depth= 0.20"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

	Area (sf)	CN	Description
	52,950	55	Woods, Good, HSG B
*	36,845	55	>75% Grass cover, Good, HSG B
	3,294	98	Paved parking, HSG B
	93,089	57	Weighted Average
	89,795		96.46% Pervious Area
	3,294		3.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-1P: Proposed Site to NW Ditch



Summary for Subcatchment DA-2P1: Proposed Site to Storm Vault

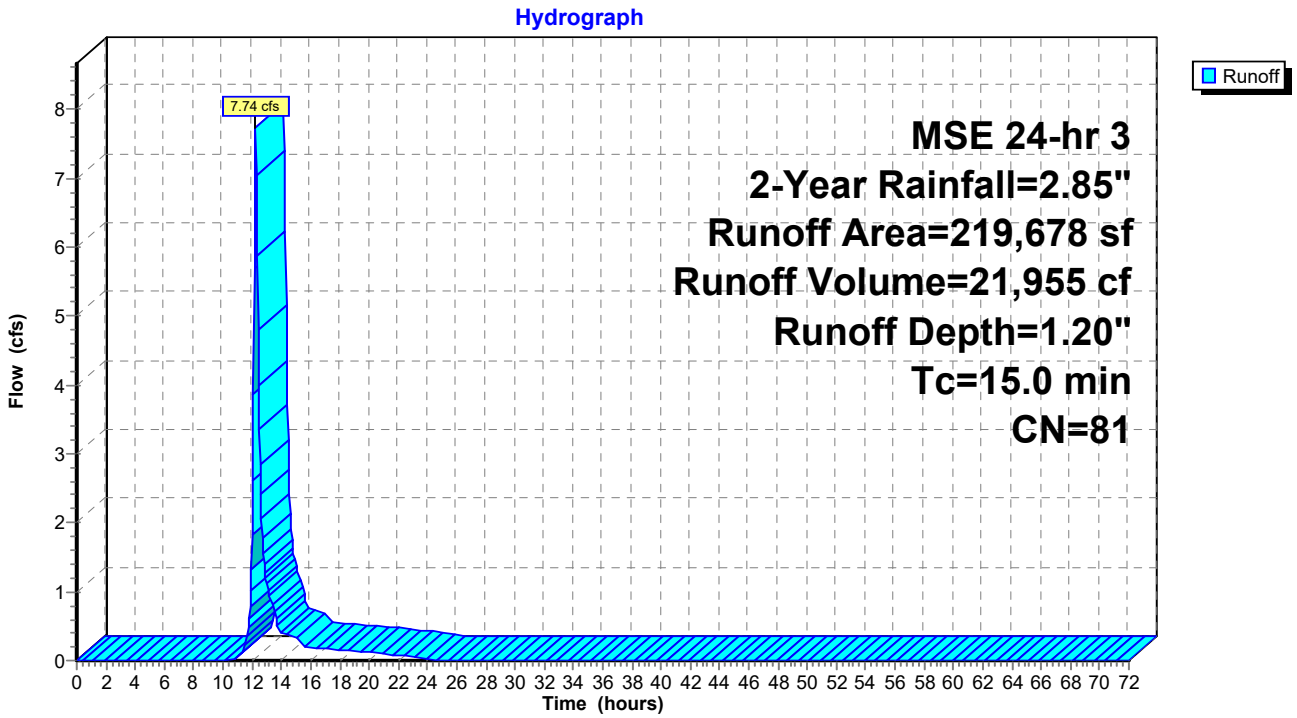
Runoff = 7.74 cfs @ 12.24 hrs, Volume= 21,955 cf, Depth= 1.20"
Routed to Pond VAULT : 5' STORMTRAP VAULT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

	Area (sf)	CN	Description
	40,972	55	Woods, Good, HSG B
*	44,499	55	>75% Grass cover, Good, HSG B
	134,207	98	Paved parking, HSG B
	219,678	81	Weighted Average
	85,471		38.91% Pervious Area
	134,207		61.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-2P1: Proposed Site to Storm Vault



Summary for Subcatchment DA-2P2: Proposed Site to NE Ditch

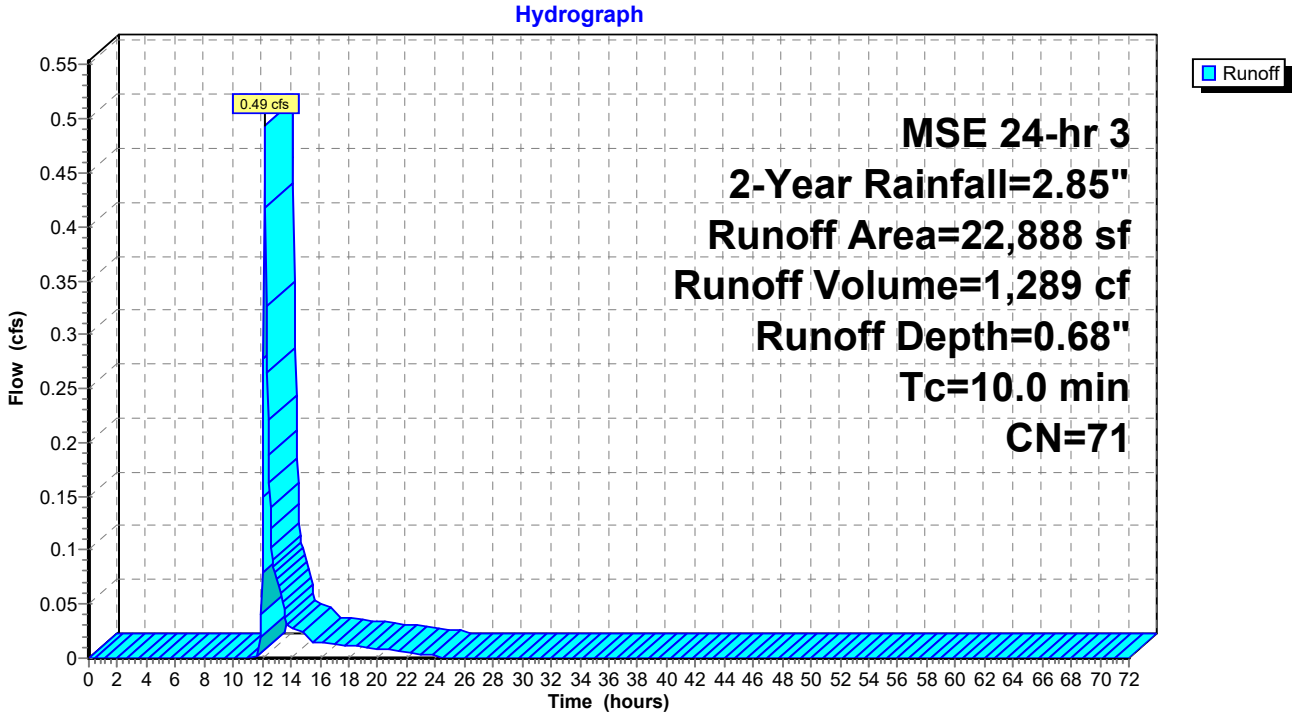
Runoff = 0.49 cfs @ 12.20 hrs, Volume= 1,289 cf, Depth= 0.68"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

	Area (sf)	CN	Description
*	14,622	55	>75% Grass cover, Good, HSG B
	8,266	98	Paved parking, HSG B
	22,888	71	Weighted Average
	14,622		63.89% Pervious Area
	8,266		36.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment DA-2P2: Proposed Site to NE Ditch



Summary for Subcatchment DA-3P: Proposed Site to North Adjacent Site

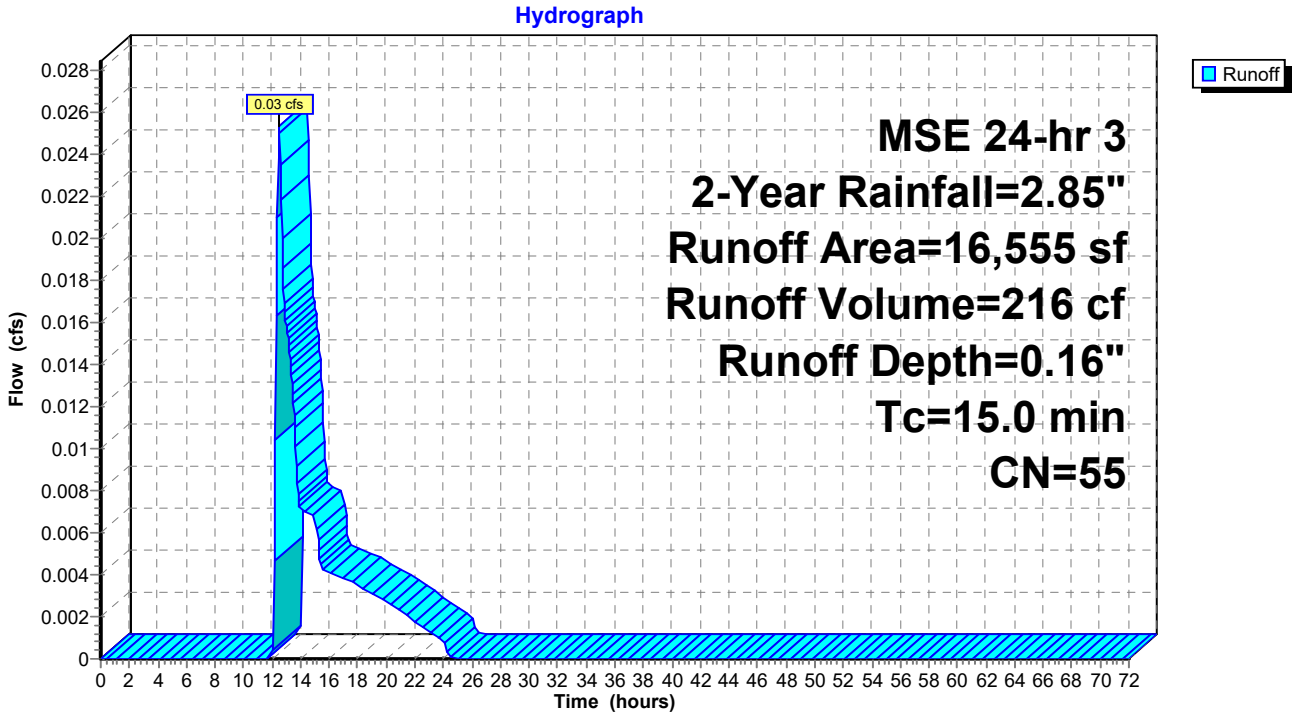
Runoff = 0.03 cfs @ 12.49 hrs, Volume= 216 cf, Depth= 0.16"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

Area (sf)	CN	Description
16,555	55	Woods, Good, HSG B
16,555		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-3P: Proposed Site to North Adjacent Site



Summary for Subcatchment DA-4P: Proposed Site to Harrison Street

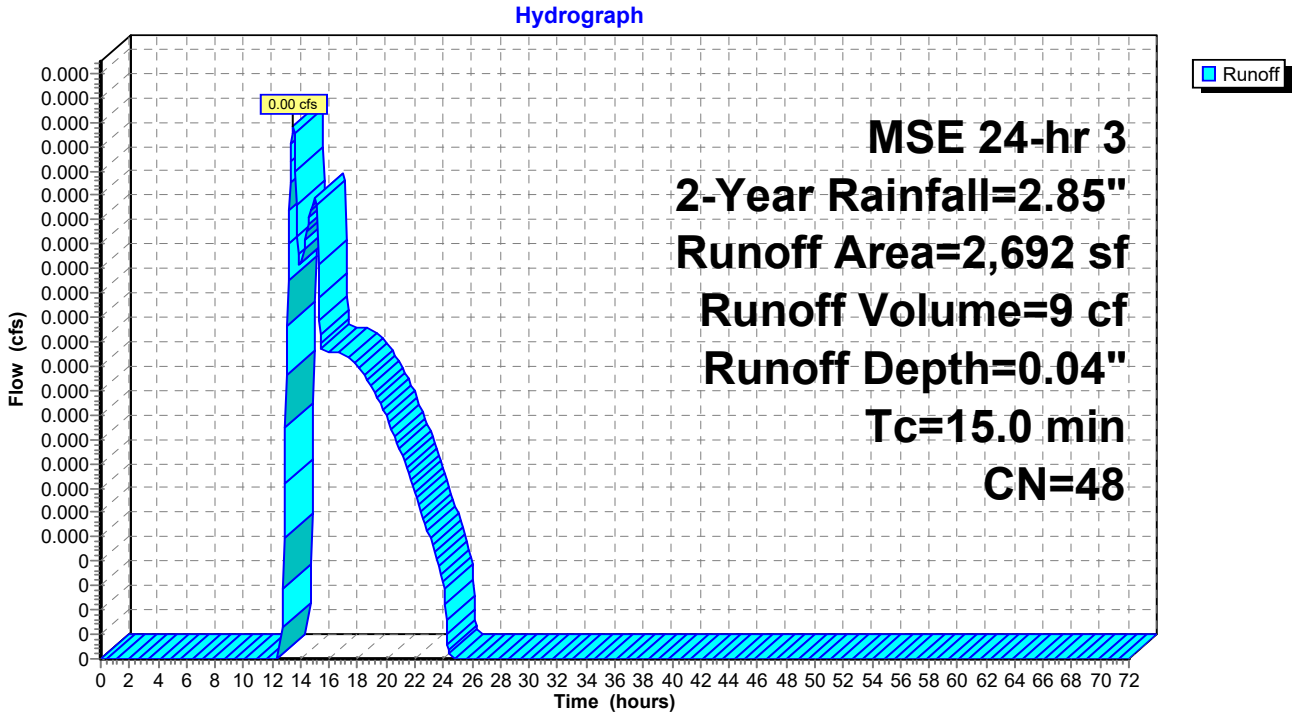
Runoff = 0.00 cfs @ 13.49 hrs, Volume= 9 cf, Depth= 0.04"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.85"

Area (sf)	CN	Description
2,692	48	Brush, Good, HSG B
2,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-4P: Proposed Site to Harrison Street

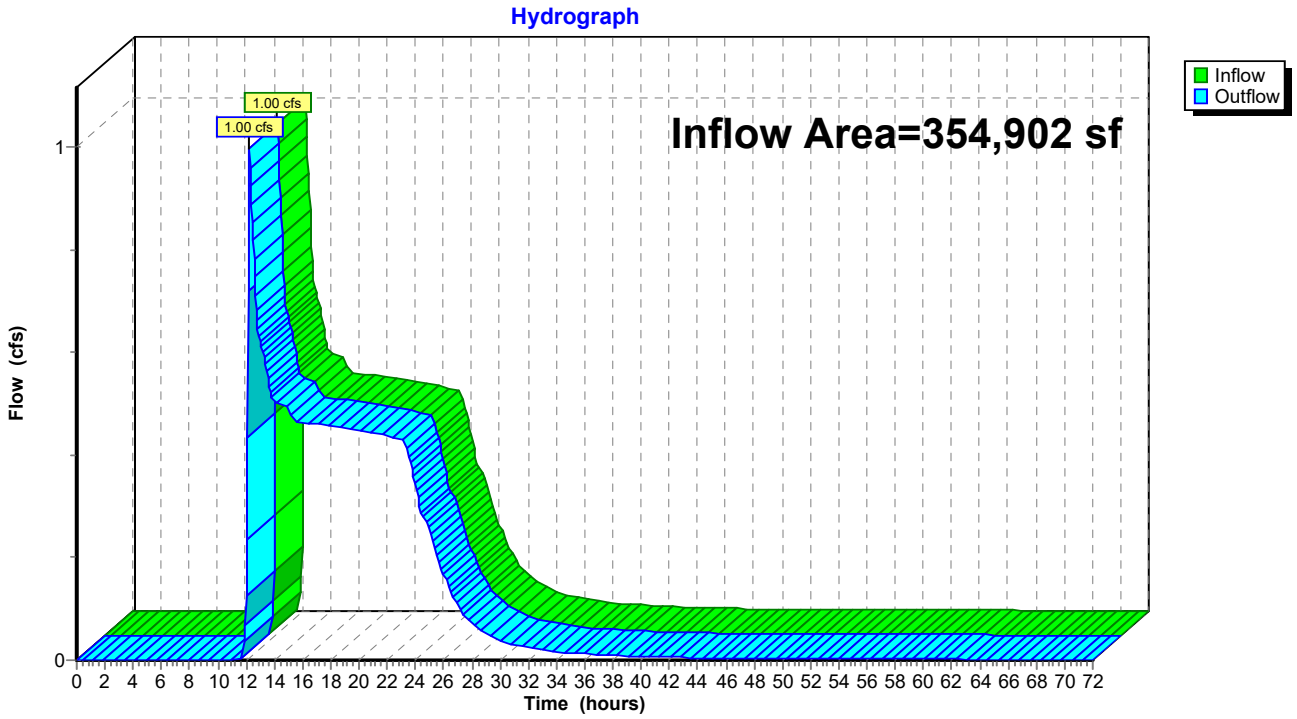


Summary for Reach PT: PROPOSED TOTAL

Inflow Area = 354,902 sf, 41.07% Impervious, Inflow Depth > 0.84" for 2-Year event
Inflow = 1.00 cfs @ 12.26 hrs, Volume= 24,758 cf
Outflow = 1.00 cfs @ 12.26 hrs, Volume= 24,758 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach PT: PROPOSED TOTAL



Summary for Pond VAULT: 5' STORMTRAP VAULT

Inflow Area = 219,678 sf, 61.09% Impervious, Inflow Depth = 1.20" for 2-Year event
Inflow = 7.74 cfs @ 12.24 hrs, Volume= 21,955 cf
Outflow = 0.42 cfs @ 12.25 hrs, Volume= 21,673 cf, Atten= 95%, Lag= 0.4 min
Primary = 0.42 cfs @ 12.25 hrs, Volume= 21,673 cf
Routed to Reach PT : PROPOSED TOTAL

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 760.15' @ 13.86 hrs Surf.Area= 18,039 sf Storage= 13,557 cf

Plug-Flow detention time= 386.2 min calculated for 21,673 cf (99% of inflow)
Center-of-Mass det. time= 378.7 min (1,203.3 - 824.6)

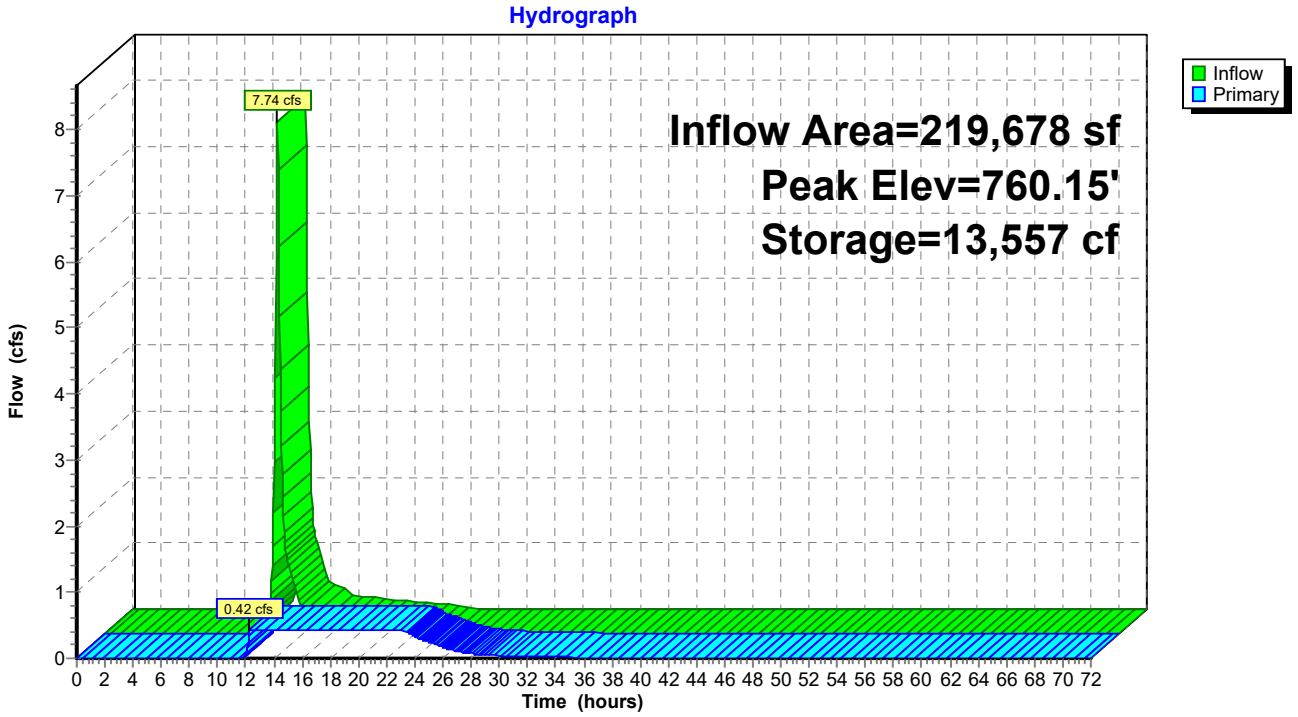
Volume	Invert	Avail.Storage	Storage Description
#1	758.00'	64,940 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
758.00	18,039	0.0	0	0
759.00	18,039	30.0	5,412	5,412
760.00	18,039	30.0	5,412	10,823
760.90	18,039	100.0	16,235	27,058
761.00	18,039	100.0	1,804	28,862
762.00	18,039	100.0	18,039	46,901
763.00	18,039	100.0	18,039	64,940

