Meeting Location: Municipal Center
7100 147th Street West
Apple Valley, Minnesota 55124

July 10, 2025

City Council Informal Meeting Tentative Discussion Items

5:30 PM

1. Council Discussion Items (10 min.)
2. Present 2024 Annual Comprehensive Financial Report (20 min.)
3. Discuss potential sale of Education Partnership Building (former City Hall) property, 14200 Cedar Avenue (30 min.)
4. Kelley Park Playground Design (10 min.)
5. Adjourn

City Council Regular Meeting Tentative Agenda

7:00 PM

1. Call to Order and Pledge
2. Approve Agenda
3. Audience - 10 Minutes Total Time Limit - For Items Not on this Agenda
4. Consent Agenda Items
   Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless a councilmember or citizen requests to have any item separately considered. It will then be moved to the regular agenda for consideration.

   A. Approve minutes of the regular meeting of June 12, 2025

   B. Approve issuance of 2025 License to Sell Tobacco or Tobacco Products to QRA Enterprise, LLC, d/b/a X-Golf Apple Valley, 7541 148th Street W.

   C. Approve State Gambling Exempt Permit for Apple Valley Ducks Unlimited, Chapter 185, on October 4, 2025, at Bogart's Entertainment Center, 14917 Garrett Avenue

   D. Receive 2024 Annual Comprehensive Financial Report

E. Receive Apple Valley Firefighters Relief Association Certification of 2026 Financial Requirements

F. Adopt Resolution of support for funding application to Governor's 2026 Capital Budget for PFAS removal upgrades to Water Treatment Plant

G. Accept resignation from Cemetery Advisory Committee Member Timothy Anderson and authorize recruitment of a committee member

H. Orchard Place 5th Addition

1. Adopt a Resolution approving amendment to Orchard Place 2nd Addition Reciprocal Easement Agreement
2. Adopt Resolution amending Resolution No. 2025-63 (Preliminary Plat Approval Orchard Place 5th)
3. Adopt Resolution amending Resolution No. 2025-64 (Building Permit Authorization for Skyline Social & Games)
4. Adopt Resolution approving Final Plat and Development Agreements for Orchard Place 5th Addition
5. Accept Trail Easement on Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition
6. Approve Planned Development Agreement with Skyline MN Apple Valley, LLC
7. Approve Planned Development Agreement with Orchard Place Partners, LLC

I. Approve Temporary Sign Permit for 2025 Music in Kelley Park

J. Approve extended construction hours for Chick-Fil-A (7480 153rd Street West)

K. Apple Valley Additions Stormwater Project

1. Adopt Resolution accepting Feasibility Study for Project 2024-163 Apple Valley Additions Stormwater Feasibility Study
2. Adopt Resolution authorizing grant agreement with the Minnesota Pollution Control Agency for $5,000,000 in grant funds for the Apple Valley Additions Stormwater Improvements
3. Adopt Resolution directing preparation of Plans and Specifications for Project 2026-107, Apple Valley Additions Stormwater Improvements

L. Approve design agreement with Real Estate Equities, LLC, for Project 2026-112, Valley Station Apartments Sanitary Sewer Improvements

M. Approve agreement with Fendler Patterson Construction for Apple Valley Liquor Store #2 Interior Remodel

N. Adopt Resolution directing preparation of plans and specifications for Project 2026-106, Apple Valley Additions Street and Utility Improvements Phase 2

O. Adopt Resolution awarding agreement for Project 2024-102, Utility Improvements (Hayes Trail/Longridge Park)

P. Approve joint powers agreement with the Dakota County Drug Task Force for drug detection dog handler

Q. Approve agreement with Conference Technologies Inc. for the 2025 Audio and Presentation System Replacement

R. Approve agreement with Honeywell International, Inc., for maintenance and repairs services of fire station alerting system at Fire Station 2

S. Approve agreement with Taylor Electric for Project 2024-136, Well 16 Recommissioning

T. Approve agreement with Hydro-Klean, LLC for Project 2025-143 Sump Basin Cleaning - County and Collector Roads

U. Approve agreement with Sewer Septic Grease Services, LLC for Project 2025-144 Sump Catch Basin Cleaning - Interior City Roads