Device	Routing	Invert	Outlet Devices
#1	Primary	758.00'	**18.0" Round Culvert** L= 91.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 758.00' / 757.80' S= 0.0022 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Device 1	758.00'	**6.0" Round Culvert X 2.00** L= 120.0' Ke= 0.500 Inlet / Outlet Invert= 758.00' / 758.00' S= 0.0000 '/' Cc= 0.900 n= 0.020, Flow Area= 0.20 sf
#3	Device 1	760.90'	**10.0" Round Culvert** L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 760.90' / 760.80' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.55 sf
#4	Device 2	758.00'	**1.000 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.42 cfs @ 12.25 hrs HW=759.02' (Free Discharge)
└─**1=Culvert** (Passes 0.42 cfs of 2.77 cfs potential flow)
  ├─**2=Culvert** (Passes 0.42 cfs of 0.46 cfs potential flow)
  │ └─**4=Exfiltration** (Exfiltration Controls 0.42 cfs)
  └─**3=Culvert** (Controls 0.00 cfs)

Pond VAULT: 5' STORMTRAP VAULT



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1P: Proposed Site to NW Runoff Area=93,089 sf 3.54% Impervious Runoff Depth=0.72"
Tc=15.0 min CN=57 Runoff=1.55 cfs 5,560 cf

Subcatchment DA-2P1: Proposed Site to Runoff Area=219,678 sf 61.09% Impervious Runoff Depth=2.31"
Tc=15.0 min CN=81 Runoff=15.02 cfs 42,246 cf

Subcatchment DA-2P2: Proposed Site to Runoff Area=22,888 sf 36.11% Impervious Runoff Depth=1.55"
Tc=10.0 min CN=71 Runoff=1.22 cfs 2,950 cf

Subcatchment DA-3P: Proposed Site to Runoff Area=16,555 sf 0.00% Impervious Runoff Depth=0.62"
Tc=15.0 min CN=55 Runoff=0.22 cfs 855 cf

Subcatchment DA-4P: Proposed Site to Runoff Area=2,692 sf 0.00% Impervious Runoff Depth=0.33"
Tc=15.0 min CN=48 Runoff=0.01 cfs 73 cf

Reach PT: PROPOSED TOTAL Inflow=3.15 cfs 51,338 cf
Outflow=3.15 cfs 51,338 cf

Pond VAULT: 5' STORMTRAP VAULT Peak Elev=761.06' Storage=29,936 cf Inflow=15.02 cfs 42,246 cf
Outflow=0.50 cfs 41,898 cf

Total Runoff Area = 354,902 sf Runoff Volume = 51,685 cf Average Runoff Depth = 1.75"
58.93% Pervious = 209,135 sf 41.07% Impervious = 145,767 sf

Summary for Subcatchment DA-1P: Proposed Site to NW Ditch

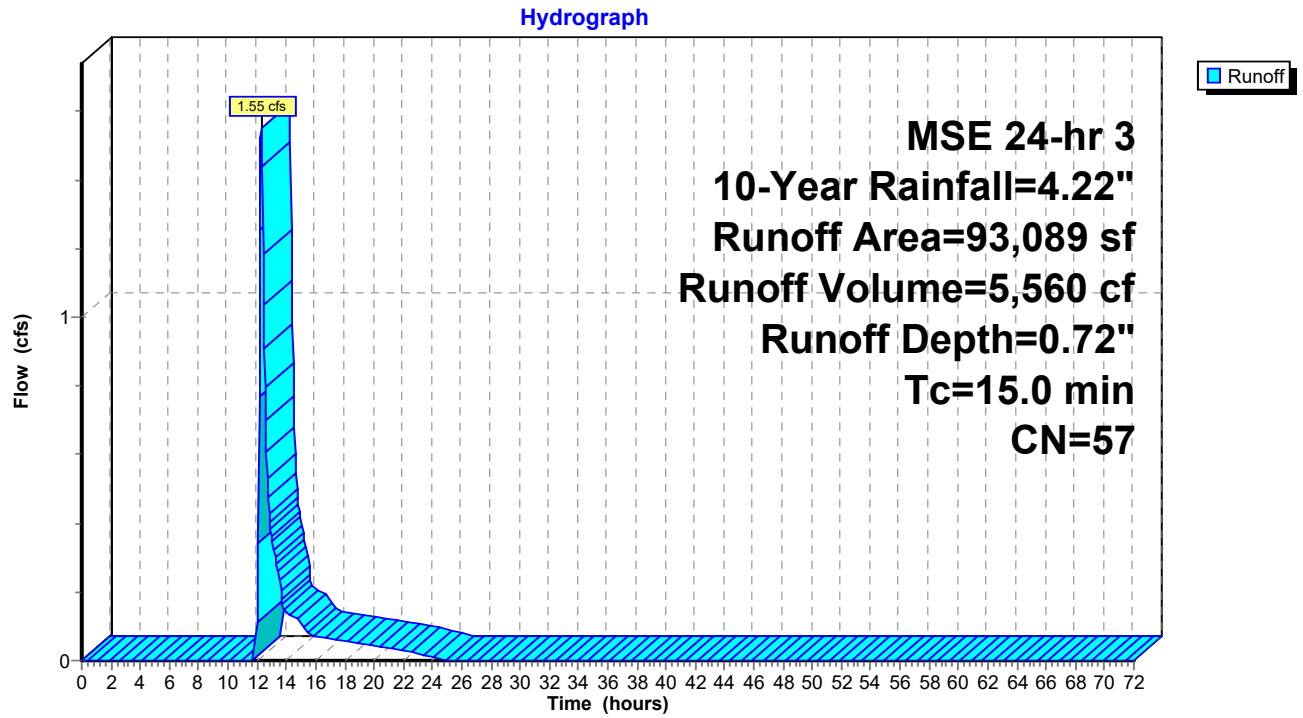
Runoff = 1.55 cfs @ 12.27 hrs, Volume= 5,560 cf, Depth= 0.72"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

	Area (sf)	CN	Description
	52,950	55	Woods, Good, HSG B
*	36,845	55	>75% Grass cover, Good, HSG B
	3,294	98	Paved parking, HSG B
	93,089	57	Weighted Average
	89,795		96.46% Pervious Area
	3,294		3.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-1P: Proposed Site to NW Ditch



Summary for Subcatchment DA-2P1: Proposed Site to Storm Vault

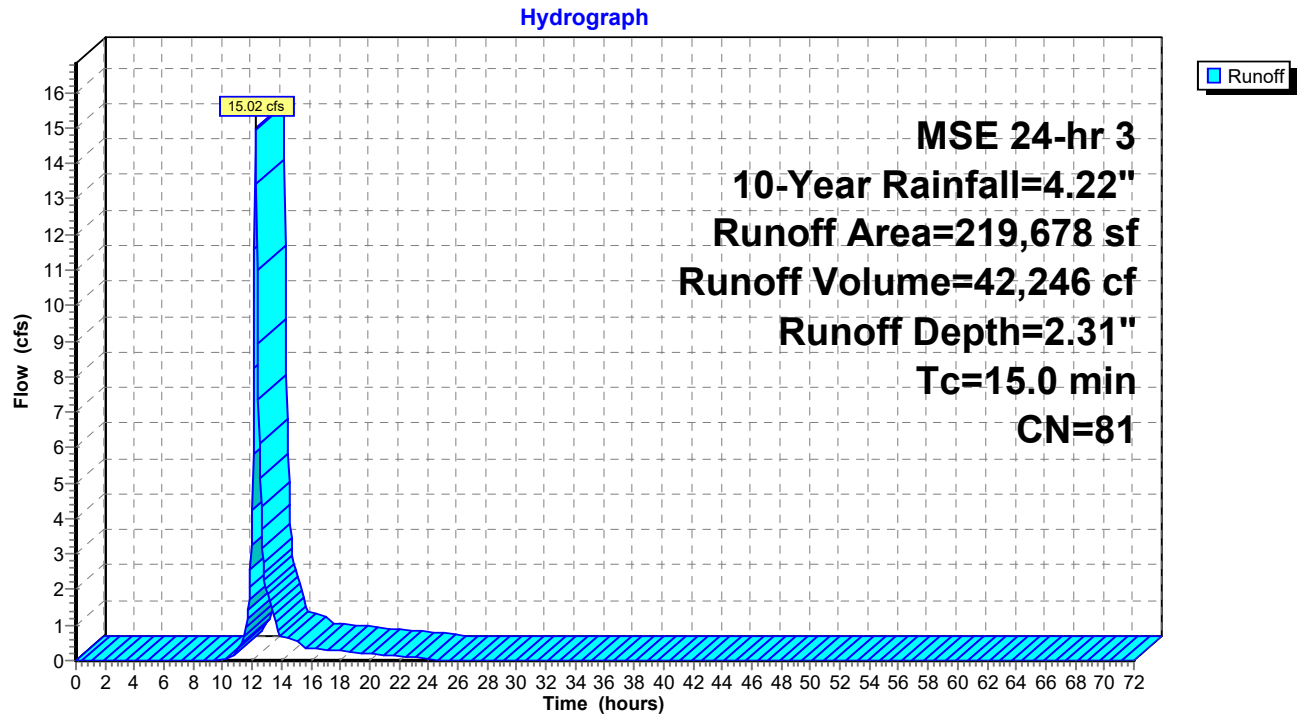
Runoff = 15.02 cfs @ 12.24 hrs, Volume= 42,246 cf, Depth= 2.31"
Routed to Pond VAULT : 5' STORMTRAP VAULT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

	Area (sf)	CN	Description
	40,972	55	Woods, Good, HSG B
*	44,499	55	>75% Grass cover, Good, HSG B
	134,207	98	Paved parking, HSG B
	219,678	81	Weighted Average
	85,471		38.91% Pervious Area
	134,207		61.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-2P1: Proposed Site to Storm Vault



Summary for Subcatchment DA-2P2: Proposed Site to NE Ditch

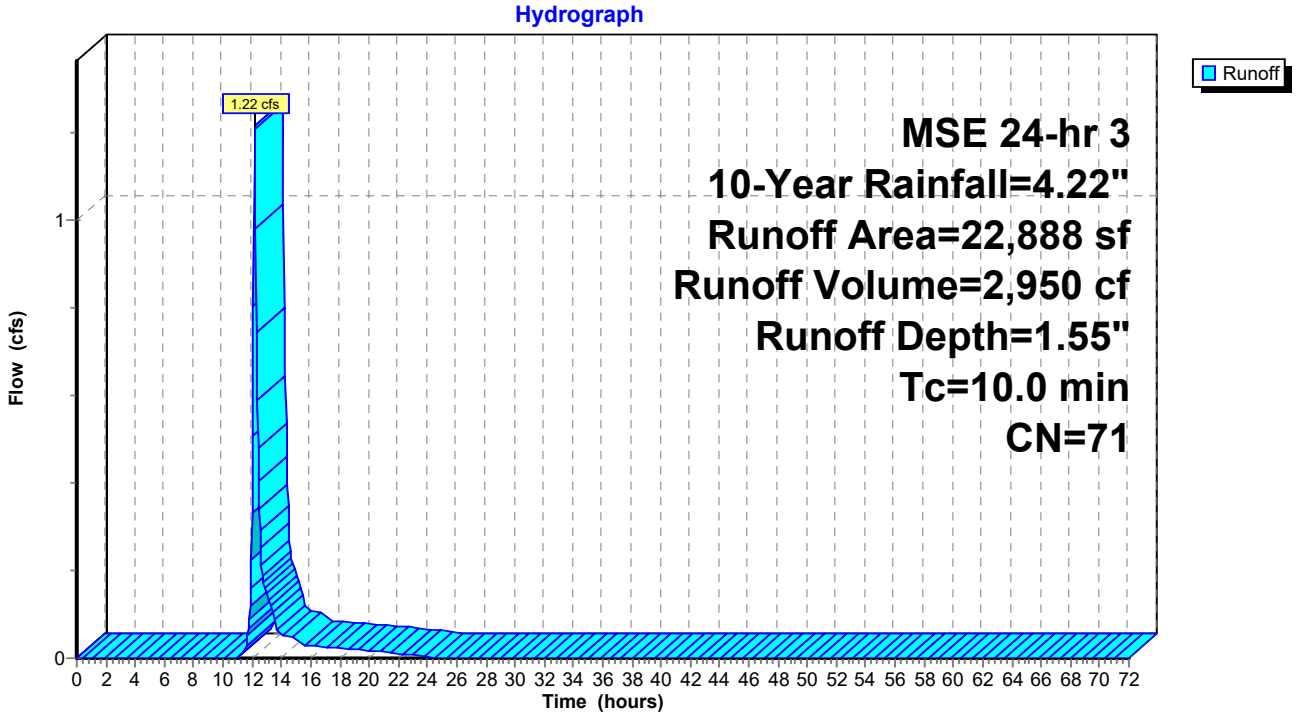
Runoff = 1.22 cfs @ 12.19 hrs, Volume= 2,950 cf, Depth= 1.55"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

	Area (sf)	CN	Description
*	14,622	55	>75% Grass cover, Good, HSG B
	8,266	98	Paved parking, HSG B
	22,888	71	Weighted Average
	14,622		63.89% Pervious Area
	8,266		36.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment DA-2P2: Proposed Site to NE Ditch



Summary for Subcatchment DA-3P: Proposed Site to North Adjacent Site

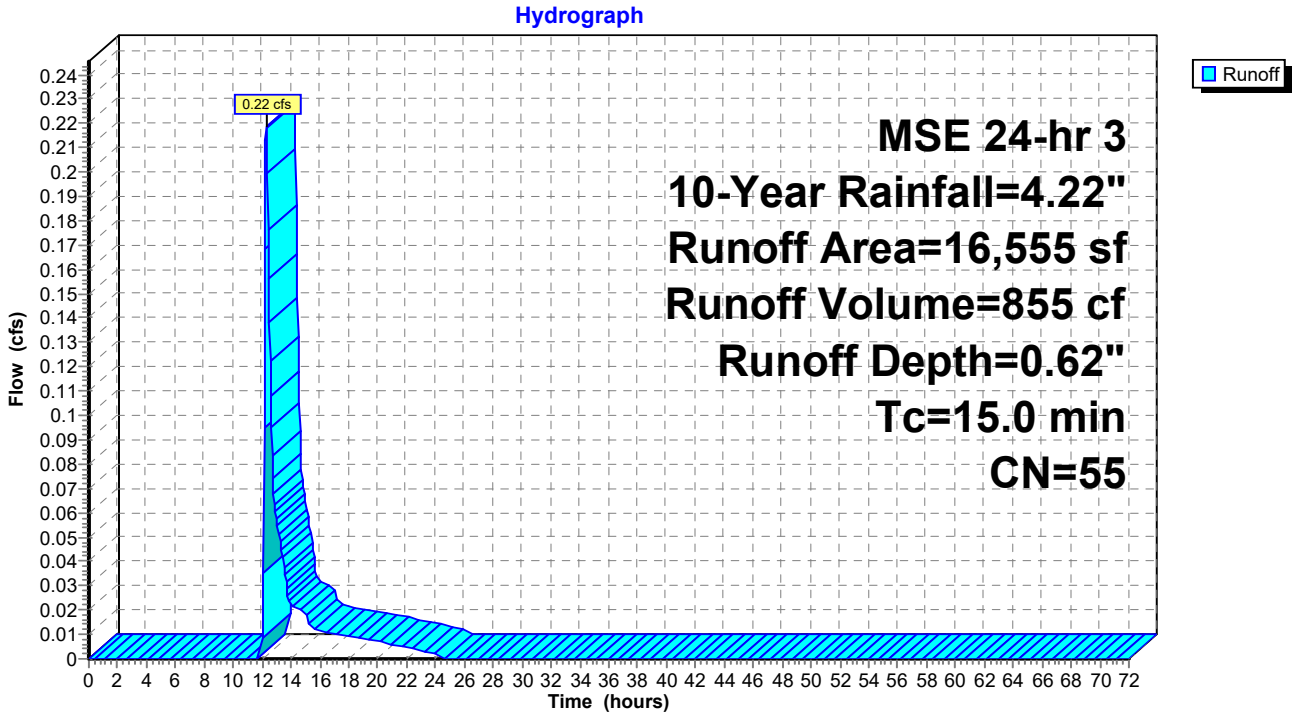
Runoff = 0.22 cfs @ 12.29 hrs, Volume= 855 cf, Depth= 0.62"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
16,555	55	Woods, Good, HSG B
16,555		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-3P: Proposed Site to North Adjacent Site



Summary for Subcatchment DA-4P: Proposed Site to Harrison Street

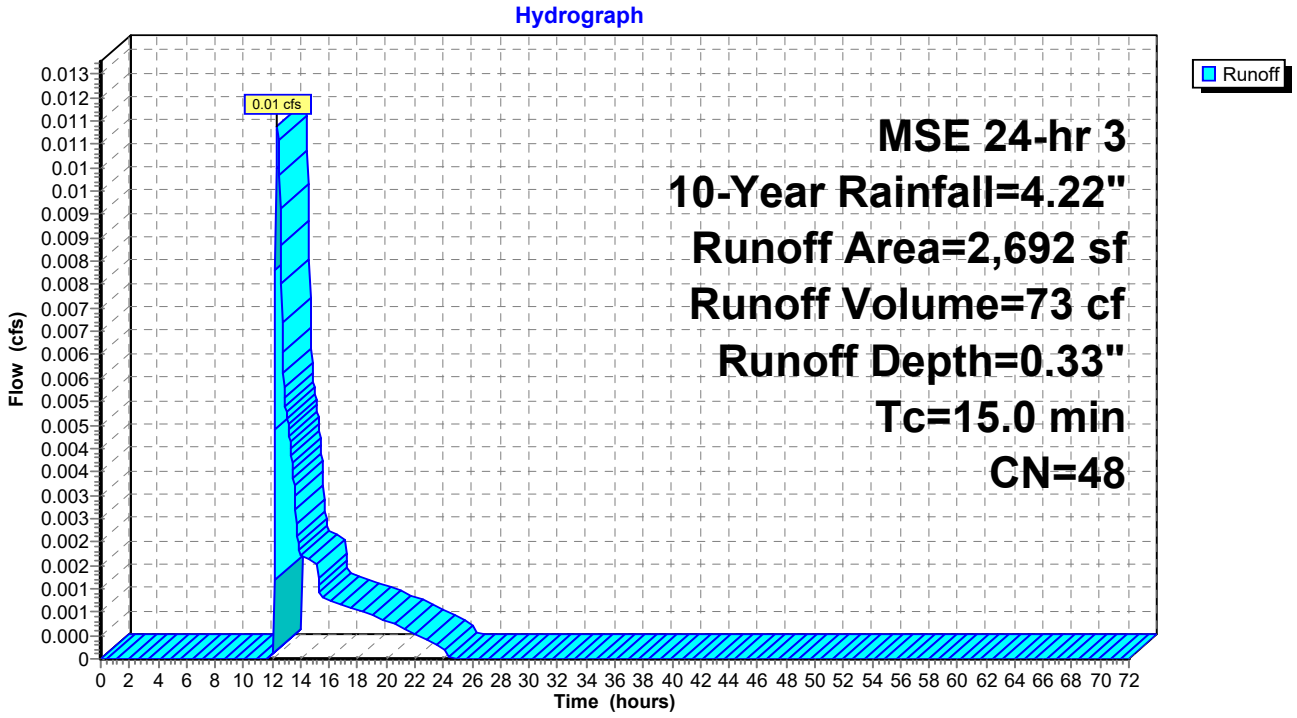
Runoff = 0.01 cfs @ 12.37 hrs, Volume= 73 cf, Depth= 0.33"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
2,692	48	Brush, Good, HSG B
2,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-4P: Proposed Site to Harrison Street

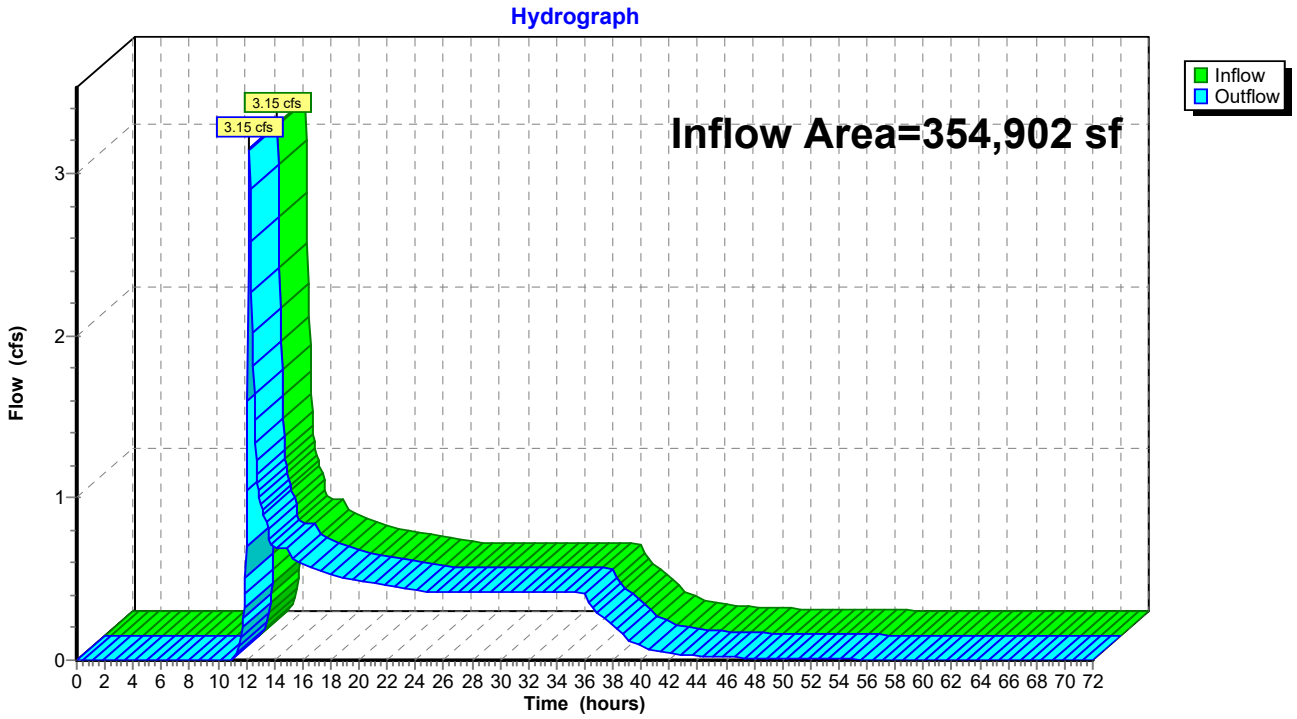


Summary for Reach PT: PROPOSED TOTAL

Inflow Area = 354,902 sf, 41.07% Impervious, Inflow Depth > 1.74" for 10-Year event
Inflow = 3.15 cfs @ 12.24 hrs, Volume= 51,338 cf
Outflow = 3.15 cfs @ 12.24 hrs, Volume= 51,338 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach PT: PROPOSED TOTAL



Summary for Pond VAULT: 5' STORMTRAP VAULT

Inflow Area = 219,678 sf, 61.09% Impervious, Inflow Depth = 2.31" for 10-Year event
Inflow = 15.02 cfs @ 12.24 hrs, Volume= 42,246 cf
Outflow = 0.50 cfs @ 15.18 hrs, Volume= 41,898 cf, Atten= 97%, Lag= 176.5 min
Primary = 0.50 cfs @ 15.18 hrs, Volume= 41,898 cf
Routed to Reach PT : PROPOSED TOTAL

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 761.06' @ 15.18 hrs Surf.Area= 18,039 sf Storage= 29,936 cf

Plug-Flow detention time= 721.9 min calculated for 41,869 cf (99% of inflow)
Center-of-Mass det. time= 718.4 min (1,529.5 - 811.1)

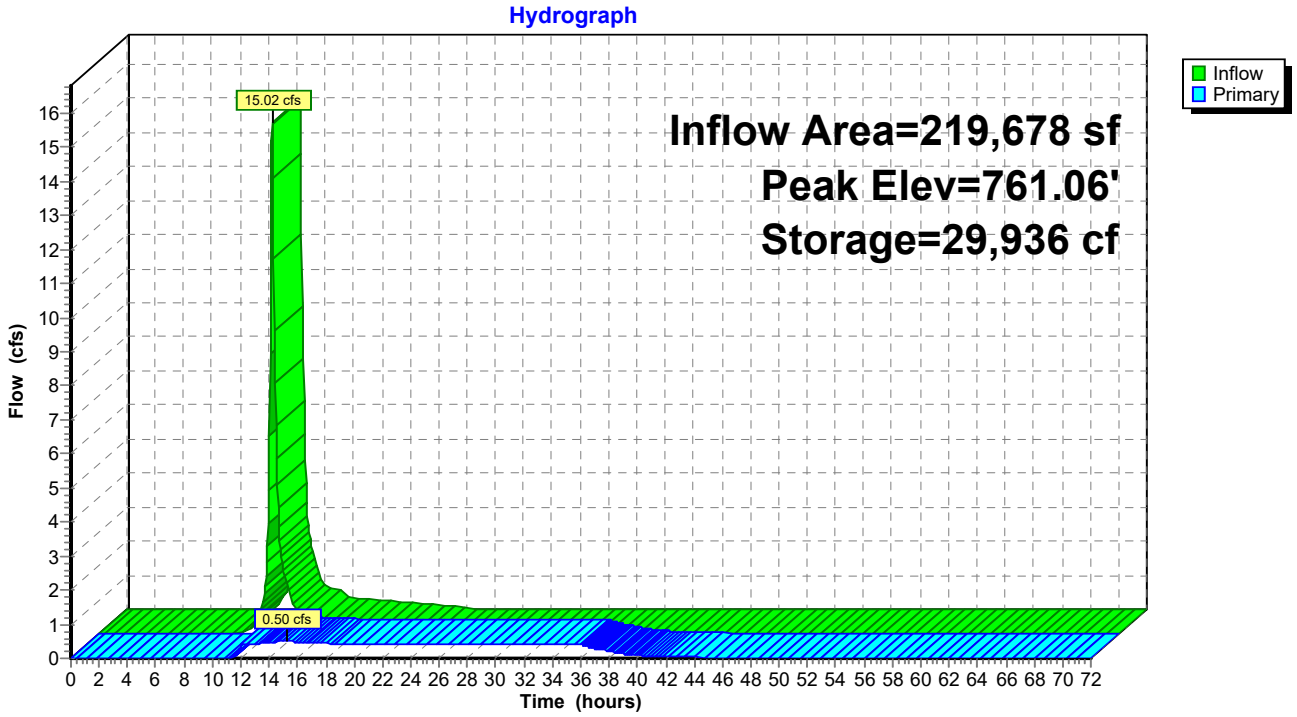
Volume	Invert	Avail.Storage	Storage Description
#1	758.00'	64,940 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
758.00	18,039	0.0	0	0
759.00	18,039	30.0	5,412	5,412
760.00	18,039	30.0	5,412	10,823
760.90	18,039	100.0	16,235	27,058
761.00	18,039	100.0	1,804	28,862
762.00	18,039	100.0	18,039	46,901
763.00	18,039	100.0	18,039	64,940

Device	Routing	Invert	Outlet Devices
#1	Primary	758.00'	**18.0" Round Culvert** L= 91.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 758.00' / 757.80' S= 0.0022 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Device 1	758.00'	**6.0" Round Culvert X 2.00** L= 120.0' Ke= 0.500 Inlet / Outlet Invert= 758.00' / 758.00' S= 0.0000 '/' Cc= 0.900 n= 0.020, Flow Area= 0.20 sf
#3	Device 1	760.90'	**10.0" Round Culvert** L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 760.90' / 760.80' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.55 sf
#4	Device 2	758.00'	**1.000 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.50 cfs @ 15.18 hrs HW=761.06' (Free Discharge)
- **1=Culvert** (Passes 0.50 cfs of 10.57 cfs potential flow)
  - **2=Culvert** (Passes 0.42 cfs of 1.03 cfs potential flow)
    - **4=Exfiltration** (Exfiltration Controls 0.42 cfs)
  - **3=Culvert** (Barrel Controls 0.08 cfs @ 1.71 fps)

Pond VAULT: 5' STORMTRAP VAULT



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1P: Proposed Site to NW Runoff Area=93,089 sf 3.54% Impervious Runoff Depth=2.51"
Tc=15.0 min CN=57 Runoff=6.72 cfs 19,458 cf

Subcatchment DA-2P1: Proposed Site to Runoff Area=219,678 sf 61.09% Impervious Runoff Depth=5.08"
Tc=15.0 min CN=81 Runoff=32.41 cfs 92,913 cf

Subcatchment DA-2P2: Proposed Site to Runoff Area=22,888 sf 36.11% Impervious Runoff Depth=3.97"
Tc=10.0 min CN=71 Runoff=3.16 cfs 7,570 cf

Subcatchment DA-3P: Proposed Site to Runoff Area=16,555 sf 0.00% Impervious Runoff Depth=2.31"
Tc=15.0 min CN=55 Runoff=1.09 cfs 3,187 cf

Subcatchment DA-4P: Proposed Site to Runoff Area=2,692 sf 0.00% Impervious Runoff Depth=1.64"
Tc=15.0 min CN=48 Runoff=0.12 cfs 369 cf

Reach PT: PROPOSED TOTAL Inflow=11.14 cfs 123,119 cf
Outflow=11.14 cfs 123,119 cf

Pond VAULT: 5' STORMTRAP VAULT Peak Elev=762.53' Storage=56,520 cf Inflow=32.41 cfs 92,913 cf
Outflow=3.31 cfs 92,535 cf

Total Runoff Area = 354,902 sf Runoff Volume = 123,497 cf Average Runoff Depth = 4.18"
58.93% Pervious = 209,135 sf 41.07% Impervious = 145,767 sf

Summary for Subcatchment DA-1P: Proposed Site to NW Ditch

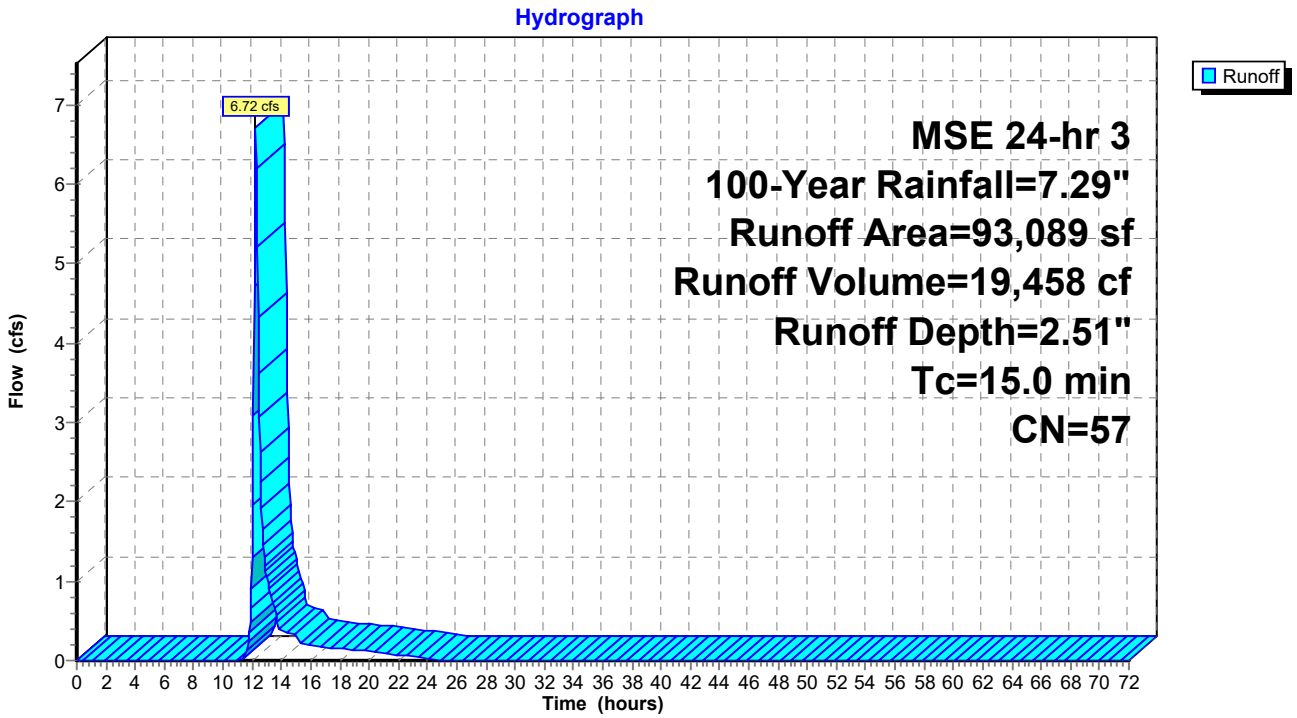
Runoff = 6.72 cfs @ 12.25 hrs, Volume= 19,458 cf, Depth= 2.51"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

	Area (sf)	CN	Description
	52,950	55	Woods, Good, HSG B
*	36,845	55	>75% Grass cover, Good, HSG B
	3,294	98	Paved parking, HSG B
	93,089	57	Weighted Average
	89,795		96.46% Pervious Area
	3,294		3.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-1P: Proposed Site to NW Ditch



Summary for Subcatchment DA-2P1: Proposed Site to Storm Vault

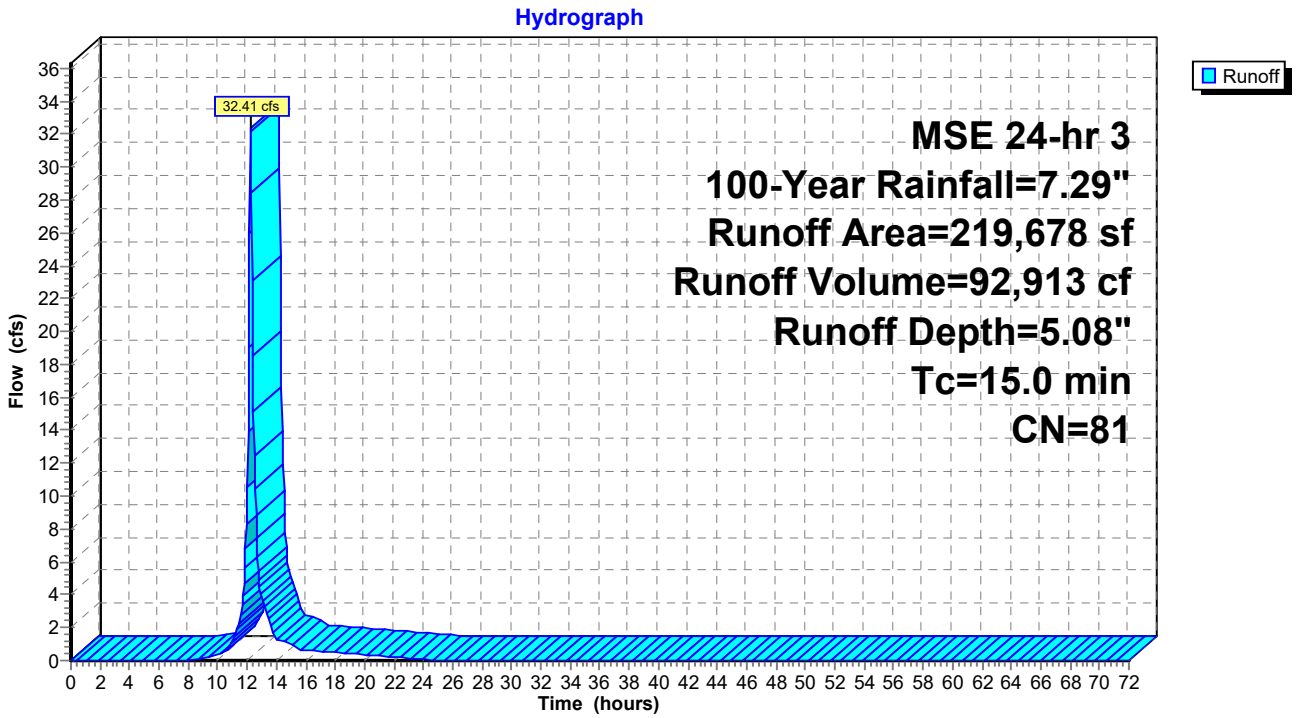
Runoff = 32.41 cfs @ 12.23 hrs, Volume= 92,913 cf, Depth= 5.08"
Routed to Pond VAULT : 5' STORMTRAP VAULT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

	Area (sf)	CN	Description
	40,972	55	Woods, Good, HSG B
*	44,499	55	>75% Grass cover, Good, HSG B
	134,207	98	Paved parking, HSG B
	219,678	81	Weighted Average
	85,471		38.91% Pervious Area
	134,207		61.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-2P1: Proposed Site to Storm Vault



Summary for Subcatchment DA-2P2: Proposed Site to NE Ditch

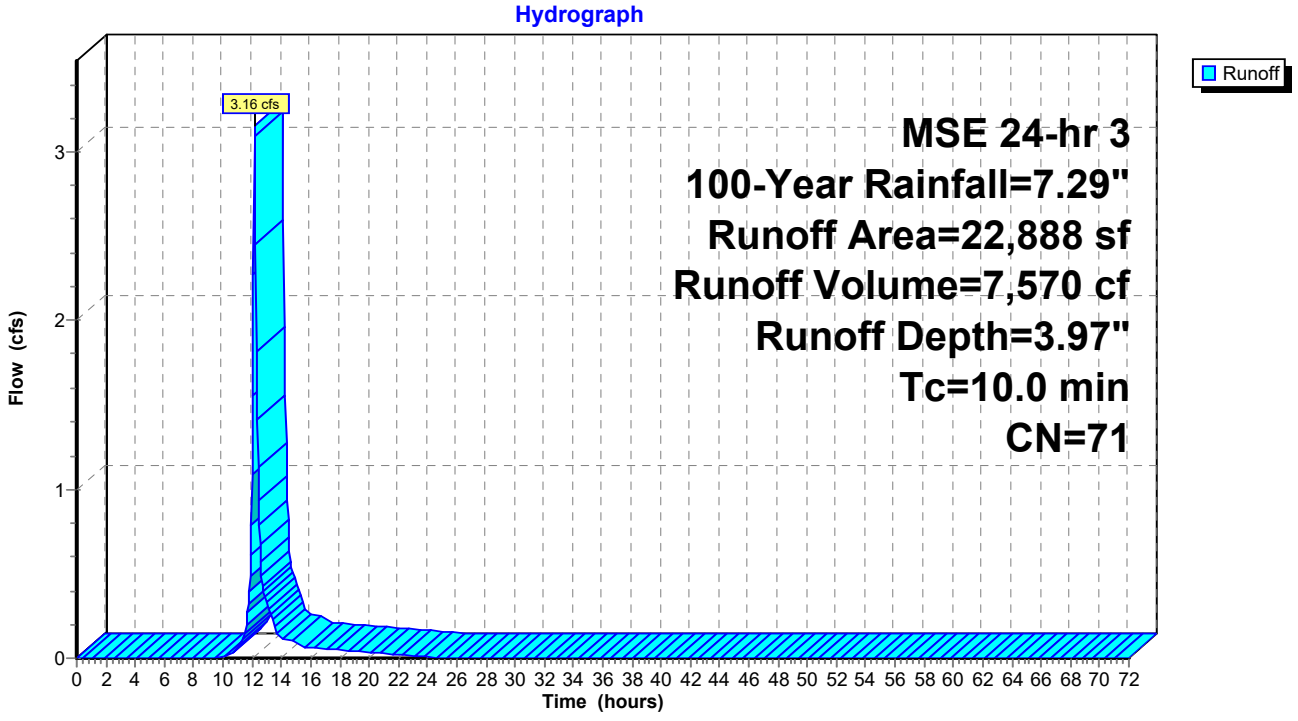
Runoff = 3.16 cfs @ 12.18 hrs, Volume= 7,570 cf, Depth= 3.97"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

	Area (sf)	CN	Description
*	14,622	55	>75% Grass cover, Good, HSG B
	8,266	98	Paved parking, HSG B
	22,888	71	Weighted Average
	14,622		63.89% Pervious Area
	8,266		36.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment DA-2P2: Proposed Site to NE Ditch