V. Adopt Resolution awarding agreement for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

W. Approve playground equipment/installation purchase orders for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

    1. Purchase order with Landscape Structures, Inc. for playground equipment and with Sawtooth Holdings, Inc., d/b/a Flagship Recreation for installation for Cobblestone Lake Park (southeast)
    2. Purchase order with St. Croix Recreation Fun Playgrounds, Inc., for Greenleaf North Park
    3. Purchase order with Minnesota Playground, Inc., d/b/a MWP Recreation, for Chaparral Park
    4. Purchase orders with PlayPower LT Farmington, Inc., for Carrollwood Park and Cedar Isle Park

X. Approve Change Order No. 13 for Project 2021-172, Police Garage

Y. Approve Change Order No. 1 to the agreement with McNamara Contracting, Inc. for Project 2025-101, 2025 Street and Utility Improvements (Apple Streets Phase 1)

Z. Approve Change Order No. 1 to professional services agreement with Confluence, Inc., for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

AA. Approve Change Orders No. 1, 2, 4, 5, 6, 7, 9, 10, and 11 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

BB. Approve Change Order No. 8 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

CC. Approve Change Order No. 1 to agreement with VCI Environmental, Inc., for hazardous material abatement services for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)

DD. Approve acceptance and final payment on agreement with DJ Commercial Door LLC, for FS1 Service Door Replacement

EE. Approve acceptance and final payment on agreement with Northern Lines Contracting, Inc., for Project 2024-104, Whitney Drive Street & Utility Improvements

FF. Approve acceptance and final payment on agreement with Tier One Landscape for Project 2025-126, Sunset Park Steps Replacement (2023 Parks Bond Referendum)

GG. Approve claims and bills

HH. Approve Personnel Report

5. Regular Agenda

A. Introductions and Oaths of Office of Police Officers David Wilson and Chidan Doobay

B. Natural gas utility franchise fee ordinance

1. Hold public hearing on natural gas utility franchise fee ordinance
2. Pass Ordinance amending Chapter 119 of City Code, adding Section 119.62 entitled "Franchise Fee" regarding a natural gas utility

franchise fee *(Recommend waiving second reading.)*

C. Variance, Conditional Use Permit, and Site Plan & Building Permit Authorization for 7 Brew, Lot 1, Block 1 McDonald's at Orchard Place

1. Adopt Resolution approving a variance to allow expanded hours of operation for a Class III Restaurant from 6:00 a.m to 11:00 p.m. to 5:30 a.m. to 11:00 p.m., subject to findings and conditions
2. Adopt Resolution approving a Conditional Use Permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant, subject to conditions
3. Adopt Resolution approving the Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions

D. Cannabis Microbusiness Text Amendments

1. Adopt Resolution denying application to amend Planned Development No. 409, Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses
2. Adopt Resolution denying application to amend Section 155.320 to allow cannabis microbusinesses in Planned Developments

6. Staff and Council Communications

7. Calendar of Events

A. Approve Calendar of Upcoming Events

8. Adjourn

Regular meetings are broadcast, live, on Charter Communications Cable Channel 180 and on the City's website at www.applevalleymn.gov

ITEM: 2.
MEETING DATE: July 10, 2025
SECTION: Informal Agenda

Description:	
Present 2024 Annual Comprehensive Financial Report (20 min.)	
Staff Contact:	**Department / Division:**
Ron Hedberg, Finance Director	Finance

Action Requested:

N/A

Summary:

A formal action to receive the 2024 Annual Comprehensive Financial Report will be included in the City Council agenda later the same evening.

Jackie Huegel, Principal, with the City's auditing firm, LB Carlson, LLP will present the 2024 Annual Comprehensive Finance Report and review their Management Report at the informal work session on July 10, 2025. Included with the Council packet information are three separate bound documents in addition to two unbound reports. The first bound document, and largest, is a copy of the Annual Comprehensive Financial Report, the second is the auditor's Management Report, and the third is Special Purpose Audit Reports including opinions on compliance with Government Auditing Standards and Minnesota Legal Compliance. In addition to the bound reports is a report titled Report on Compliance for the US Department of the Treasury. This report is the Auditor's report on the alternative Coronavirus State and Local Fiscal Recovery Funds compliance engagement. Attached is also a report titled "Popular Annual Financial Report". The intent of this report is to present data included in the Annual Comprehensive Financial Report in an easy-to-understand format. This report adds to the financial transparency for the City operations. This report, along with the Annual Comprehensive Financial Report will be posted on the City's website.