Summary for Subcatchment DA-3P: Proposed Site to North Adjacent Site

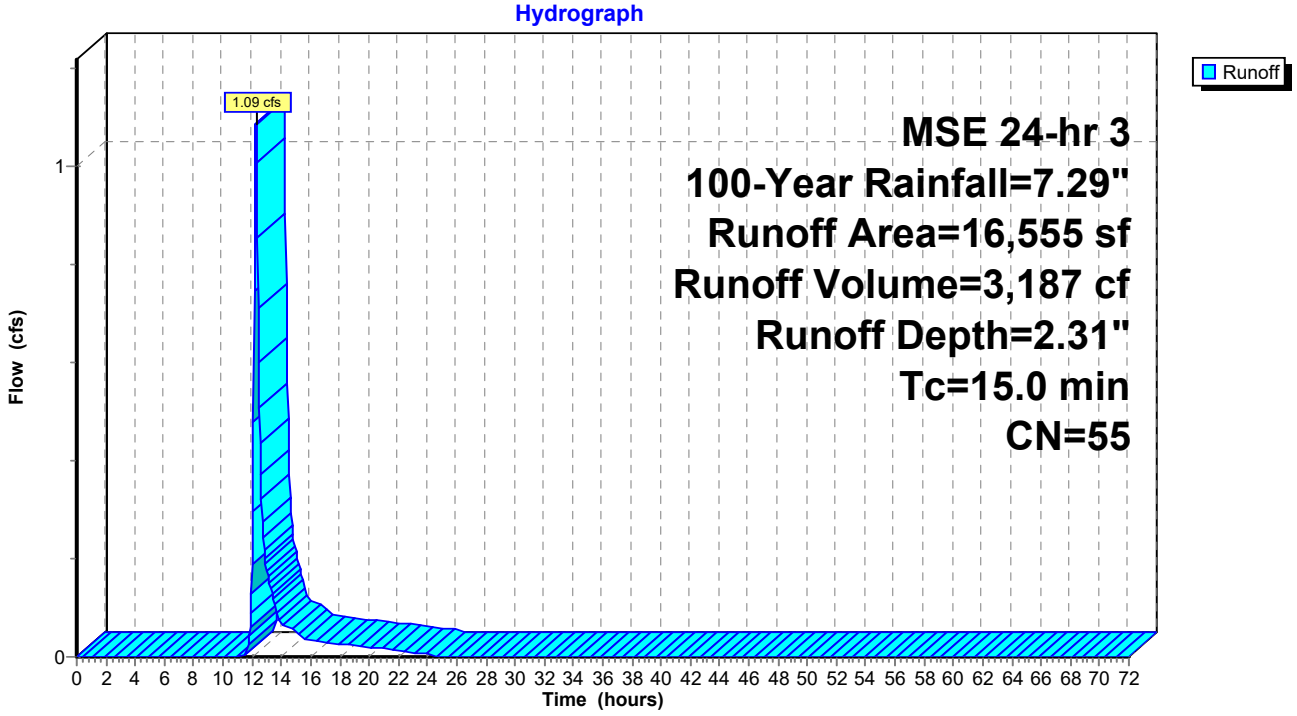
Runoff = 1.09 cfs @ 12.25 hrs, Volume= 3,187 cf, Depth= 2.31"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

Area (sf)	CN	Description
16,555	55	Woods, Good, HSG B
16,555		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-3P: Proposed Site to North Adjacent Site



Summary for Subcatchment DA-4P: Proposed Site to Harrison Street

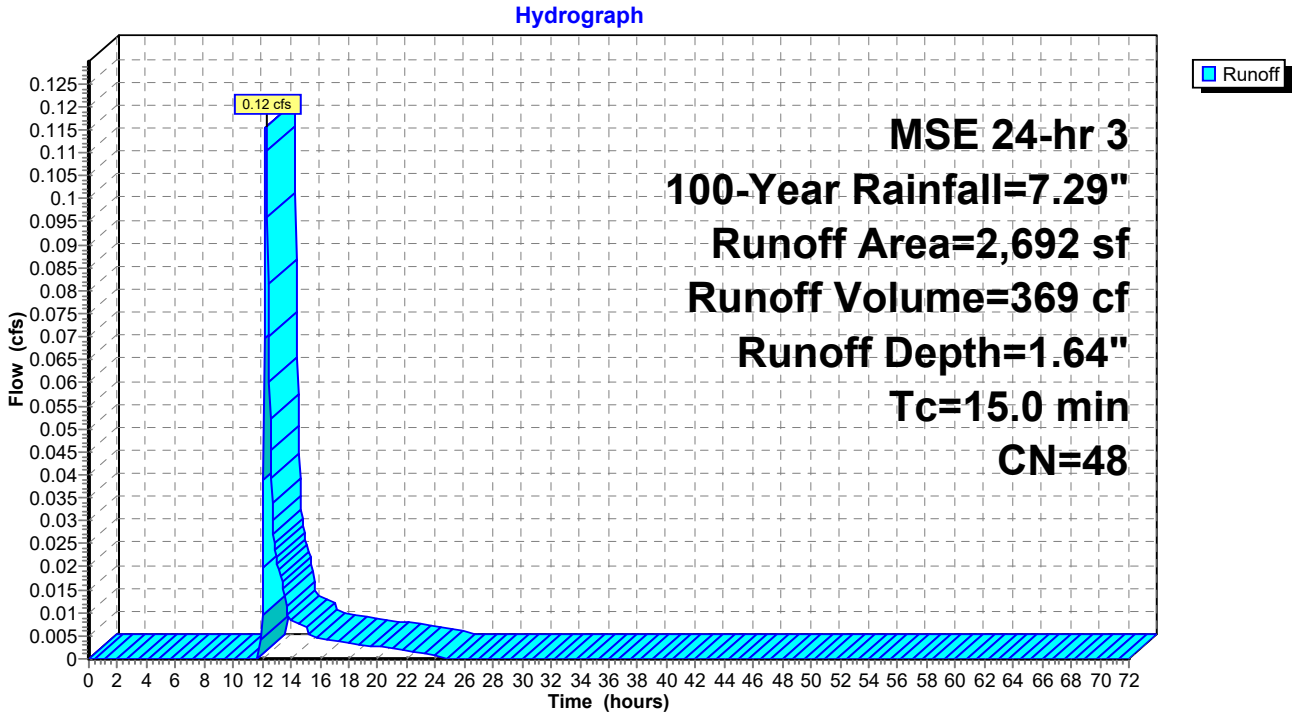
Runoff = 0.12 cfs @ 12.26 hrs, Volume= 369 cf, Depth= 1.64"
Routed to Reach PT : PROPOSED TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.29"

Area (sf)	CN	Description
2,692	48	Brush, Good, HSG B
2,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment DA-4P: Proposed Site to Harrison Street

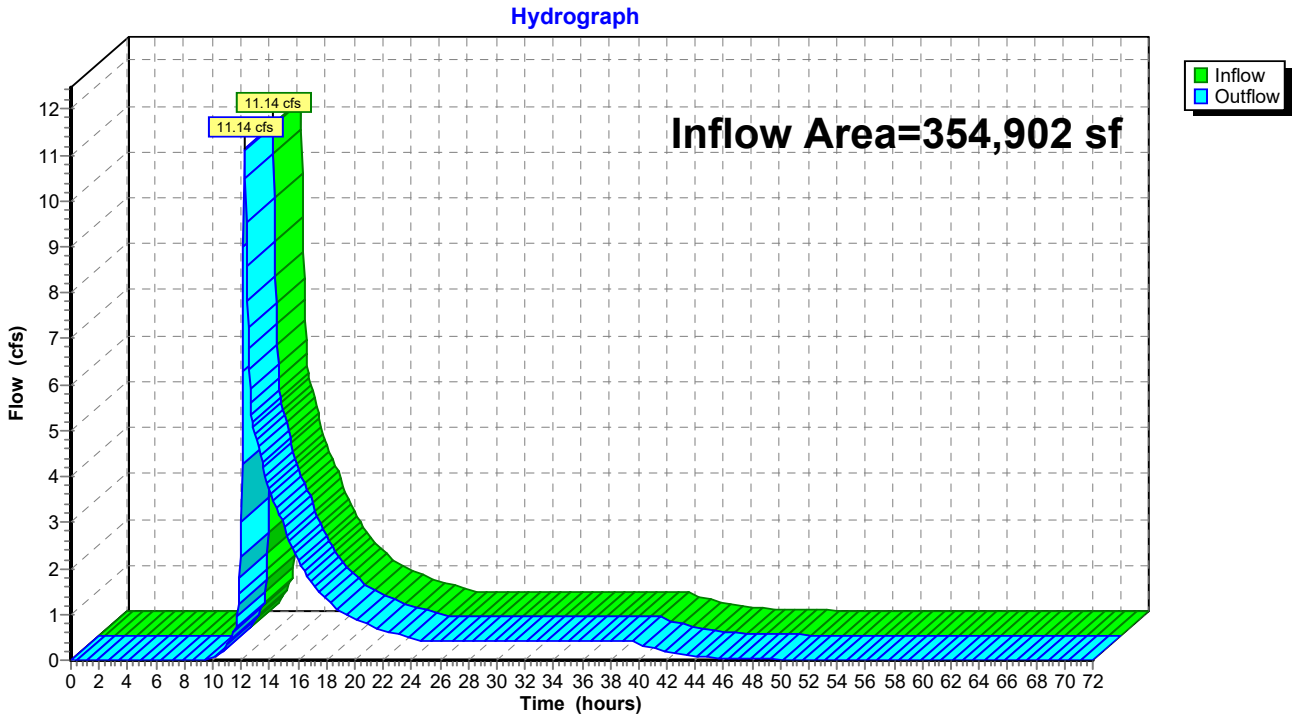


Summary for Reach PT: PROPOSED TOTAL

Inflow Area = 354,902 sf, 41.07% Impervious, Inflow Depth > 4.16" for 100-Year event
Inflow = 11.14 cfs @ 12.24 hrs, Volume= 123,119 cf
Outflow = 11.14 cfs @ 12.24 hrs, Volume= 123,119 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach PT: PROPOSED TOTAL



Summary for Pond VAULT: 5' STORMTRAP VAULT

Inflow Area = 219,678 sf, 61.09% Impervious, Inflow Depth = 5.08" for 100-Year event
Inflow = 32.41 cfs @ 12.23 hrs, Volume= 92,913 cf
Outflow = 3.31 cfs @ 13.15 hrs, Volume= 92,535 cf, Atten= 90%, Lag= 54.8 min
Primary = 3.31 cfs @ 13.15 hrs, Volume= 92,535 cf
Routed to Reach PT : PROPOSED TOTAL

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 762.53' @ 13.15 hrs Surf.Area= 18,039 sf Storage= 56,520 cf

Plug-Flow detention time= 484.2 min calculated for 92,471 cf (100% of inflow)
Center-of-Mass det. time= 483.2 min (1,278.6 - 795.4)

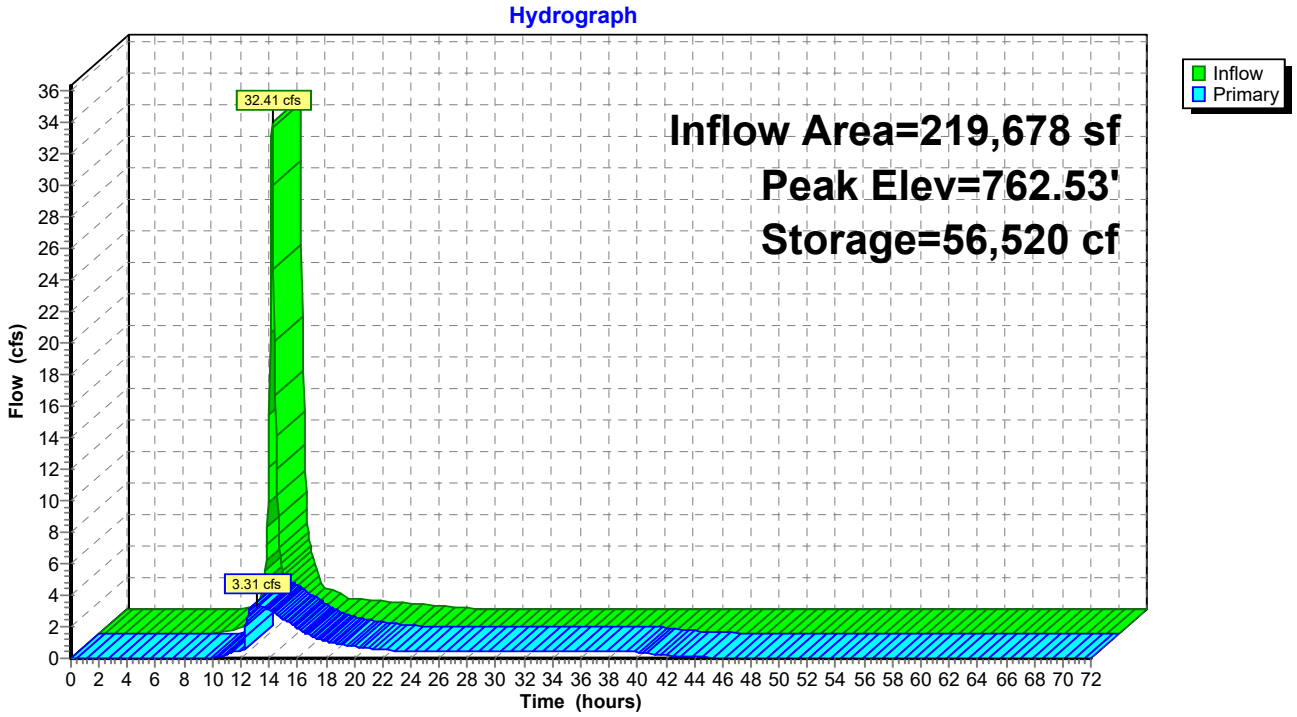
Volume	Invert	Avail.Storage	Storage Description
#1	758.00'	64,940 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
758.00	18,039	0.0	0	0
759.00	18,039	30.0	5,412	5,412
760.00	18,039	30.0	5,412	10,823
760.90	18,039	100.0	16,235	27,058
761.00	18,039	100.0	1,804	28,862
762.00	18,039	100.0	18,039	46,901
763.00	18,039	100.0	18,039	64,940

Device	Routing	Invert	Outlet Devices
#1	Primary	758.00'	**18.0" Round Culvert** L= 91.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 758.00' / 757.80' S= 0.0022 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Device 1	758.00'	**6.0" Round Culvert X 2.00** L= 120.0' Ke= 0.500 Inlet / Outlet Invert= 758.00' / 758.00' S= 0.0000 '/' Cc= 0.900 n= 0.020, Flow Area= 0.20 sf
#3	Device 1	760.90'	**10.0" Round Culvert** L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 760.90' / 760.80' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.55 sf
#4	Device 2	758.00'	**1.000 in/hr Exfiltration over Surface area**

Primary OutFlow Max=3.31 cfs @ 13.15 hrs HW=762.53' (Free Discharge)
└**1=Culvert** (Passes 3.31 cfs of 14.33 cfs potential flow)
  ├**2=Culvert** (Passes 0.42 cfs of 1.29 cfs potential flow)
  │ └**4=Exfiltration** (Exfiltration Controls 0.42 cfs)
  └**3=Culvert** (Inlet Controls 2.90 cfs @ 5.31 fps)

Pond VAULT: 5' STORMTRAP VAULT



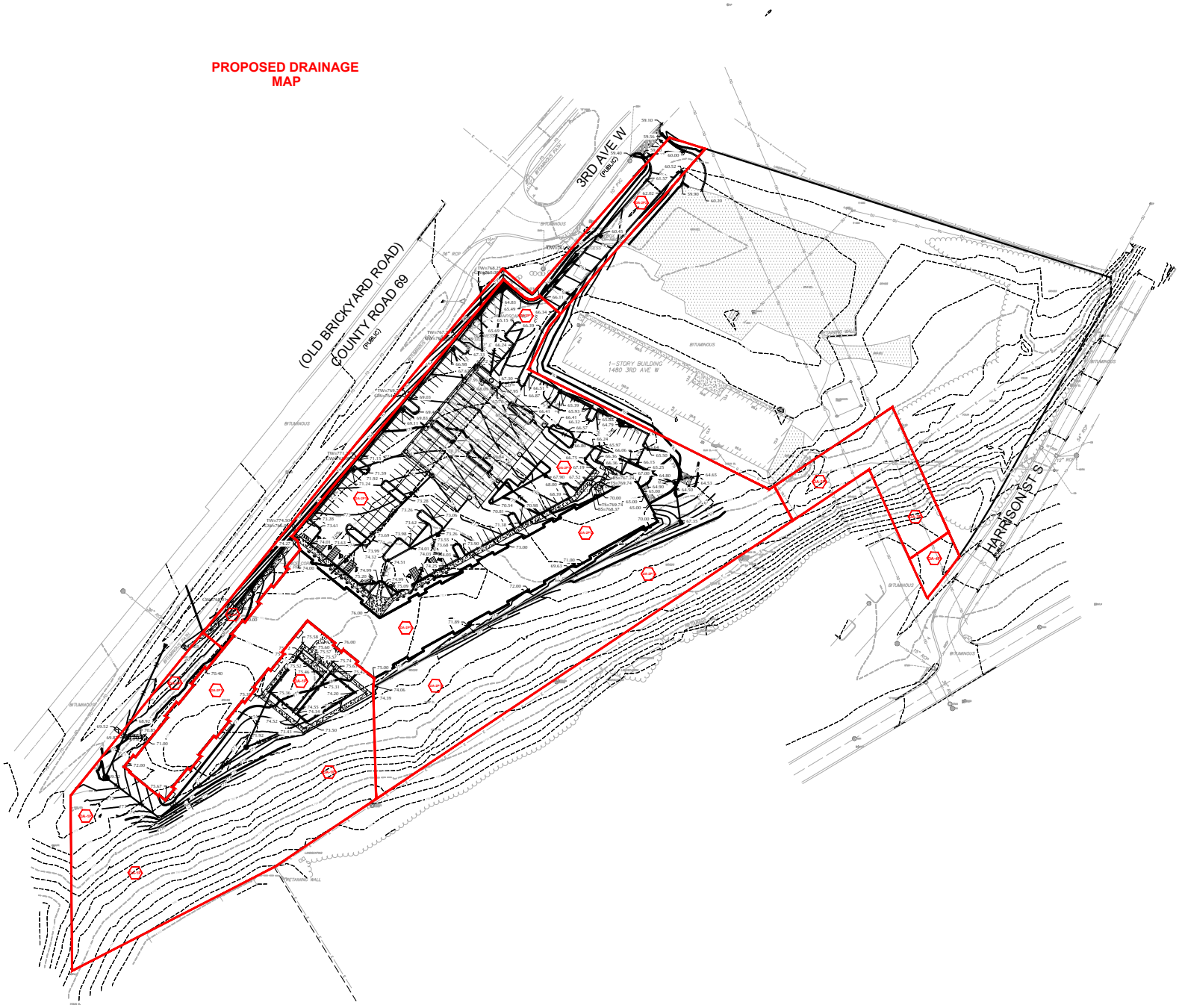
Figures

Existing Drainage Exhibit
Proposed Drainage Exhibit

EXISTING DRAINAGE MAP

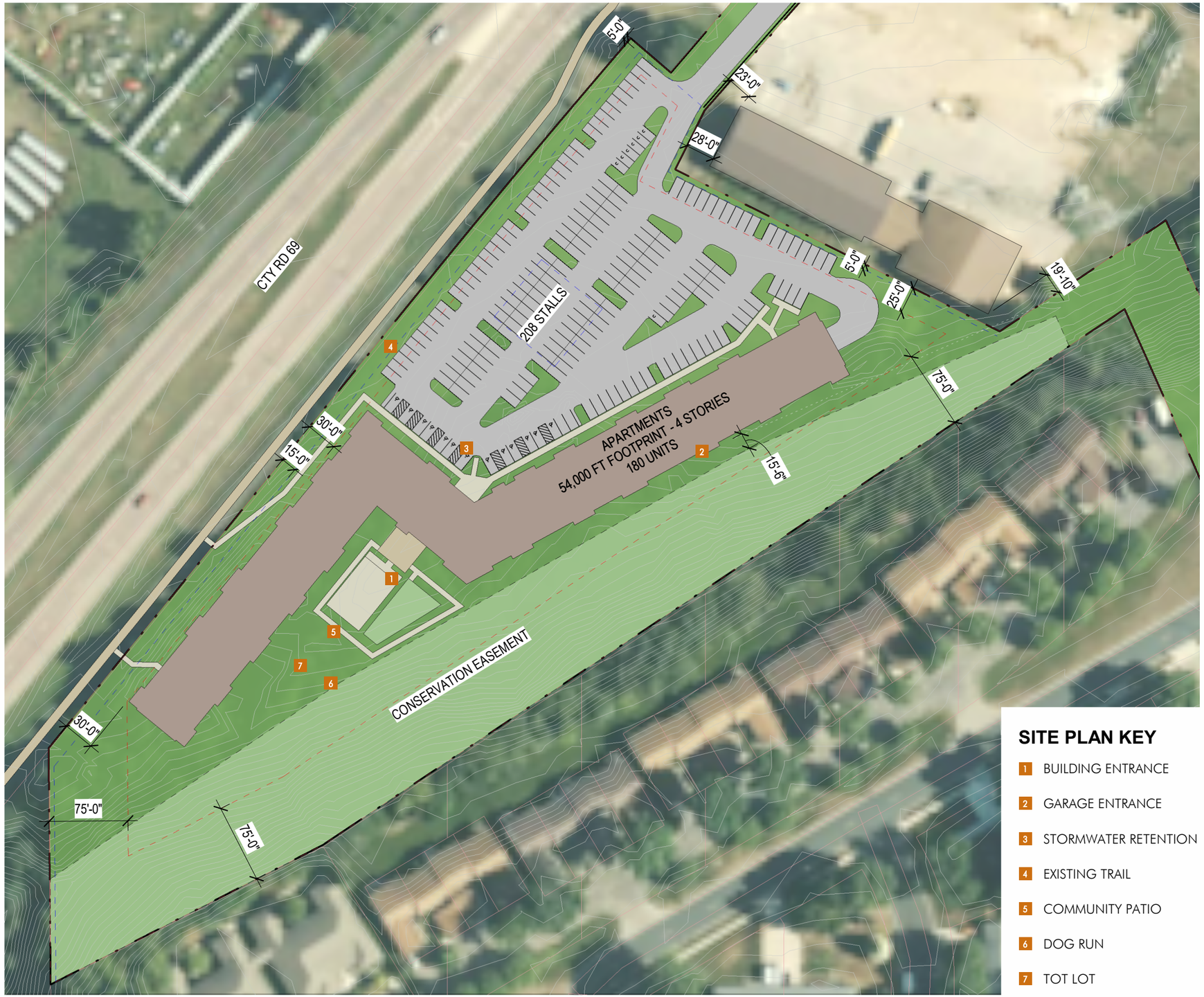


PROPOSED DRAINAGE MAP



RW- 3rd Ave West Apartments





SITE PLAN KEY

1. BUILDING ENTRANCE
2. GARAGE ENTRANCE
3. STORMWATER RETENTION
4. EXISTING TRAIL
5. COMMUNITY PATIO
6. DOG RUN
7. TOT LOT

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor	Total Area	%
1BR				
Unit 1-0	46	663 ft²	30,486 ft²	26%
	46		30,486 ft²	26%
2BR				
Unit 2-0	54	995 ft²	53,706 ft²	30%
Unit 2-3	8	849 ft²	6,794 ft²	4%
Unit 2-4	4	1,146 ft²	4,585 ft²	2%
	66		65,085 ft²	37%
3BR				
Unit 4-0	48	1,278 ft²	61,348 ft²	27%
Unit 4-2	16	1,269 ft²	20,311 ft²	9%
Unit 4-3	4	1,514 ft²	6,056 ft²	2%
	68		87,715 ft²	38%
Grand total	180		183,287 ft²	100%

REQUIRED PARKING

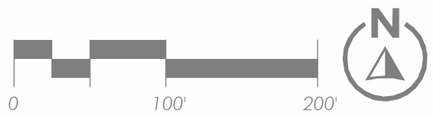
1BR UNITS: 1.5 STALLS PER UNIT
2 BR UNITS: 2 STALLS PER UNIT
3BR UNITS: 2.5 STALLS PER UNIT

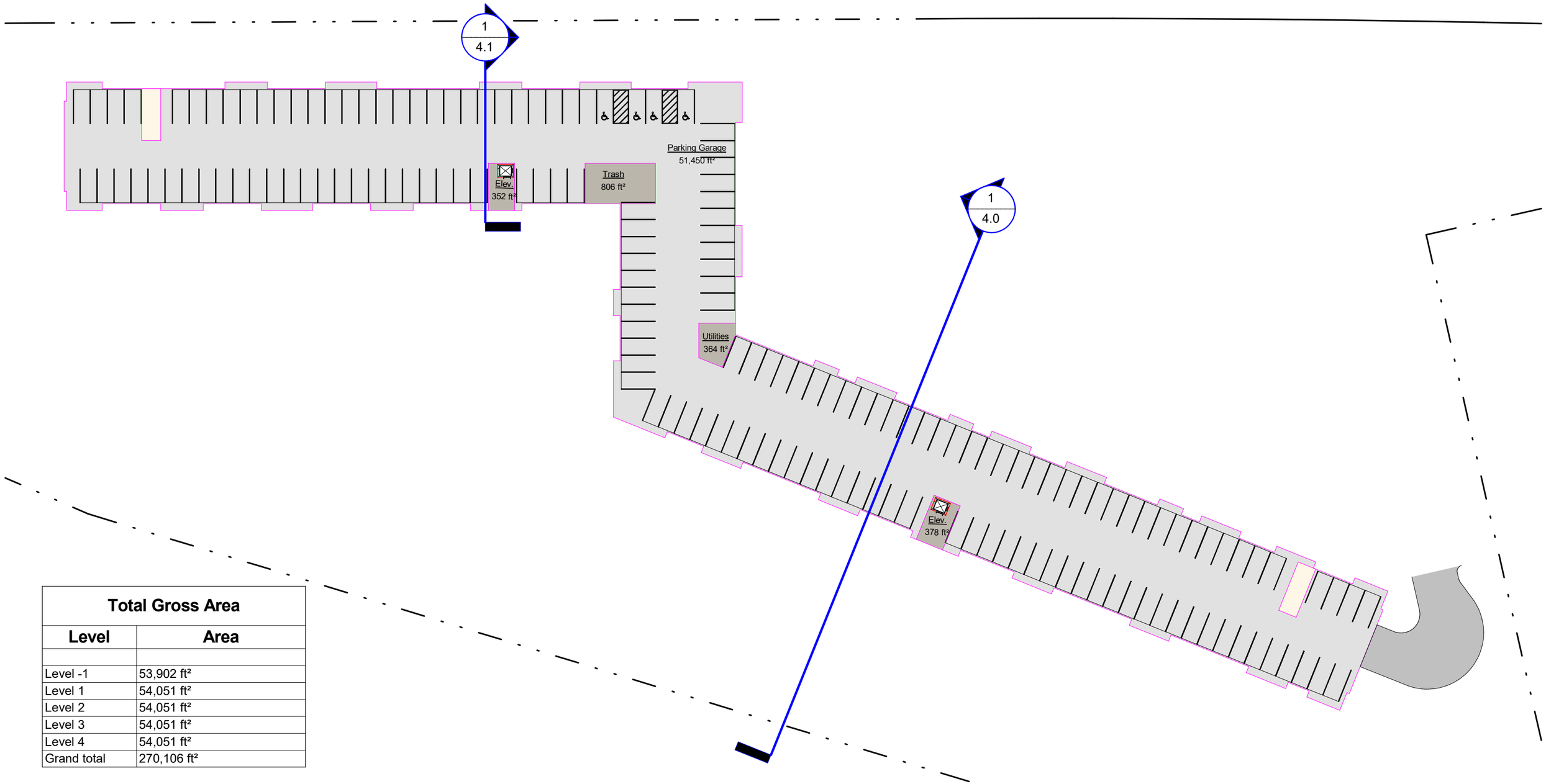
PROPOSED SITE

180 TOTAL UNITS

46-1BR UNITS = 69 STALLS
66-2BR UNITS = 132 STALLS
68-3BR UNITS = 170 STALLS
TOTAL STALLS NEEDED = 371

AVAILABLE GARAGE STALLS = 164
AVAILABLE SURFACE STALLS =208
TOTAL STALLS PURPOSED = 372





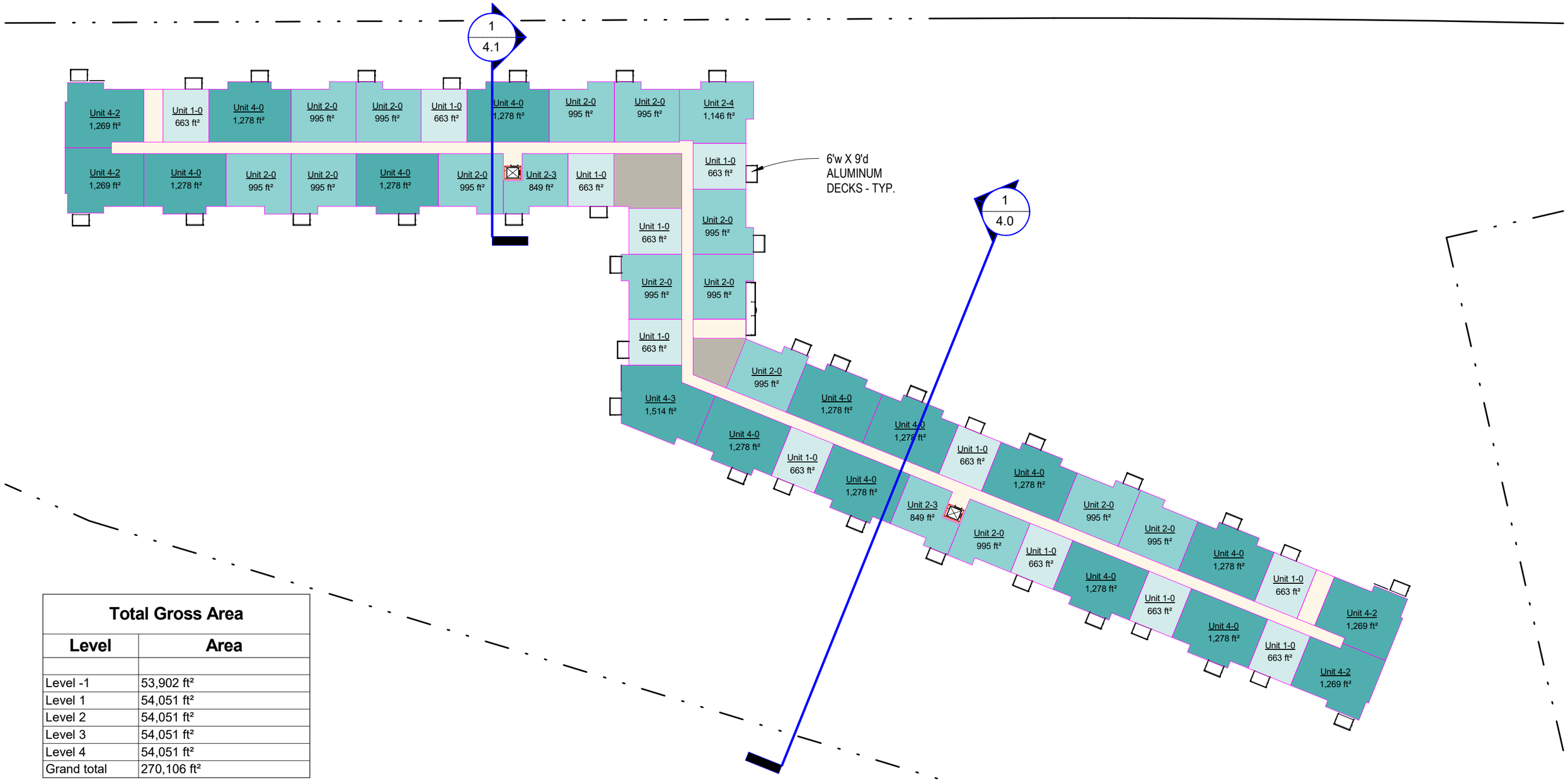
Total Gross Area	
Level	**Area**
Level -1	53,902 ft²
Level 1	54,051 ft²
Level 2	54,051 ft²
Level 3	54,051 ft²
Level 4	54,051 ft²
Grand total	270,106 ft²

1 Level -1
1" = 50'-0"



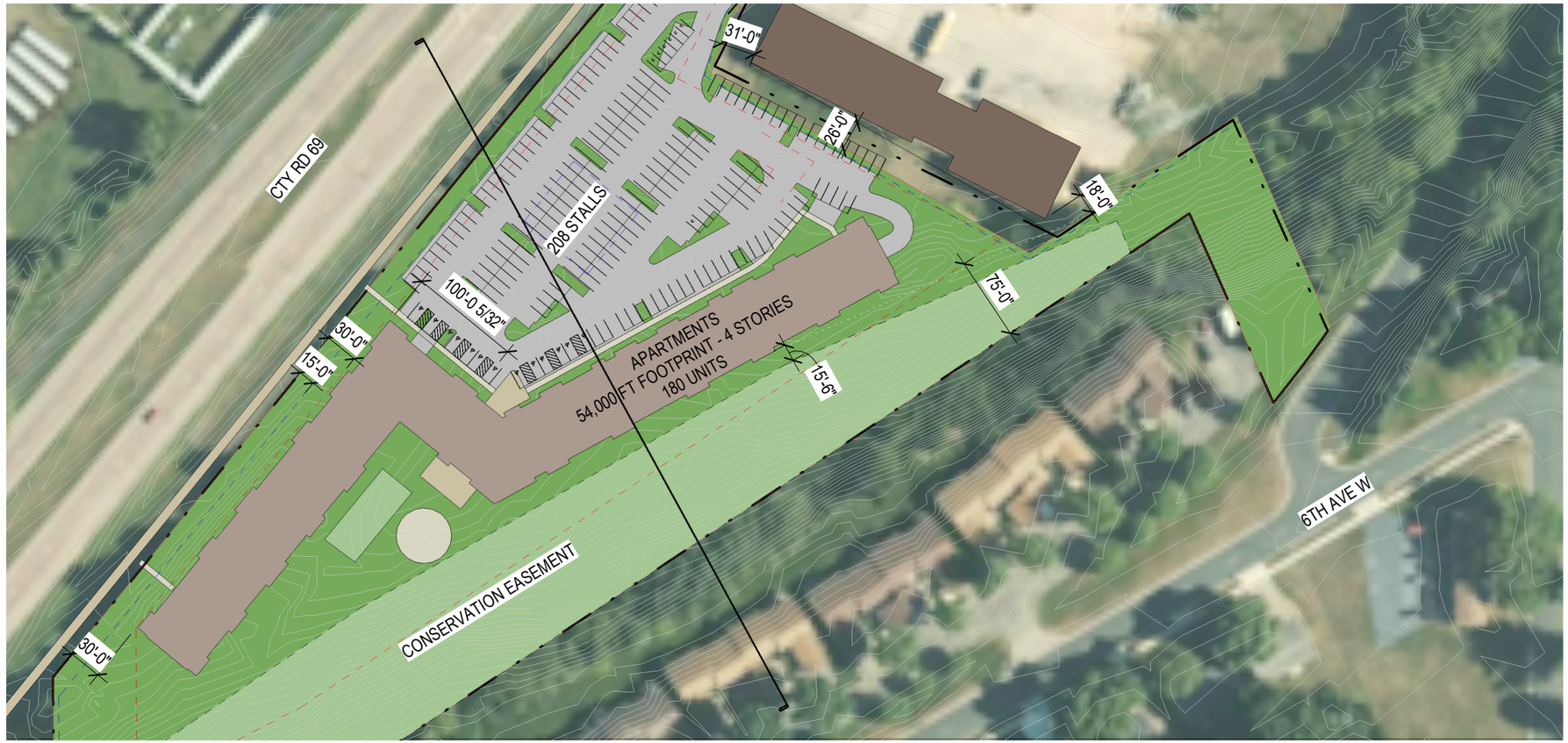
Total Gross Area	
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Level -1	53,902 ft²
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Level 4	54,051 ft²
Grand total	270,106 ft²

1 Level 1
1" = 50'-0"

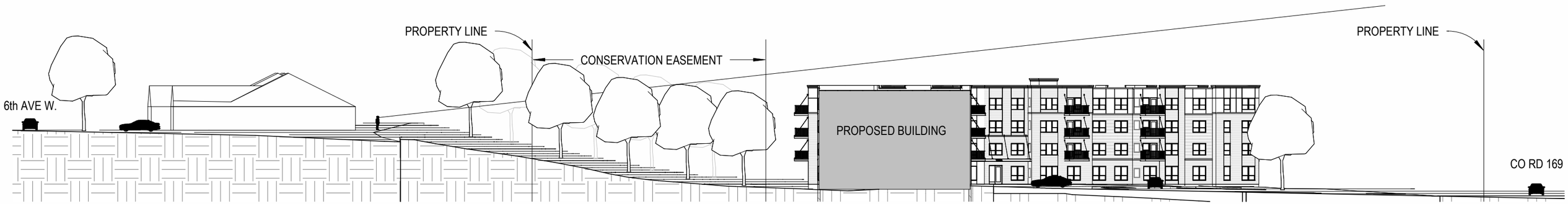


Total Gross Area	
Level	**Area**
Level -1	53,902 ft²
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Level 2	54,051 ft²
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Level 4	54,051 ft²
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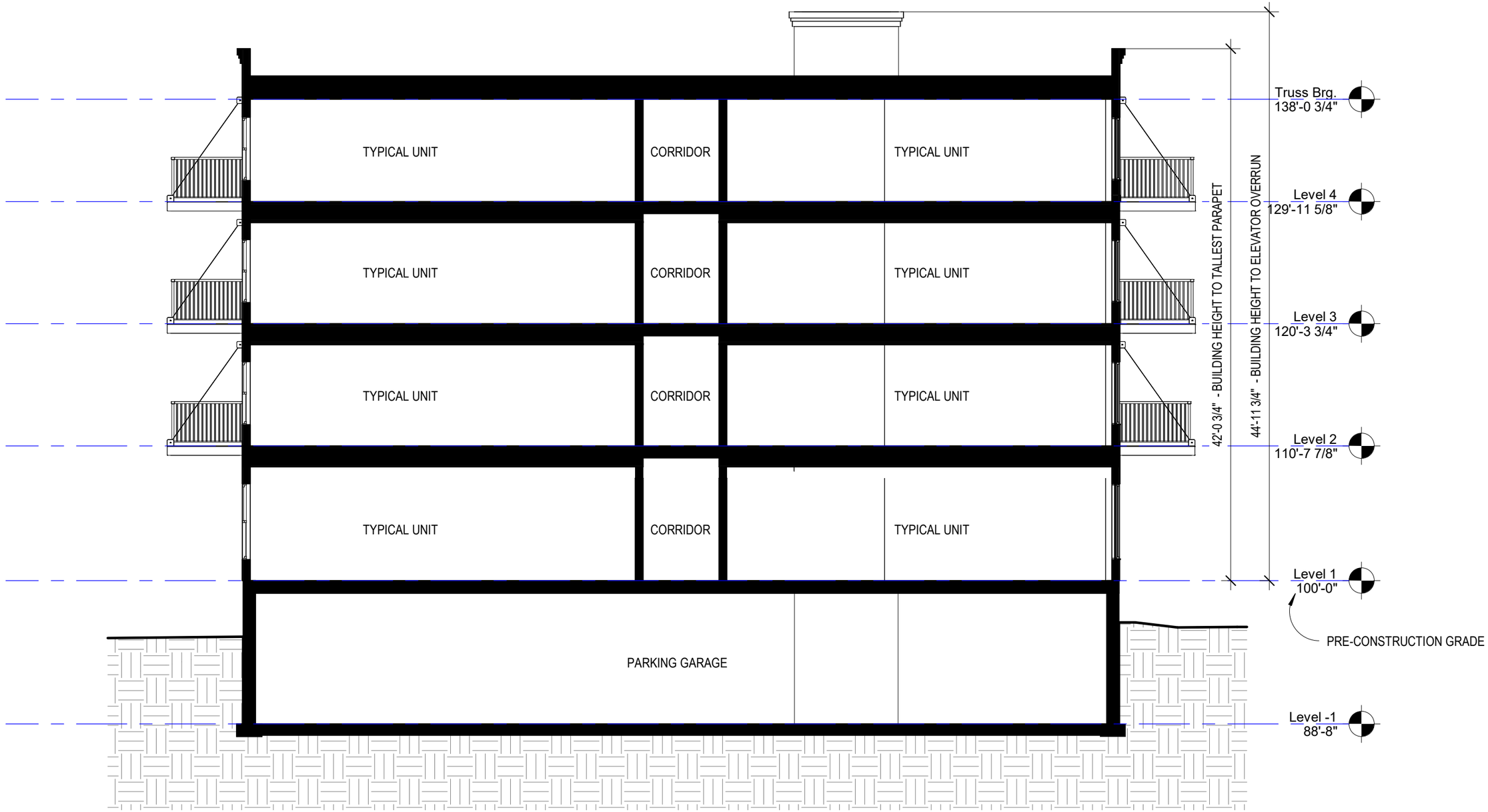
1 Level 2
1" = 50'-0"