Since the documents are large, a good place to start reviewing the documents would be the Popular Annual Financial Report and the Transmittal Letter in the Annual Comprehensive Financial Report (starting on page iii), the Management Discussion and Analysis letter (starting on page 5) in addition to the Auditor's Management Report starting on page 1 and their financial analysis section beginning on page 5 of that report. The Special Purpose Audit Reports include the results of the state Legal Compliance Audit for the 2024 year. This report includes no audit findings, which is what we strive for. The alternative Coronavirus State and Local Fiscal Recovery Funds compliance report also includes no compliance findings.

Last year was the thirteenth year that the City of Apple Valley participated in the Certificate of Achievement for Excellence in Financial Reporting program administered by the Governmental

Finance Officers Association (GFOA), the City of Apple Valley was recently awarded the Certificate for the 2023 Annual Comprehensive Financial Report. The Popular Annual Financial Report for 2023 received the Award for Outstanding Achievement in Popular Annual Financial Reporting program administrated by the GFOA, for the seventh consecutive year.

Staff believes that the current year's submissions will also meet the requirements to continue receiving the award.

The presentation will cover some of the highlights of the year. If the Council has some items that they would like to be sure is covered, just let me know prior to the meeting and we will be sure to cover it in the presentation.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. 2024 Annual Comprehensive Financial Report
2. 2024 Auditor's Management Report
3. 2024 Special Purpose Audit Reports
4. 2024 Auditor's Report on Alternative Coronavirus State and Local Fiscal Recovery Funds Compliance
5. 2024 Popular Annual Financial Report
6. Presentation

Annual Comprehensive Financial Report

City of Apple Valley, Minnesota

Year Ended December 31, 2024

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Annual Comprehensive Financial Report
for the Year Ended
December 31, 2024

Prepared by
Finance Department

CITY OF APPLE VALLEY
7100 147th Street West
Apple Valley, Minnesota 55124

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CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Table of Contents

	Page
INTRODUCTORY SECTION	
ELECTED OFFICIALS AND ADMINISTRATION	i
ORGANIZATIONAL STRUCTURE	ii
LETTER OF TRANSMITTAL	iii–xi
CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING	xii
FINANCIAL SECTION	
INDEPENDENT AUDITOR'S REPORT	1–3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4–19
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	20
Statement of Activities	21–22
Fund Financial Statements	
Governmental Funds	
Balance Sheet	23–24
Reconciliation of the Balance Sheet to the Statement of Net Position	25
Statement of Revenue, Expenditures, and Changes in Fund Balances	26–27
Reconciliation of the Statement of Revenue, Expenditures, and Changes in Fund Balances to the Statement of Activities	28
Statement of Revenue, Expenditures, and Changes in Fund Balances – General Fund – Budget and Actual	29
Proprietary Funds	
Statement of Net Position	30–33
Statement of Revenue, Expenses, and Changes in Net Position	34–35
Statement of Cash Flows	36–37
Notes to Basic Financial Statements	38–80
REQUIRED SUPPLEMENTARY INFORMATION	
PERA – General Employees Retirement Fund	
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability	81
Schedule of City Contributions	81
PERA – Public Employees Police and Fire Fund	
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability	82
Schedule of City Contributions	82
Apple Valley Firefighters' Relief Association	
Schedule of Changes in the Relief Association's Net Pension Liability and Related Ratios	83
Schedule of City Contributions	84
Other Post-Employment Benefits Plan	
Schedule of Changes in the City's Total OPEB Liability and Related Ratios	85
Notes to Required Supplementary Information	86–94

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Table of Contents (continued)

	Page
SUPPLEMENTARY INFORMATION	
Combining and Individual Fund Statements and Schedules	
Nonmajor Governmental Funds	
Combining Balance Sheet	95
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	96
Nonmajor Special Revenue Funds	97
Combining Balance Sheet	98–99
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	100–101
Nonmajor Debt Service Funds	102
Combining Balance Sheet	103–104
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	105–106
Nonmajor Capital Projects Funds	107–108
Combining Balance Sheet	109–112
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	113–116
General Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	117–122
Road Improvements Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	123
Future Capital Projects – Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	124
Cable TV Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	125
Opioid Settlement Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	126
Valleywood Golf Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	127
EDA Operations Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	128
Education Building Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	129
Capital Building Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	130