2 SD Site Plan 6 - Section Cut
1" = 120'-0"

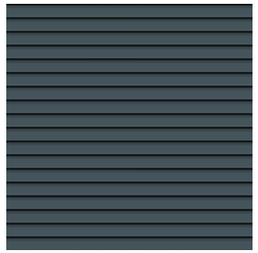
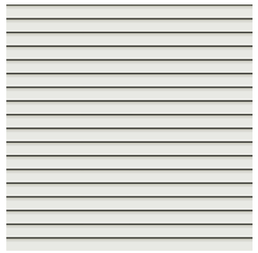


1 Section 7
1" = 40'-0"

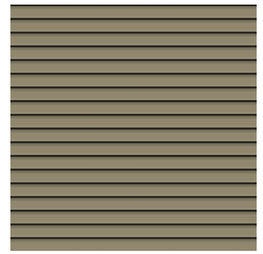
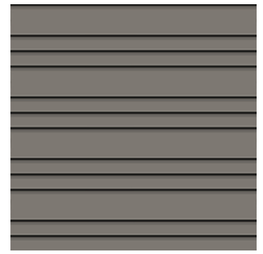


1 Section 8
1/8" = 1'-0"

EXTERIOR MATERIALS

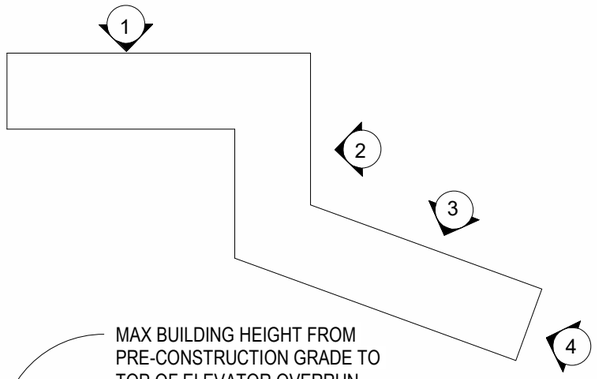
Material Mark	Description	Image
4.1	ARCHITECTURAL CMU - ROCKFACE FUDGE OR SIMILAR	
5.1	ALUMINUM BALCONIES AND CANOPIES - COLOR: BLACK	
7.1	CFB LAP - EVENING BLUE	
7.2	CFB LAP - ARCTIC WHITE]	

EXTERIOR MATERIALS

Material Mark	Description	Image
7.3	CFB LAP - MONTEREY TAUPE	
7.4	ALTERNATING CFB LAP - AGED PEWTER	
7.5	CFB PANEL - COBBLESTONE	
8.1	VINYL WINDOWS - WHITE	
8.3	MAGIC PAK GRILL - COLOR: MATCH ADJACENT SIDING	

EXTERIOR MATERIALS - TOTAL BUILDING

FACADE AREA	= 80,328 SF
TRANSPARENCY	= 21,447 SF
TOTAL	= 27%



EXTERIOR MATERIALS -EAST ELEVATION 2

FACADE AREA	= 3,620 SF
TRANSPARENCY	= 630 SF
TOTAL	= 17%



4 EAST ELEVATION - 2
1" = 30'-0"



3 NORTH ELEVATION - 2
1" = 30'-0"

EXTERIOR MATERIALS - NORTH ELEVATION 2

FACADE AREA	= 16,302 SF
TRANSPARENCY	= 4,488 SF
TOTAL	= 28%

EXTERIOR MATERIALS -EAST ELEVATION 1

FACADE AREA	= 5,621 SF
TRANSPARENCY	= 1,568 SF
TOTAL	= 28%

EXTERIOR MATERIALS - NORTH ELEVATION 1

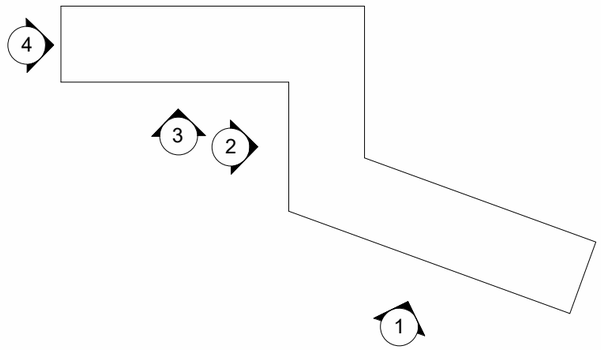
FACADE AREA	= 16,363 SF
TRANSPARENCY	= 4,325 SF
TOTAL	= 26%



2 EAST ELEVATION -1
1" = 30'-0"



1 NORTH ELEVATION - 1
1" = 30'-0"



EXTERIOR MATERIALS -WEST ELEVATION 2

FACADE AREA = 3,193 SF
TRANSPARENCY = 630 SF
TOTAL = 20%



4 WEST ELEVATION - 2
1" = 30'-0"



3 SOUTH ELEVATION - 2
1" = 30'-0"

EXTERIOR MATERIALS - SOUTH ELEVATION 2

FACADE AREA = 12,409 SF
TRANSPARENCY = 3544 SF
TOTAL = 29%

EXTERIOR MATERIALS -WEST ELEVATION 1

FACADE AREA = 4,750 SF
TRANSPARENCY = 1,325 SF
TOTAL = 28%

EXTERIOR MATERIALS - SOUTH ELEVATION 1

FACADE AREA = 18,071 SF
TRANSPARENCY = 4,936 SF
TOTAL = 27%



2 WEST ELEVATION - 1
1" = 30'-0"



1 SOUTH ELEVATION - 1
1" = 30'-0"

TREE PRESERVATION CALCS

METRIC	VALUE
TOTAL INVENTORIED DBH	5,042 IN.
TOTAL INVENTORIED DRC	1,911 IN.
COMBINED INVENTORIED DIAMETER	6,953 IN.
DIAMETER REMOVED (DBH)	1,591 IN.
DIAMETER REMOVED (DRC)	630 IN.
COMBINED REMOVED DIAMETER	2,221 IN.
PERCENT REMOVED	31.95% (≈32%)

Unauthorized Significant Tree Removal
$500/diameter inch removed or replacement of 2 diameter inches for every 1 diameter inch removed

Trees 588, 601, 625, 662, 879 are the only actual High Priority Trees per City Code that are proposed for removal. Other trees noted as High Priority are not Exceptional Species as defined by City Code. Caliper inch replacement of High Priority Trees is required in a ratio of 1:1.5 (Remove: Replace).

Butternut (White Walnut) trees are Endangered Species and require a MN DNR permit prior to removal. 12 of the 39 Butternuts in the tree survey are noted for removal. Verify with DNR regarding regulations for Butternut trees below 4" DBH that were not part of the inventory. A DNR permit is required prior to the issuance of a grading permit or building permit.

OUTLOT A

LIMITS OF CONSERVATION EASEMENT

588

Tree protection fence required at dripline of trees to be saved.

[S71°58'09"E 593.64]

[S00°03'10"W]

[N23°46'58"W]

[N56°39'17"E]

[S63°15'51"W 295.01]

[N37°07'09"W]

(N51°21'06"E)
N59°04'24"E
25.82

POB

SE'LY LINE LOT 1, BLOCK 7

MOST S'LY COR. LOT 1, BLOCK 7

S'LY EXT. OF NE'LY LINE LOT 1, BLOCK 7

INTERSECTION WITH LINE PARALLEL WITH AND 20' SE'LY OF SE'LY LINE OUTLOT A (NOT TANGENT)

(L=302.31' Δ=40°10'02")

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 40 80
SCALE IN FEET

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

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LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100
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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, they may be furnished in support of the CADD owner's use of the information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/05/26	DRAFT PLANS
08/12/26	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Douglas D. Loken - LA
License No. 45591
Date

QUALITY CONTROL

Loucks Project No.	260213.00
Project Lead	PJD
Drawn By	KRH
Checked By	DDL
Review Date	08/12/26

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES AND DETAILS
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L0-1	TREE PRESERVATION PLAN
L0-2/L0-3	TREE DATA
L1-1	LANDSCAPE PLAN
L5-1	LANDSCAPE NOTES & DETAILS

TREE PRESERVATION PLAN

L0-1

Plotted: 08 /12 / 2026 8:34 AM W:\2026\260213\CADD DATA\LANDSCAPE\ dwg Sheet Files\L0-1 TREE PRESERVATION PLAN

Tag Number	DBH	TOTAL DRC	CRZ	NAME_COMMON	EXEMI	SIGNIFICAN	CLASSIFICATION	REMOVE
517	6		9	Boxelder		Y		X
518	9		13.5	Boxelder		Y		X
519	30		45	Green Ash		Y		X
520	9		13.5	Siberian Elm		Y		X
521	6		9	Siberian Elm	X	Y		X
522	8		12	American Elm		Y		X
523	9		13.5	Siberian Elm		Y		X
524		15	22.5	Siberian Elm		Y	HIGH PRIORITY	X
525		17	25.5	Siberian Elm		Y	HIGH PRIORITY	X
526	5		7.5	White Walnut		Y		X
527	10		15	Boxelder		Y		X
528	6		9	Siberian Elm		Y		X
529	11		16.5	American Elm		Y		X
530	25		37.5	Silver Maple		Y	HIGH PRIORITY	X
531	8		12	American Elm		Y		X
532	10		15	Black Walnut		Y		X
533	12		18	Boxelder		Y		X
534	6		9	Boxelder		Y		X
535	22		33	Boxelder		Y	HIGH PRIORITY	X
536		25	37.5	Siberian Elm		Y	HIGH PRIORITY	X
537	6		9	Black Walnut		Y		X
538	18		27	American Elm		Y	HIGH PRIORITY	X
539	17		25.5	Boxelder		Y	HIGH PRIORITY	X
540	7		10.5	Siberian Elm		Y		X
541	6		9	Siberian Elm		Y		X
542	6		9	Siberian Elm		Y		X
543		11	16.5	Siberian Elm		Y		X
544		11	16.5	Siberian Elm		Y		X
545		8	12	Siberian Elm		Y		X
546		9	13.5	Siberian Elm		Y		X
547	6		9	Siberian Elm		Y		X
548	10		15	Siberian Elm		Y		X
549	9		13.5	Siberian Elm		Y		X
550		13	19.5	Siberian Elm		Y		X
551		11	16.5	Siberian Elm		Y		X
552		8	12	Siberian Elm		Y		X
553		18	27	Siberian Elm		Y	HIGH PRIORITY	X
554	10		15	Siberian Elm		Y		X
555		14	21	Siberian Elm		Y		X
556	6		9	Siberian Elm		Y		X
557	6		9	Siberian Elm		Y		X
558	8		12	Siberian Elm		Y		X
559	8		12	Siberian Elm		Y		X
560	7		10.5	Siberian Elm		Y		X
561	7		10.5	Siberian Elm		Y		X
562	7		10.5	Siberian Elm		Y		X
563	7		10.5	Siberian Elm		Y		X
564	7		10.5	Siberian Elm		Y		X
565	6		9	Siberian Elm		Y		X
566		17	25.5	Siberian Elm		Y	HIGH PRIORITY	X
567		14	21	Siberian Elm		Y		X
568		15	22.5	Silver Maple		Y	HIGH PRIORITY	X
569		8	12	Silver Maple		Y		X
570		9	13.5	Silver Maple		Y		X
571		14	21	Silver Maple		Y		X
572		18	27	Siberian Elm		Y	HIGH PRIORITY	X
573		15	22.5	Silver Maple		Y	HIGH PRIORITY	X
574		12	18	Silver Maple		Y		X
575	7		10.5	Silver Maple		Y		X
576	6		9	Silver Maple		Y		X
577		14	21	Silver Maple		Y		X
578		13	19.5	Silver Maple		Y		X
579	7		10.5	Silver Maple		Y		X
580	8		12	Silver Maple		Y		X
581		11	16.5	Silver Maple		Y		X
582	6		9	Silver Maple		Y		X
583	8		12	Silver Maple		Y		X
584		18	27	Silver Maple		Y	HIGH PRIORITY	X
585	6		9	Black Walnut		Y		X
586		11	16.5	White Walnut		Y		X
587		34	51	Boxelder		Y	HIGH PRIORITY	X
588	18		27	Hackberry		Y	HIGH PRIORITY	X
589	11		16.5	American Elm		Y		X
590	6		9	American Elm		Y		X
591	8		12	American Elm		Y		X
592	6		9	Boxelder		Y		X
593	9		13.5	Black Walnut		Y		X
594	9		13.5	Silver Maple		Y		X
595	8		12	Silver Maple		Y		X
596	10		15	Silver Maple		Y		X
597	7		10.5	Silver Maple		Y		X
598	6		9	Boxelder		Y		X
599	11		16.5	Silver Maple		Y		X
600	6		9	American Elm		Y		X
601		22	33	Black Walnut		Y	HIGH PRIORITY	X
602	8		12	Boxelder		Y		X
603	8		12	Boxelder		Y		X
604	8		12	Boxelder		Y		X
605	7		10.5	Boxelder		Y		X
606	24		36	Boxelder		Y	HIGH PRIORITY	X
607	8		12	Boxelder		Y		X
608	12		18	Boxelder		Y		X
609	10		15	Boxelder		Y		X
610	8		12	Boxelder		Y		X
611	6		9	White Walnut		Y		X
612	8		12	Boxelder		Y		X
613	12		18	Boxelder		Y		X
614	6		9	Boxelder		Y		X
615	10		15	Boxelder		Y		X
616	8		12	Boxelder		Y		X
617	12		18	Boxelder		Y		X
618	8		12	Boxelder		Y		X
619	7		10.5	Boxelder		Y		X
620	6		9	Boxelder		Y		X
621	17		25.5	Boxelder		Y	HIGH PRIORITY	X
622	6		9	Boxelder		Y		X
623	18		27	Boxelder		Y	HIGH PRIORITY	X
624	9		13.5	Boxelder		Y		X
625	17		25.5	White Walnut		Y	HIGH PRIORITY	X
626	5		7.5	White Walnut		Y		X
627	31		46.5	Boxelder		Y	HIGH PRIORITY	X
628	4		6	Hackberry		N		X
629	18		27	Boxelder		Y	HIGH PRIORITY	X
630	12		18	Boxelder		Y		X
631	12		18	White Walnut		Y		X
632	15		22.5	Siberian Elm		Y	HIGH PRIORITY	X
633	6		9	Siberian Elm		Y		X
634	10		15	Siberian Elm		Y		X
635	5		7.5	White Walnut	X	Y		X
636	13		19.5	Boxelder		Y		X
637	23		34.5	Boxelder		Y	HIGH PRIORITY	X
638	25		37.5	Boxelder		Y	HIGH PRIORITY	X
639	13		19.5	Boxelder		Y		X
640	8		12	Boxelder		Y		X
641	17		25.5	Boxelder		Y	HIGH PRIORITY	X
642	36		54	Boxelder		Y	HIGH PRIORITY	X
643	18		27	Boxelder		Y	HIGH PRIORITY	X
644	16		24	Boxelder		Y	HIGH PRIORITY	X
645	13		19.5	Boxelder		Y		X
646	20		30	Boxelder		Y	HIGH PRIORITY	X
647	25		37.5	Boxelder		Y	HIGH PRIORITY	X
648		50	75	Boxelder		Y	HIGH PRIORITY	X
649	6		9	Boxelder		Y		X
650	8		12	Boxelder		Y		X
651	9		13.5	American Elm		Y		X
652	6		9	Boxelder		Y		X
653		24	36	Boxelder		Y	HIGH PRIORITY	X
654		20	30	Boxelder		Y	HIGH PRIORITY	X
655	11		16.5	Boxelder		Y		X
656	10		15	Boxelder		Y		X
657	6		9	Boxelder		Y		X
658	6		9	Boxelder		Y		X
659		31	46.5	Boxelder		Y	HIGH PRIORITY	X
660	11		16.5	Boxelder		Y		X
661	13		19.5	Boxelder		Y		X
662	39		58.5	Hackberry		Y	HIGH PRIORITY	X
663	11		16.5	Boxelder		Y		X
664	10		15	Boxelder		Y		X
665	10		15	Boxelder		Y		X
666	19		28.5	Boxelder		Y	HIGH PRIORITY	X
667	12		18	American Elm		Y		X
668		33	49.5	Boxelder		Y	HIGH PRIORITY	X
669	10		15	American Elm		Y		X
670	17		25.5	Boxelder		Y	HIGH PRIORITY	X
671		38	57	Boxelder		Y	HIGH PRIORITY	X
672	8		12	Boxelder		Y		X
673	11		16.5	Boxelder		Y		X
674	16		24	Boxelder		Y	HIGH PRIORITY	X
675	22		33	Boxelder		Y	HIGH PRIORITY	X
676	13		19.5	Boxelder		Y		X
677	15		22.5	Boxelder		Y	HIGH PRIORITY	X
678	13		19.5	Boxelder		Y		X
679	23		34.5	Boxelder		Y	HIGH PRIORITY	X
680	22		33	Boxelder		Y	HIGH PRIORITY	X
681	12		18	Boxelder		Y		X
682	21		31.5	Boxelder		Y	HIGH PRIORITY	X
683	16		24	Boxelder		Y	HIGH PRIORITY	X
684	11		16.5	Boxelder		Y		X
685	8		12	Boxelder		Y		X
686	16		24	Boxelder		Y	HIGH PRIORITY	X
687	13		19.5	Boxelder		Y		X
688	7		10.5	Boxelder		Y		X
689	8		12	American Elm		Y		X
690	18		27	Silver Maple		Y	HIGH PRIORITY	X
691	20		30	Boxelder		Y	HIGH PRIORITY	X
692	15		22.5	Boxelder		Y	HIGH PRIORITY	X
693	8		12	Boxelder		Y		X
694	7		10.5	American Elm		Y		X
695	8		12	American Elm		Y		X
696		39	58.5	Boxelder		Y	HIGH PRIORITY	X
697	6		9	American Elm		Y		X
698	14		21	American Elm		Y		X
699	8		12	Boxelder		Y		X
700	8		12	Boxelder		Y		X
701	10		15	Boxelder		Y		X
702	11		16.5	Boxelder		Y		X
703	11		16.5	Boxelder		Y		X
704	6		9	Boxelder		Y		X
705	7		10.5	Boxelder		Y		X
706	12		18	Boxelder		Y		X
707	14		21	Boxelder		Y		X
708	12		18	Boxelder		Y		X
709	9		13.5	Boxelder		Y		X
710	6		9	Boxelder		Y		X
711	9		13.5	Boxelder		Y		X
712	8		12	Boxelder		Y		X
713	8		12	Boxelder		Y		X
714		19	28.5	Boxelder		Y	HIGH PRIORITY	X
715	10		15	Boxelder		Y		X
716		39	58.5	Boxelder		Y	HIGH PRIORITY	X
717	14		21	Boxelder		Y		X
718	6		9	Black Walnut		Y		X
719	8		12	Black Walnut		Y		X
720	22		33	Boxelder		Y	HIGH PRIORITY	X
721	12		18	Boxelder		Y		X
722	15		22.5	Boxelder		Y	HIGH PRIORITY	X
723	12		18	Boxelder		Y		X
724		23	34.5	Boxelder		Y	HIGH PRIORITY	X
725	13		19.5	Boxelder		Y		X
726	21		31.5	Boxelder		Y	HIGH PRIORITY	X
727	21		31.5	Boxelder		Y	HIGH PRIORITY	X
728		21	31.5	Boxelder		Y	HIGH PRIORITY	X
729	11		16.5	American Elm		Y		X
730	19		28.5	Boxelder		Y	HIGH PRIORITY	X
731	15		22.5	American Elm		Y	HIGH PRIORITY	X
732	13		19.5	Boxelder		Y		X
733	14		21	Boxelder		Y		X
734	17		25.5	Boxelder		Y	HIGH PRIORITY	X
735	6		9	American Elm		Y		X
736	6		9	American Elm		Y		X
737	11		16.5	Boxelder		Y		X
738	16		24	Boxelder		Y	HIGH PRIORITY	X
739	10		15	Boxelder		Y		X
740	13		19.5	Boxelder		Y		X
741		29	43.5	Boxelder		Y	HIGH PRIORITY	X
742	9		13.5	Boxelder		Y		X
743	8		12	Boxelder		Y		X
744	8		12	Boxelder		Y		X
745	18		27	Boxelder		Y	HIGH PRIORITY	X
746	11		16.5	Boxelder		Y		X
747	14		21	Boxelder		Y		X
748	11		16.5	Boxelder		Y		X
749	7		10.5	American Elm		Y		X
750	16		24	Boxelder		Y	HIGH PRIORITY	X
751	9		13.5	Boxelder		Y		X
752	6		9	White Mulberry		Y		X
753	6		9	White Mulberry		Y		X
754	6		9	Boxelder		Y		X
755		32	48	White Mulberry		Y	HIGH PRIORITY	X
756	15		22.5	Boxelder		Y	HIGH PRIORITY	X
757	22		33	Basswood		Y	HIGH PRIORITY	X
758	16		24	Boxelder		Y	HIGH PRIORITY	X
759	7		10.5	Boxelder		Y		X
760	6		9	Boxelder		Y		X
761	12		18	Boxelder		Y		X
762		30	45	Boxelder		Y	HIGH PRIORITY	X
763	19		28.5	Boxelder		Y	HIGH PRIORITY	X
764	7		10.5	American Elm		Y		X
765	10		15	Boxelder		Y		X
766	7		10.5	Boxelder		Y		X
767	8		12	American Elm		Y		X
768	12		18	Boxelder		Y		X
769	8		12	Boxelder		Y		X
770		27	40.5	Boxelder		Y	HIGH PRIORITY	X
771	6		9	American Elm		Y		X
772	8		12	American Elm		Y		X
773	12		18	Boxelder		Y		X
774	15		22.5	Boxelder		Y	HIGH PRIORITY	X
775	9		13.5	Boxelder		Y		X
776	14		21	Boxelder		Y		X
777	16		24	Boxelder		Y	HIGH PRIORITY	X
778	15		22.5	White Walnut		Y	HIGH PRIORITY	X
779	7		10.5	American Elm		Y		X
780	11		16.5	Boxelder		Y		X
781	22		33	White Walnut		Y	HIGH PRIORITY	X
782	21		31.5	Boxelder		Y	HIGH PRIORITY	X
783	9		13.5	Boxelder		Y		X
784		40	60	Boxelder		Y	HIGH PRIORITY	X
785	6		9	Boxelder		Y		X
786		31	46.5	Boxelder		Y	HIGH PRIORITY	X
787	6		9	American Elm		Y		X
788	10		15	Basswood		Y		X
789	7		10.5	American Elm		Y		X
790	7		10.5	American Elm		Y		X
791	6		9	American Elm		Y		X
792		30	45	Boxelder		Y	HIGH PRIORITY	X
793	12		18	Basswood		Y		X
794	18		27	American Elm		Y	HIGH PRIORITY	X
795	11		16.5	White Walnut		Y		X
796	12		18	Basswood		Y		X
797	6		9	American Elm		Y		X
798	10		15	Red Elm		Y		X
799	10		15	American Elm		Y		X
800		23	34.5	Basswood		Y	HIGH PRIORITY	X
801		25	37.5	Basswood		Y	HIGH PRIORITY	X
802	10		15	Basswood		Y		X
803	15		22.5	Basswood		Y	HIGH PRIORITY	X
804		37	55.5	Basswood		Y	HIGH PRIORITY	X
805	11		16.5	Siberian Elm		Y		X
806	6		9	Basswood		Y		X
807	7		10.5	Basswood		Y		X
808	7		10.5	American Elm		Y		X
809	8		12	Basswood		Y		X
810	10		15	Basswood		Y		X
811	12		18	Boxelder		Y		X
812	16		24	Boxelder		Y	HIGH PRIORITY	X
813	11		16.5	Boxelder		Y		X
814	16		24	Boxelder		Y	HIGH PRIORITY	X
815	21		31.5	Boxelder		Y	HIGH PRIORITY	X
816	10		15	Boxelder		Y		X
817	8		12	Boxelder		Y		X
818	20		30	Boxelder		Y	HIGH PRIORITY	X
819	11		16.5	Boxelder		Y		X
820		33	49.5	Boxelder		Y	HIGH PRIORITY	X
821	16		24	Boxelder		Y	HIGH PRIORITY	X
822	14		21	Boxelder		Y		X
823	5		7.5	Hackberry		N		X
824	16		24	Boxelder		Y	HIGH PRIORITY	X
825	8		12	Boxelder		Y		X
826	9		13.5	Boxelder		Y		X
827		28	42	Boxelder		Y	HIGH PRIORITY	X
828	11		16.5	Boxelder		Y		X
829	13		19.5	Boxelder		Y		X
830		33	49.5	Boxelder		Y	HIGH PRIORITY	X
831		48	72	Boxelder		Y	HIGH PRIORITY	X
832	13		19.5	Boxelder		Y		X
833	14		21	Siberian Elm		Y		X
834	9		13.5	Boxelder		Y		X
835	20		30	Boxelder		Y	HIGH PRIORITY	X
836	8		12	Boxelder		Y		X
837	11		16.5	Boxelder		Y		X
838	17		25.5	Basswood		Y	HIGH PRIORITY	X
839	7		10.5	Basswood		Y		X
840	6		9	Basswood		Y		X
841		28	42	Basswood		Y	HIGH PRIORITY	X
842	15		22.5	Basswood		Y	HIGH PRIORITY	X
843	6		9	Basswood		Y		X
844	16		24	White Walnut		Y	HIGH PRIORITY	X
845	6		9	Hackberry		Y		X
846	21		31.5	White Walnut		Y	HIGH PRIORITY	X
847	7		10.5	American Elm		Y		X
848	8		12	American Elm		Y		X
849	13		19.5	Red Elm		Y		X
850	10		15	American Elm		Y		X
851	18		27	American Elm		Y	HIGH PRIORITY	X
852	9		13.5	White Walnut		Y		X
853	7		10.5	White Walnut		Y		X
854	6		9	American Elm		Y		X
855	22		33	White Walnut		Y	HIGH PRIORITY	X
856	9		13.5	Red Elm		Y		X
857	13		19.5	Hackberry		Y		X
858	4		6	Hackberry		N		X
859	15		22.5	Hackberry		Y	HIGH PRIORITY	X
860	17		25.5	White Walnut		Y	HIGH PRIORITY	X
861	11		16.5	White Walnut		Y		X
862	10		15	White Walnut		Y		X
863	7		10.5	American Elm		Y		X
864	27		40.5	White Walnut		Y	HIGH PRIORITY	X
865	25		37.5	White Walnut		Y	HIGH PRIORITY	X
866	14		21	White Walnut		Y		X
867	17		25.5	White Walnut		Y	HIGH PRIORITY	X
868	12		18	White Walnut		Y		X
869	7		10.5	American Elm		Y		X
870		39	58.5	Basswood		Y	HIGH PRIORITY	X
871	12		18	Basswood		Y		X
872	15		22.5	Basswood		Y	HIGH PRIORITY	X
873	15		22.5	American Elm		Y	HIGH PRIORITY	X
874	8		12	American Elm		Y		X
875	15		22.5	White Walnut		Y	HIGH PRIORITY	X
876	22		33	White Walnut		Y	HIGH PRIORITY	X
877	11		16.5	Red Elm		Y		X
878	7		10.5	Red Elm		Y		X
879	15		22.5	White Walnut		Y	HIGH PRIORITY	X
880	10		15	American Elm		Y		X
881	6		9	American Elm		Y		X
882	7		10.5	American Elm		Y		X
883	9		13.5	Red Elm		Y		X
884	11		16.5	Boxelder		Y		X
885	6		9	American Elm		Y		X
886	14		21	Boxelder		Y		X
887	13		19.5	Red Elm		Y		X
888	10		15	Black Walnut		Y		X
889	16		24	Hackberry		Y	HIGH PRIORITY	X