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Table of Contents (continued)

	Page
SUPPLEMENTARY INFORMATION (CONTINUED)	
Combining and Individual Fund Statements and Schedules (continued)	
Cable Capital Equipment Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	131
Cable Capital Equipment/PEG Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	132
Park Facilities Maintenance Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	133
Fire Facilities Maintenance Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	134
Internal Service Funds	135
Combining Statement of Net Position	136
Combining Statement of Revenue, Expenses, and Changes in Net Position	137
Combining Statement of Cash Flows	138
STATISTICAL SECTION	
Net Position by Component	139–140
Changes in Net Position	141–144
Fund Balances of Governmental Funds	145–146
Changes in Fund Balances of Governmental Funds	147–148
Assessed and Estimated Actual Value of Taxable Property	149–150
Property Tax Capacity Rates	151–152
Principal Property Taxpayers	153
Property Tax Levies and Collections	154–155
Ratios of Outstanding Debt by Type	156–157
Ratios of General Bonded Debt Outstanding	158–159
Direct and Overlapping Governmental Activities Debt	160
Legal Debt Margin Information	161–162
Pledged Revenue Coverage	163–164
Demographic and Economic Statistics	165
Principal Employers	166
Full-Time Equivalent City Government Employees by Function	167–168
Operating Indicators by Function	169–170
Capital Assets Statistics by Function/Program	171–172

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INTRODUCTORY SECTION

TAB

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Elected Officials and Administration
December 31, 2024

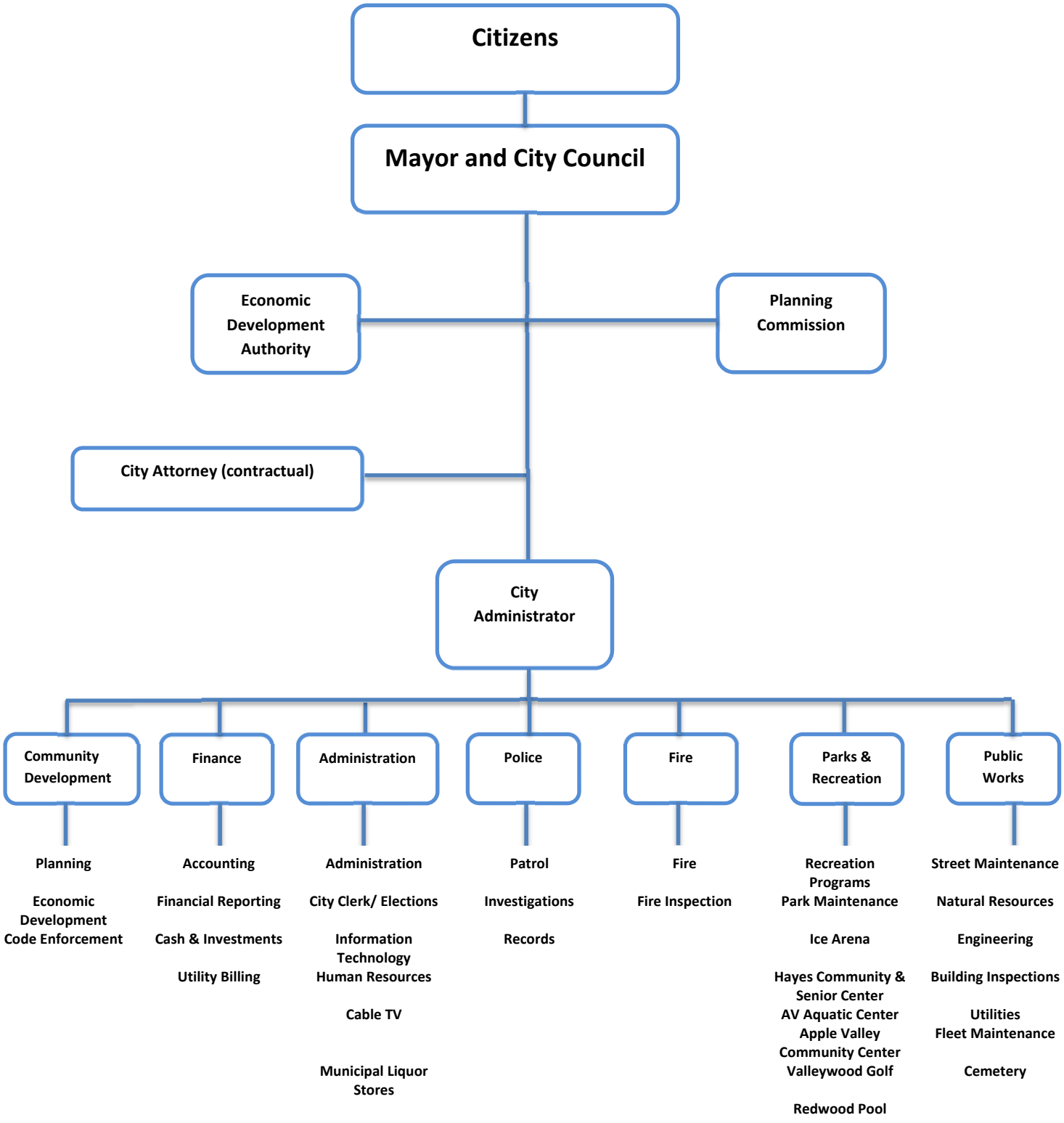
ELECTED OFFICIALS

		Term Expires
Clint Hooppaw	Mayor	December 31, 2026
John Bergman	Councilmember	December 31, 2026
Thomas Goodwin	Councilmember	December 31, 2024
Ruth Grendahl	Councilmember	December 31, 2024
Thomas Melander	Councilmember	December 31, 2026

ADMINISTRATION

M. Thomas Lawell	City Administrator
Christina Scipioni	City Clerk
Ronald Hedberg	Finance Director/Treasurer
Matt Saam	Public Works Director
Nick Francis	Police Chief
Matt Nelson	Fire Chief
Tim Benetti	Community Development Director
Eric Carlson	Parks and Recreation Director
Joe Rotz	Assistant Finance Director
Charles Grawe	Assistant City Administrator
Vacant	Human Resource Manager
Brandon Anderson	City Engineer
Brian Skok	Public Works Superintendent

Organizational Structure
City of Apple Valley



City of Apple Valley
7100 147th St. W
Apple Valley, MN 55124

Telephone (952) 953-2540
Fax (952)953-2515
www.ci.apple-valley.mn.us

June 23, 2025

To the Honorable Mayor, City Council, and Citizens of the City of Apple Valley:

The Annual Comprehensive Financial Report (ACFR) of the City of Apple Valley, Minnesota (the City), for the year ended December 31, 2024, is hereby submitted. The report was prepared in accordance with accounting principles generally accepted in the United States of America as established by the Governmental Accounting Standards Board and meets the requirements of the State Auditor's Office.

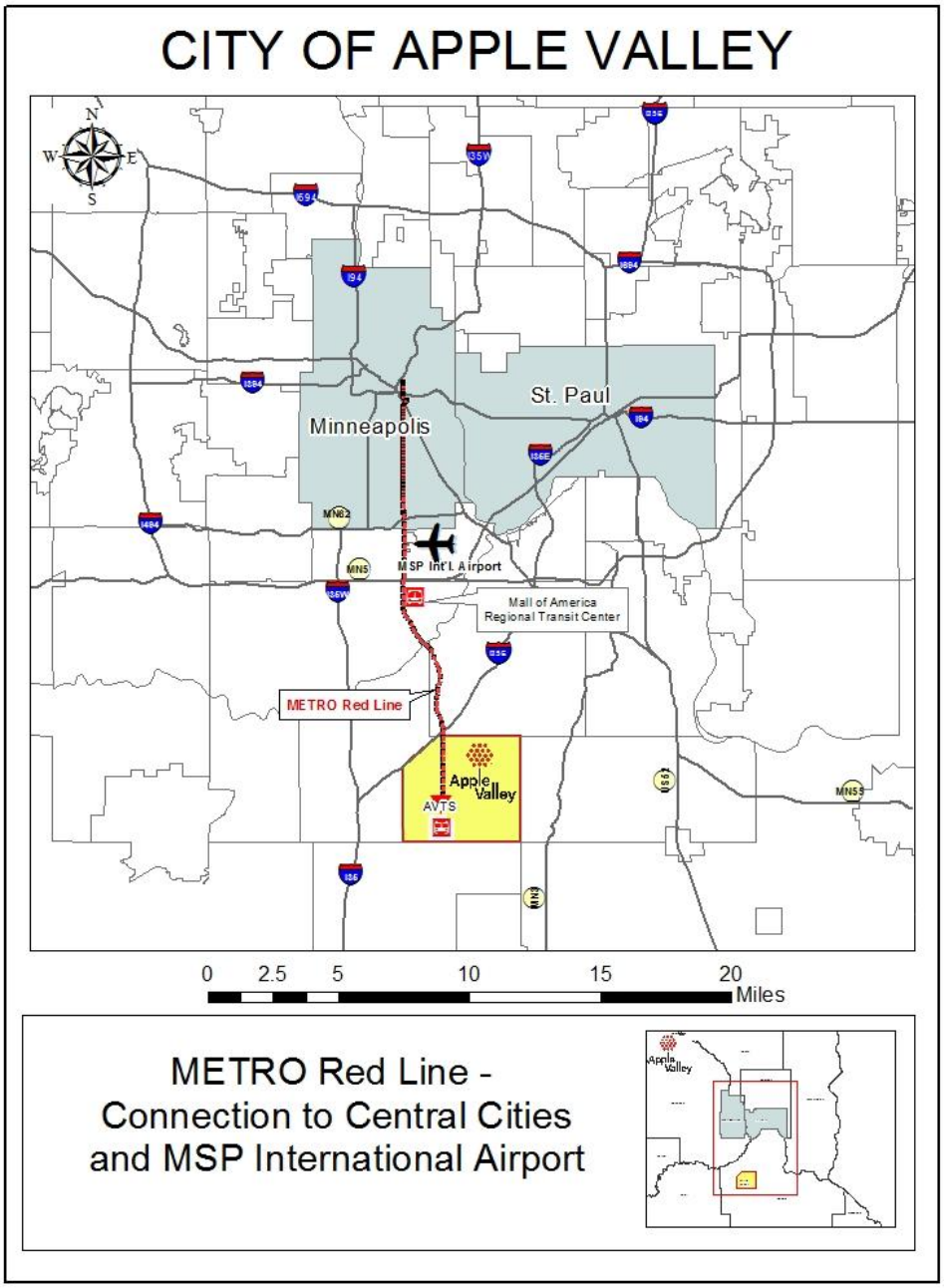
The report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented within this report. To provide a reasonable basis for making these representations, management of the City has established internal controls designed to protect the City's assets from loss, theft, or misuse and to provide sufficient information for the preparation of these financial statements in conformity with accounting principles generally accepted in the United States of America. Because the cost of internal controls should not outweigh the benefits, the City's internal controls have been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatements. As management, we assert that to the best of our knowledge and belief this report is complete and reliable in all material respects.

The City's financial statements have been audited by LB Carlson, LLP. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the year ended December 31, 2024, are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates used by management; and evaluating the overall financial statement presentation. Based upon the audit, the independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements, for the year ended December 31, 2024, are fairly presented in conformity with accounting principles generally accepted in the United States of America. The independent auditor's report is presented in the financial section of this report.

The management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The City's MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the City

The City was incorporated as a village on January 1, 1969, and incorporated as a city on January 1, 1974. The City is a suburban community located 17 miles south of downtown Minneapolis within Dakota County, and has a convenient location with a comprehensive system of highways – Interstate 35E serves the northwest boundary of the City, while State Highway 77 runs north and south through the City. The City is served by a bus rapid transit service that connects to the light rail system serving Minneapolis and St. Paul. The City is seven miles from the Minneapolis-St. Paul International Airport within the seven-county Twin Cities metropolitan region, has a land area of 17.5 square miles, and serves a community with a current estimated 2024 population of 56,361, according to the Metropolitan Council.



The City operates as a Statutory Plan A City, the Mayor-Council form, under Minnesota law. The governing body, consisting of the Mayor and four councilmembers, is elected at large and on a nonpartisan basis. Terms of office are four years, with elections held in each even-numbered year; not more than three councilmembers' terms expire in any one year. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing members to various advisory committees and commissions, and hiring the City Administrator and other city employees. The City Administrator is responsible for carrying out the policies, ordinances, and directions of the City Council and for overseeing the day-to-day operations of the City.

The City provides its residents and businesses with a full range of municipal services consisting of public safety (police, fire, building inspections), public works, parks and recreation, and general government administration. The City also operates a number of enterprise activities including: water and sanitary sewer, three off-sale liquor stores, storm water, street lights, sports arenas, and a cemetery. Sanitary sewage treatment and disposal is operated on a regional basis by the Metropolitan Council Environmental Services (MCES). Refuse collection and disposal are handled on a private basis through contractual arrangements by city residents with private haulers. Further information regarding city services can be obtained from the City's website at www.ci.apple-valley.mn.us.

The Apple Valley Economic Development Authority (EDA) is a separate legal entity organized pursuant to Minnesota Statutes, Section 469, and is included as a blended component unit. The EDA is considered a component unit because the governing body is comprised of City Council members and two other members being appointed by the City Council. Also, the EDA is in a relationship of financial benefit or burden with the City.

The annual budget serves as the foundation for the City's financial planning and control. The budgetary process is outlined in the notes to basic financial statements. The City applies budgetary controls to ensure compliance with legal provisions of the laws of Minnesota. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual budgets are adopted for the General Fund in addition to certain special revenue and capital projects funds. Budget to actual comparisons are presented for each governmental fund for which an annual budget has been adopted.

Factors Affecting Financial Condition

The City is committed to maintaining a strong financial condition, while continuing to provide public services to its residents and businesses. The City's financial position, as reflected in the financial statements presented in the reports, is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

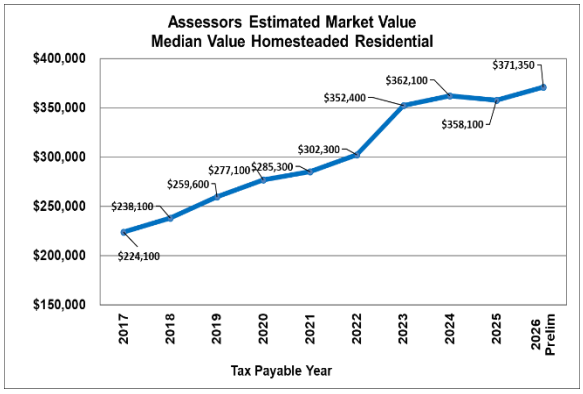
The economic conditions remain better for the City, its residents, and its businesses than at the state and national levels. The City's unemployment rate as of December 2024 remains favorable because of the strength of the Twin Cities Metropolitan area, the rate for example, is 2.1 percent, compared to the State of Minnesota's rate of 3.0 percent and the national unemployment rate of 4.1 percent.

Unemployment Rate	Dec. 2024	Dec. 2023	Dec. 2022	Dec. 2021	Dec. 2020
City of Apple Valley	2.1%	2.1%	2.2%	2.0%	4.0%
Dakota County	2.2%	2.2%	2.7%	2.4%	4.3%
State of Minnesota	3.0%	2.8%	3.2%	2.6%	4.9%
National	4.1%	3.8%	3.3%	3.7%	6.5%

(Source: MN Dept. of Economic Development)

Housing Values

Home values in the City are continuing a positive trend, reflecting the current strength of the local housing market. The County Assessor's estimated residential market value for the median valued home increased approximately 2.8 percent for 2024, which followed a historic increase in 2023. Assessor values for 2025 and 2026 show valuation increases moderating towards more typical annual increases.



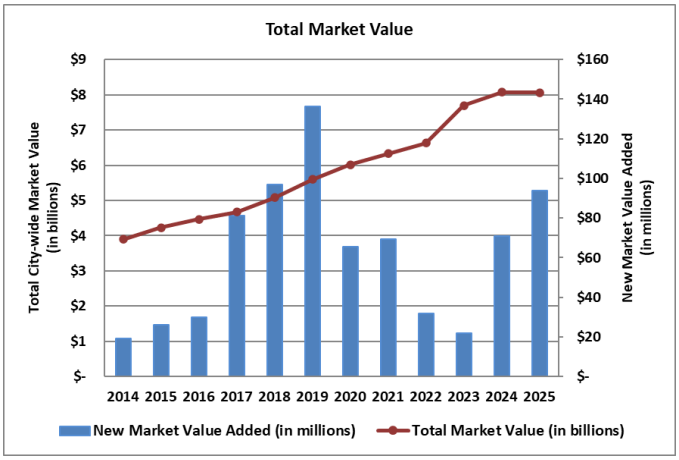
Increase in Median Value Home	
2018	6.2%
2019	9.0%
2020	6.7%
2021	3.0%
2022	6.0%
2023	16.6%
2024	2.8%
2025	(1.1%)
2026 (Preliminary)	3.7%

The population of the City has increased from 585 in 1960 to 56,374 in 2020, according to the 2020 U.S. Census and is estimated at 56,361 by the Metropolitan Council for 2024. The average age is 38 and the median household income is estimated at $99,277 in 2024 by the American Community Survey compared to an average age of 32 and household income of $90,162 as reported in the 2020 Census.

The City is the home to Uponor and Wings Financial Credit Union. Other major employers in the area include Independent School District (ISD) 196, Target, Walmart, Minnesota Zoo, Dakota County, Augustana Health Care, Cub Foods, and Menards.

Market Value Growth

The City consistently adds new tax base each year. In 2024, a total of $70.9 million of market value was added to the City's tax base and market values are increasing for the coming year. Total market value increased, approximately 4.8 percent, to $8.1 billion for 2024 resulting from market value appreciation and additional residential construction. Conditions look to remain stable for 2025 with County Assessor data for payable 2025 remaining flat, this data includes adding $94.0 million of new construction while experiencing a reduction for existing properties, correcting for the larger increase experienced in 2023.

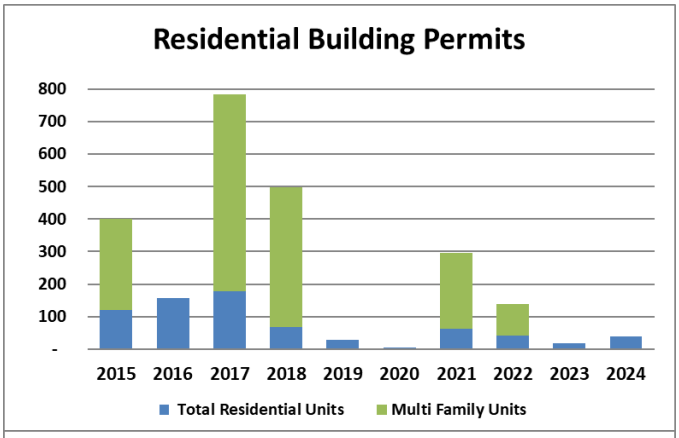


Major Initiatives

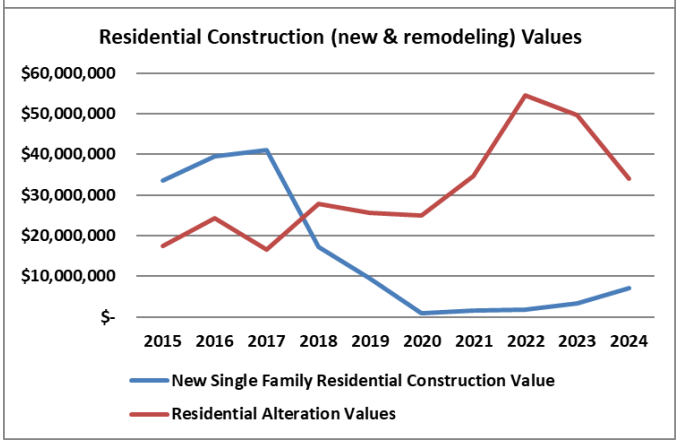
In 2024, investment continued in the City as new businesses opened and new developments were approved. What follows is a sample of some of the development projects that were reviewed, approved, began construction, or were completed in 2024, as well as some of the long-range planning and economic development initiatives that will help maintain the City's high quality of life.

Residential Development

Over the past 10 years, single-family construction has averaged 76 units per year, and 2024 saw 40 single-family units constructed, valued at $12.5 million. In 2