Plotted: 08 / 12 / 2026 8:34 AM W:\2026\260213\CADD DATA\LANDSCAPE\...dwg Sheet Files\L0-1 TREE PRESERVATION PLAN

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

LOUCKS

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SUBMITTAL/REVISIONS

06/05/26 DRAFT PLANS
08/12/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Douglas D. Loken - LA
License No. 45591
Date

QUALITY CONTROL

Loucks Project No. 260213.00
Project Lead PJD
Drawn By KRH
Checked By DDL
Review Date 08/12/26

SHEET INDEX

C1-1 DEMOLITION PLAN
C2-1 SITE PLAN
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C3-3 SWPPP NOTES AND DETAILS
C4-1 SANITARY & WATERMAIN
C4-2 STORM SEWER
C8-1 CIVIL DETAILS
C8-2 CIVIL DETAILS
C8-3 CIVIL DETAILS
L0-1 TREE PRESERVATION PLAN
L0-2/L0-3 TREE DATA
L1-1 LANDSCAPE PLAN
L5-1 LANDSCAPE NOTES & DETAILS

TREE DATA

L0-2

890	6		9	American Elm		Y			
891	9		13.5	American Elm		Y			
892	7		10.5	White Walnut		Y			
893	15		22.5	Siberian Elm		Y	HIGH PRIORITY		
894	10		15	Red Elm		Y			
895	6		9	Basswood		Y			
896	12		18	Basswood		Y			
897	10		15	American Elm		Y			
898	12		18	Basswood		Y			
899	9		13.5	Red Elm		Y			
900	9		13.5	American Elm		Y			
901	12		18	American Elm		Y			
902		26	39	Basswood		Y	HIGH PRIORITY		
903	9		13.5	Basswood		Y			
904	17		25.5	Basswood		Y	HIGH PRIORITY		
905	18		27	White Walnut		Y	HIGH PRIORITY		
906	15		22.5	Siberian Elm		Y	HIGH PRIORITY		
907	17		25.5	Eastern Red Cedar		Y	HIGH PRIORITY		
908	10		15	Siberian Elm		Y			
909	5		7.5	Black Walnut		Y			
910	6		9	Red Elm		Y			
911	6		9	American Elm		Y			
912	10		15	American Elm		Y			
913	11		16.5	White Walnut		Y		X	
914	11		16.5	Boxelder		Y		X	
915	13		19.5	Boxelder		Y		X	
916	8		12	Boxelder		Y		X	
917	21		31.5	Boxelder		Y	HIGH PRIORITY	X	
918	14		21	Boxelder		Y		X	
919	17		25.5	Boxelder		Y	HIGH PRIORITY	X	
920	6		9	Red Elm		Y		X	
921	11		16.5	American Elm		Y			
922		24	36	White Walnut		Y	HIGH PRIORITY		
923	14		21	Black Walnut		Y			
924	14		21	White Walnut	X	Y		X	
925	4		6	Hackberry		N		X	
926	8		12	White Walnut		Y			
927	11		16.5	White Walnut		Y		X	
928	17		25.5	Hackberry		Y	HIGH PRIORITY		
929	7		10.5	American Elm		Y			
930	17		25.5	Red Elm		Y	HIGH PRIORITY		
931	11		16.5	Boxelder		Y			
932	13		19.5	Red Elm		Y			
933	7		10.5	Boxelder		Y			
934	9		13.5	American Elm		Y			
935	14		21	Boxelder		Y			
936	8		12	American Elm		Y			
937	16		24	White Walnut		Y	HIGH PRIORITY		
938	6		9	American Elm		Y			
939	6		9	American Elm		Y			
940	11		16.5	American Elm		Y			
941	10		15	American Elm		Y			
942	11		16.5	Flowering Crab	X	Y			
943	7		10.5	Black Walnut		Y			
944		22	33	Boxelder		Y	HIGH PRIORITY		
945	9		13.5	Silver Maple		Y			
946	10		15	Boxelder		Y			
947		19	28.5	Flowering Crab	X	Y	HIGH PRIORITY		
948	11		16.5	Boxelder		Y			
949	6		9	Boxelder		Y			
950	11		16.5	Boxelder		Y			
951	13		19.5	Boxelder		Y			
952	8		12	Hackberry		Y			
953	16		24	Hackberry		Y	HIGH PRIORITY		
954	8		12	American Elm		Y			
955		35	52.5	White Walnut		Y	HIGH PRIORITY		
956	8		12	Basswood		Y			
957	13		19.5	Basswood		Y			
958	14		21	Basswood		Y			
959	10		15	American Elm		Y			
960	8		12	American Elm		Y			
961	8		12	Boxelder		Y			
962	7		10.5	American Elm		Y			
963	8		12	Boxelder		Y			
964		30	45	Basswood		Y	HIGH PRIORITY		
965	8		12	Red Elm		Y			
966	16		24	Basswood		Y	HIGH PRIORITY		
967	10		15	Hackberry		Y			
968	10		15	American Elm		Y			
969	16		24	Basswood		Y	HIGH PRIORITY		
970	15		22.5	Basswood		Y	HIGH PRIORITY		
971	8		12	Eastern Red Cedar		Y			
972	13		19.5	Boxelder		Y			
973	8		12	Basswood		Y			
974		49	73.5	Boxelder		Y	HIGH PRIORITY		
975		23	34.5	White Walnut		Y	HIGH PRIORITY		
976	8		12	Basswood		Y			
977	6		9	Basswood		Y			
978	10		15	Basswood		Y			
979	17		25.5	Basswood		Y	HIGH PRIORITY		
980	6		9	Boxelder		Y			
981		14	21	Basswood		Y			
982			0	Basswood		Y	HIGH PRIORITY		
983		33	49.5	Basswood		Y	HIGH PRIORITY		
984	12		18	Basswood		Y			
985	6		9	Hackberry		Y			
986	6		9	American Elm		Y			
987	27		40.5	Basswood		Y	HIGH PRIORITY		
988	8		12	Basswood		Y			
989	10		15	American Elm		Y			
990	10		15	Hackberry		Y			
991		23	34.5	Eastern Red Cedar		Y	HIGH PRIORITY		
992	9		13.5	Boxelder		Y			
993	9		13.5	Boxelder		Y			
994	6		9	Boxelder		Y			
995	13		19.5	Boxelder		Y			
996	11		16.5	Boxelder		Y			
997		50	75	Silver Maple		Y	HIGH PRIORITY		
998	13		19.5	Boxelder		Y			
999	18		27	Siberian Elm		Y	HIGH PRIORITY		
1000	7		10.5	Boxelder		Y			
1001		40	60	Boxelder		Y	HIGH PRIORITY		
1002	6		9	Boxelder		Y			
1003		22	33	Boxelder		Y	HIGH PRIORITY		
1004	14		21	Boxelder		Y			
1005		21	31.5	Boxelder		Y	HIGH PRIORITY		
1006	12		18	American Elm		Y			
1007	8		12	White Walnut		Y			
1008	6		9	Black Walnut		Y			
1009	6		9	White Walnut		Y			
1010	7		10.5	Boxelder		Y			
1011		16	24	American Elm		Y	HIGH PRIORITY		
1012		13	19.5	White Walnut		Y			
1013	8		12	Siberian Elm		Y			
1014	8		12	Siberian Elm		Y			
1015	13		19.5	Boxelder		Y			
1016	16		24	Silver Maple		Y	HIGH PRIORITY		
1017	12		18	Boxelder		Y			
1018	12		18	Boxelder		Y			
1019	9		13.5	Black Walnut		Y			
1020	8		12	Boxelder		Y			
1021	16		24	Boxelder		Y	HIGH PRIORITY		
1022		31	46.5	Boxelder		Y	HIGH PRIORITY		
1023	15		22.5	Boxelder		Y	HIGH PRIORITY		
1024	10		15	American Elm		Y			
1025	11		16.5	American Elm		Y			
1026	10		15	Boxelder		Y			
1027	7		10.5	Boxelder		Y			
1028	13		19.5	Boxelder		Y			
1029		25	37.5	Boxelder		Y	HIGH PRIORITY		
1030	11		16.5	Silver Maple		Y			
1031	6		9	Boxelder		Y			
1032	8		12	Boxelder		Y			
1033	8		12	Boxelder		Y			
1034	10		15	Boxelder		Y			
1035		27	40.5	Boxelder		Y	HIGH PRIORITY		
1036	6		9	Siberian Elm		Y			
1037	6		9	Siberian Elm		Y			
1038	13		19.5	Boxelder		Y			
1039	6		9	Boxelder		Y			
1040	10		15	American Elm		Y			
1041		20	30	Boxelder		Y	HIGH PRIORITY		
1042	11		16.5	Boxelder		Y			
1043		12	18	Siberian Elm		Y			
1044		12	18	Boxelder		Y			
1045		15	22.5	Siberian Elm		Y	HIGH PRIORITY		
1046	7	12	10.5	Siberian Elm		Y			
1047			0	Siberian Elm		Y	HIGH PRIORITY		
1048	6		9	Siberian Elm		Y			
1049		11	16.5	Siberian Elm		Y			
1050		12	18	Siberian Elm		Y			
1051		19	28.5	Siberian Elm		Y	HIGH PRIORITY		
1052	6		9	Siberian Elm		Y			
1053		19	28.5	Siberian Elm		Y	HIGH PRIORITY		
1054	6		9	White Spruce		Y			
1055	7		10.5	White Spruce		Y			
1056	44		66	Silver Maple		Y	HIGH PRIORITY		

Plotted: 08 /12 / 2026 8:35 AM W:\2026\260213\CADD DATA\LANDSCAPE\ dwg Sheet Files\L0-1 TREE PRESERVATION PLAN

3RD AVE. WEST APARTMENTS

SHAKOPEE, MN

REUTER WALTON DEVELOPMENT

4450 Excelsior Blvd.
St. Louis Park, MN 55416

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, they may be furnished in support of the CADD owner's use of the information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/05/26 DRAFT PLANS
08/12/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Douglas D. Loken - LA
License No. 45591
Date

QUALITY CONTROL

Loucks Project No. 260213.00
Project Lead PJD
Drawn By KRH
Checked By DDL
Review Date 08/12/26

SHEET INDEX

C1-1 DEMOLITION PLAN
C2-1 SITE PLAN
C3-1 GRADING PLAN
C3-2 SWPPP
C3-3 SWPPP NOTES AND DETAILS
C4-1 SANITARY & WATERMAIN
C4-2 STORM SEWER
C8-1 CIVIL DETAILS
C8-2 CIVIL DETAILS
C8-3 CIVIL DETAILS
L0-1 TREE PRESERVATION PLAN
L0-2/L0-3 TREE DATA
L1-1 LANDSCAPE PLAN
L5-1 LANDSCAPE NOTES & DETAILS

TREE DATA

L0-3

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Preliminary Plat and Final Plat– 1480 3rd Avenue West Apartments

PROJECT: PLAT-000418-2026

DATE: September 28, 2026

The staff review indicates a request for review of a Preliminary Plat and Final Plat application for an apartment development located at 1480 3rd Avenue West.

This review should be considered preliminary, as additional comments may be provided with future submittals. However, the Engineering Department offers the following comments at this time to the applicant and to 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 redline comments are attached to this memo and must be addressed and approved by the City Engineer.

2. Refer to Shakopee Public Utilities (SPU) comments for watermain. All SPU comments shall be addressed to their satisfaction prior to final plat approval.

3. Conduct a title search to confirm all existing interests affecting the property.

4. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
    - Trunk Sanitary Sewer Charge

5. Easements shall be shown on the Final Plat as approved by the City Engineer. They shall include, but are not limited to the following:
    - Dedicate a drainage and utility easement to encompass the 100-year high water level of all stormwater basins.

6. Obtain final approval of the development's storm water management plan.

7. Submit a recorded conservation easement for the site and include the document number on the Final Plat.

8. Submit a recorded utility easement for the proposed shared sanitary sewer service serving Lot 1 and Lot 2. The easement and/or associated agreements shall clearly define ownership and maintenance responsibilities.

9. Submit a recorded Cross Access Agreement for the shared driveway. The agreement shall provide for shared access and clearly define ownership and maintenance responsibilities. The agreement shall be subject to City review and approval and include an exhibit map depicting access routes.

10. Submit a turning movement diagram demonstrating garbage truck and Shakopee fire truck movements throughout the site.

11. Private infrastructure, such as retaining walls and associated structural elements, shall not encroach upon public drainage and utility easements.

12. Approval of the final plat does not constitute approval of the submitted construction plans.

13. Provide electronic copies of the Final Plat in AutoCAD and Portable Document Format (PDF) for recording, with the plat based on the Scott County coordinate system.

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

14. Obtain a NPDES Construction Site Permit prior to any land disturbing activity. A copy of the permit shall be provided to the City.

15. Pay all applicable fees and charges listed below, as required by the most current City of Shakopee Fee Schedule.

    - Trunk Storm Water Charge
    - Storm Water Management Plan Review Fees
    - MS4 Administration Fee
    - Grading Fee & Security

16. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee Engineering Department, providing topsoil per City requirements, applying

seed, mulch and/or sod per City requirements, and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.

17. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.

18. The contractor shall submit a Construction Management Plan to the city prior to any construction activities.

19. The property owner shall enter into a Utility Facilities Easement Agreement with the City. The agreement must be recorded against the property.

20. Record plans shall be provided in accordance with Sections 2.5 and 11.2(A-L) of the City of Shakopee Design Criteria. The record plans shall be certified and submitted to the Engineering Department. 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 application, subject to the conditions above being addressed and completed by the applicant.

SHAKOPEE

MEMORANDUM

TO: Darin Manning, Project Engineer, PE

FROM: Lindsey Vugteveen, Water Resources-Environmental Technician

SUBJECT: 3rd Avenue West Apartments – Erosion Control Review Comments - 1

DATE: September 4th, 2026

This memo summarizes the stormwater review comments for 3rd Avenue West Apartments.

The following documents were submitted for review:

- RW-Shakopee-Civil&LA-City Submittal-08.12.26_v1, Dated 8/12/2026

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. Add a note to the SWPPP that a concrete washout area is not allowed on site.
3. Add a note to the SWPPP that sweeping is not a primary tracking BMP.

RESOLUTION R2026-146

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE PRELIMINARY AND FINAL PLAT OF 3RD AVENUE WEST APARTMENTS

WHEREAS, Jared Ackmann (applicant) and Zahler Properties LLC (property owner), have made application for the Preliminary and Final Plat of 3rd Avenue West Apartments; and

WHEREAS, the property is legally described as:

(See attached Exhibit)*;* and

WHEREAS, notice was provided and on October 8, 2026 the Planning Commission held a public hearing regarding the Preliminary and Final Plat of 3rd Avenue Apartments, at which time it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Preliminary and Final Plat of 3rd Avenue West Apartments on November 4, 2026; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of 3rd Avenue West Apartments is hereby approved subject to the following conditions:

I) The following procedural actions must be addressed/completed prior to issuance of a grading permit or the release of the recording of a Final Plat:

A. Comply with the Engineering Department memorandum dated September 28, 2026, which includes the requirement for providing cross-access / maintenance agreements and easements for vehicle access to both lots.
B. Comply with the Erosion Control memorandum dated September 4, 2026.
C. The Park Dedication Fee for Lot 2 is due at the time of recording of the final plat in the amount of the current city fee schedule at the time of recording.
D. The applicant must provide a cash payment in an amount approved by the Engineering Department for the future installation of a sidewalk from the intersection of Third Avenue

and County Road 69 to the northern property line or construct the sidewalk along Third Avenue at the time of building construction.

E. The applicant must receive a permit from Minnesota DNR and provide the permit to the City of Shakopee prior to the removal of any Butternut (White Walnut) trees on the site.
F. The applicant must provide financial security for the required replacement trees prior to the issuance of a grading permit or building permit. The applicant may provide replacement trees on-site or make a cash contribution in accordance with City Code for the planting of trees in parks and boulevards near this plat.
G. The area on the north side of Lot 2 that has been used for concrete wash out must be cleaned up and restored. Concrete washout must no longer take place outside on the site unless it is in a manner approved by the Engineering Department.
H. The applicant must receive a right-of-way permit for any work in the Scott County Right-of-Way.

II. Following approval and recording of the final plat, the following conditions shall apply:

A. The Park Dedication Fee for Lot 1 is due at the time of issuance of the Building Permit consistent with the current city fee schedule.
B. Development of both lots must comply with City Code for design and performance standards.
C. Tree protection fencing is required at the dripline of existing trees to be saved prior to any excavation or construction on the site.
D. The applicant must place markers in the field denoting the location of the conservation easement.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the 4th day of November 2026.

_____
Mayor

Attest:

_____
City Clerk

3rd Ave West Apartments – Legal Description

Outlot A, LONG VIEW ESTATES 1ST ADDITION, Scott County, Minnesota, according to the plat on file and of record in the Office of the Registrar of Titles.

Together with that part of vacated Harrison Street described as follows:

That part of Legislative Route No. 300 and Harrison Street as shown on Long View Estates 1st Addition according to the recorded plat thereof, Scott County, Minnesota, which lies Northwesterly of the following described line:

Commencing at the most Southerly corner of Lot 1, Block 7, in said plat, thence North 51 degrees 21 minutes 06 seconds East, assumed bearing along the Southeasterly line of said Lot 1, a distance of 491.03 feet to the point of beginning of said line to be hereinafter described; thence continuing North 51 degrees 21 minutes 06 seconds East, a distance of 25.82 feet; thence Northeasterly a distance of 582.37 feet along a tangential curve, concave to the Northwest having a radius of 1100.00 feet and a central angle of 30 degrees 20 minutes 02 seconds to its intersection with a line drawn parallel to and distant 20.00 feet Southeasterly of the Southeasterly line of Outlot A, in said plat of Long View Estates 1st Addition; thence North 21 degrees 10 minutes 10 seconds East, not tangent to the last described curve and along said parallel line a distance of 261.14 feet to the East line of the West half of the Northeast Quarter of Section 11, Township 115, Range 23, Scott County, Minnesota, and said line there terminating.

And which lies Northerly of the southeasterly extension of the northeasterly line of Lot 1, Block 7 of said plat of Long View Estates 1st Addition.

Being Registered land as is evidenced by Certificate of Title No. 63876.

Agenda Item: Data Center Discussion
Prepared by: William Reynolds, City Administrator
Reviewed by:

Action to be considered:
None.

Motion Type:
Informational only

Background:
Shakopee has had a data center since 2013. There have been no issues with that center since its opening.

Currently the state has incentive programs for data centers, and up until the last year or so, most communities actively searched them out for inclusion in their industrial base. That has changed recently as Hyper-scale Data Centers have shown the impact that any massive industrial activity can have on a community.

As with any large-scale industrial development, massive data centers can raise legitimate issues to include noise, utility consumption, land use/volume and infrastructure costs.

Shakopee has no Hyper-scale Data Centers and has no plans to have any in the future. What we do have in the pipeline are upgrades to our current small data center, and two other small data centers under development. Other communities in Minnesota have proposals for centers as large as 1,900 megawatts. Our largest will have a build out of 50 MW and the other two will be at 10 and 20 MW.

These centers do not require council action as they are being built in areas zoned for the facilities.

Our discussion will be a fact-based discussion on what we currently have, and where we are headed with input from Shakopee Public Utilities on how they will be connected to their grid.

Recommendation:

None.

Budget Impact:
None.

Attachments:
Data Center Discussion.pptx

Data Center Discussion

City Council Meeting Workshop

4 November 2026

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Background

- A Data Center is a facility that houses information technology infrastructure such as servers, storage and networking equipment
- Key components include servers, cooling systems, generators, substations and utility connections
- Small Data Centers vs. Hyper-scale Data Centers
  - 25 MW vs. 150 – 300+ MW (Large high-capacity facility)
  - Shakopee has no Hyper-scale Data Centers and no plans or energy capacity to move them forward

Hyper-scale Data Center in MN

- Hyper-scale needed for rapid growth in cloud computing, AI and digital infrastructure
- Why MN?
  - State offers tax incentives for large data centers
  - Colder MN climate reduces cooling costs
  - Available industrial land
  - Access to electrical utility infrastructure
- Why not Shakopee?
  - Do not have the land for a Hyper-scale facility
  - Do not have the energy infrastructure

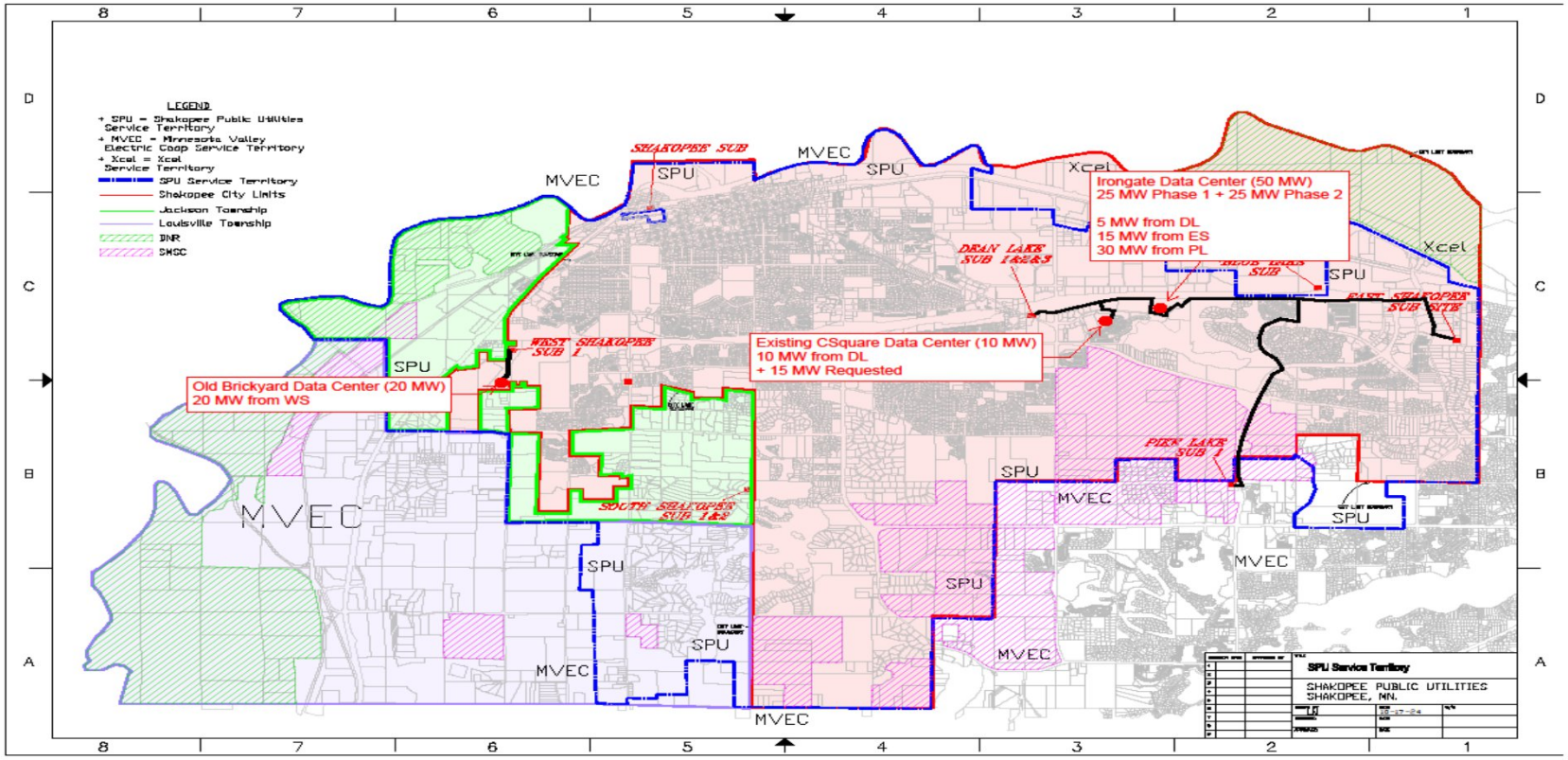
Where are the Hyper-scale Centers?

- Pine Island up to 1,900 MW (Google)
- Farmington 708 MW (Tract)
- Cannon Falls 708 MW
- Becker 250-600 MW (Amazon)
- Nobles County 400 MW (Geronimo Power)
- Monticello 400 MW
- Apple Valley 300 MW (Oppidan)
- Chisago County 300 MW (Cielo Digital)
- Rosemount 300 MW (Meta)
- Chaska 180-200 MW (CloudHQ)
- Hermantown 180 MW (Google)

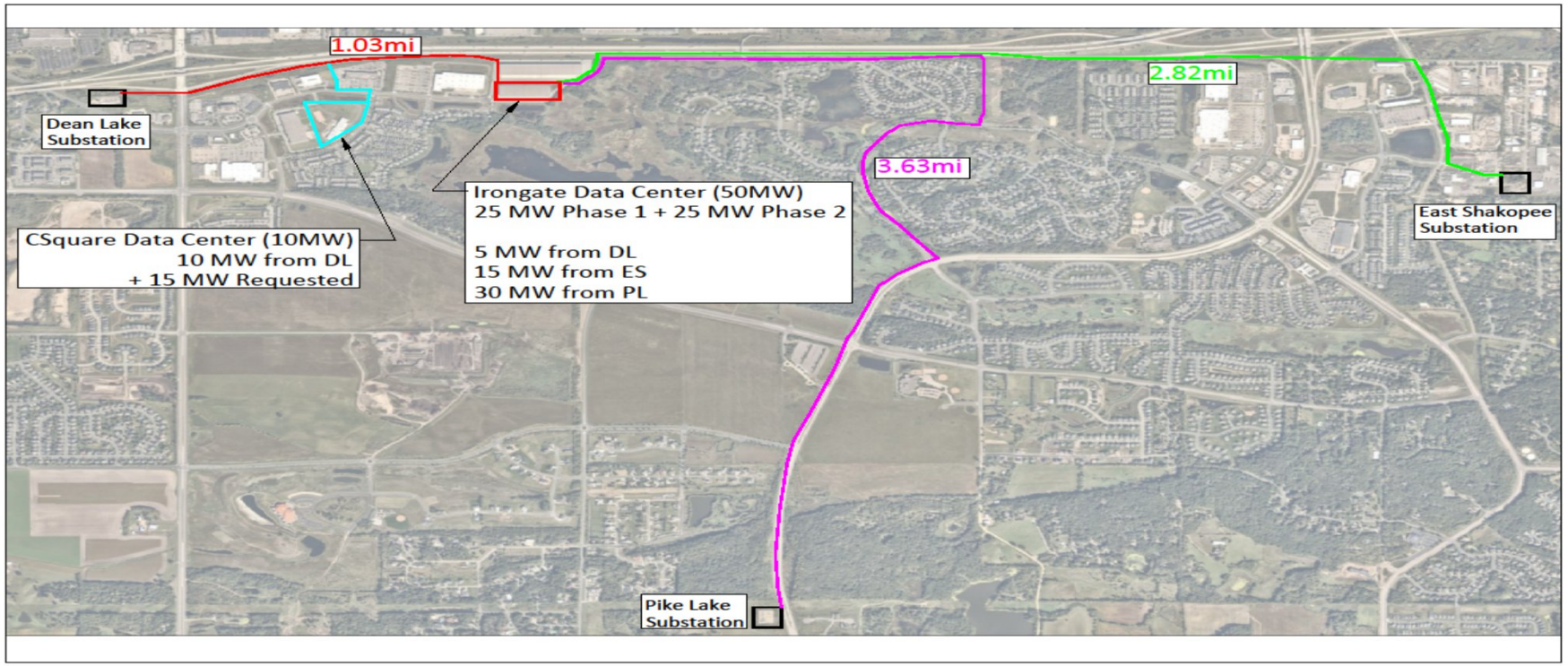
Number of Data Centers in Shakopee

- 4450 Dean Lakes Blvd. – 5 MW Expanding to 10MW
  - Built in 2013
  - Tax assessment is $10 Million
  - No noise complaints
- 5201 Dean Lakes Blvd. –Phase 1 is 25 MW (currently in final build out) and phase 2 will be in 2027-2028 an additional 25 MW
- 3000 Emery Way – 20 MW (currently under construction)
- Even at total build out will not be close to the level of a single Hyper-scale Center (70 MW vs. 150 MW)

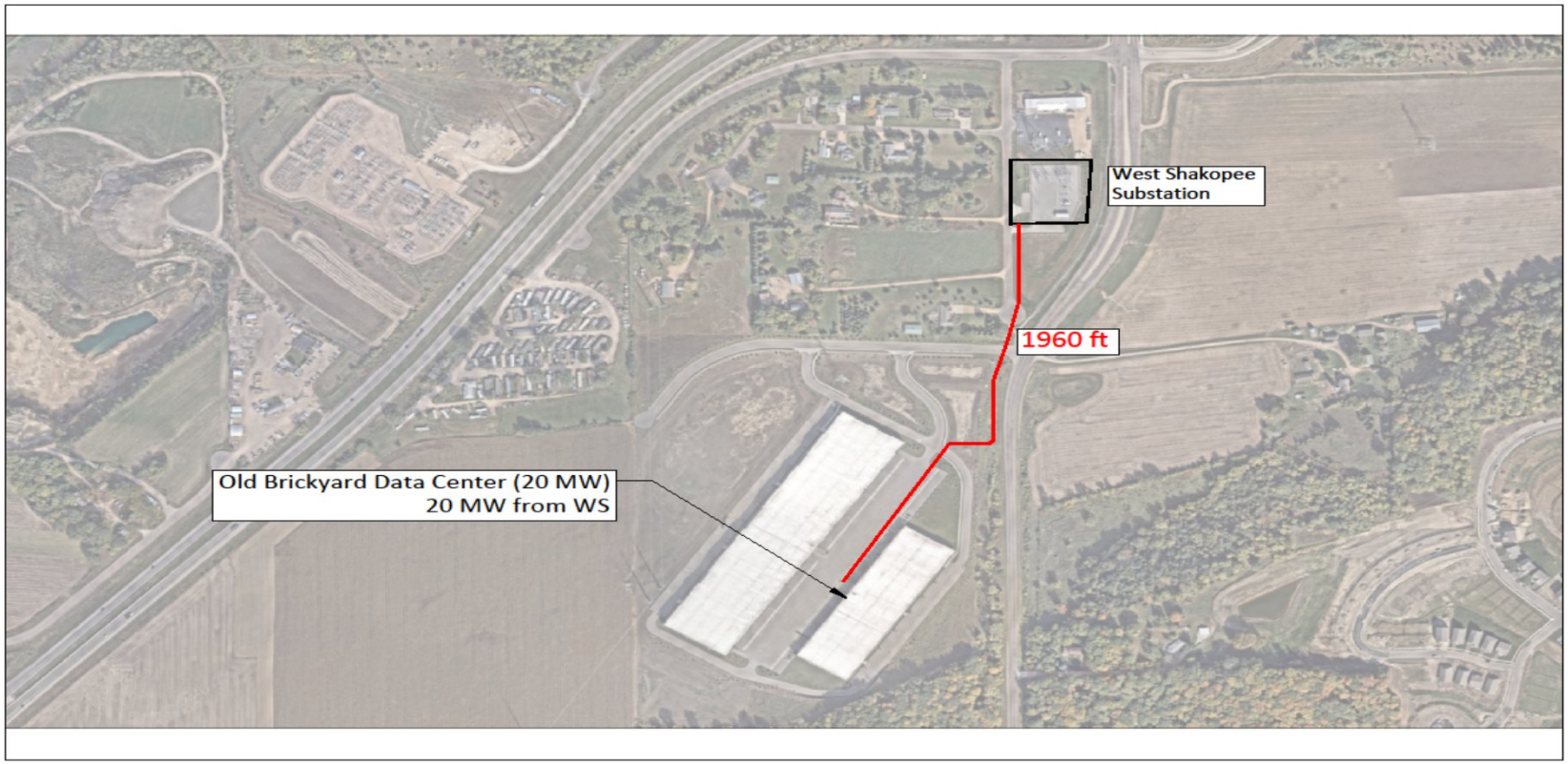
SPU Electric Service Territory



SPU Dean Lakes Area



SPU West End


West Shakopee Substation
1960 ft
Old Brickyard Data Center (20 MW)
20 MW from WS

Tax and PILOT implications

- Property taxed as with any other industrial building
  - @ 50 M to tax roles when finished
- Under SPU PILOT agreement City will receive increases in fees for the new facilities.
- Net effect is Residential Property Tax Relief

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:

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:

- Minnesota Riverbank Stabilization Project Groundbreaking
  - The City of Shakopee broke ground last week Thursday on the Minnesota Riverbank Stabilization Project in downtown Shakopee, which has been decades in the making. The project will re-grade and stabilize 4,000 feet of the riverbank, protect critical infrastructure and cultural resources, restore natural habitat, and enhance public access to the riverfront. A special thanks to our legislators, the City Council, the DNR, the Lower Minnesota River Watershed District, the Legislative-Citizen Commission on Minnesota Resources, the Shakopee Mdewakanton Sioux Community and city staff for getting this done. Construction began this week and will continue through winter and the 2027 construction season.

- Winter Parking Restrictions
  - Winter Parking Restrictions start Nov. 1-March 31. No parking is allowed from 2 a.m. - 6 a.m. on City streets
    Vehicles that are parked on a City street at any time between 2 a.m. - 6 a.m. are at risk of being towed at the owner's expense. Find out more information on the city's website.

Recommendation:
Please review the information on upcoming news and announcements.

Budget Impact:
N/A.

Attachments: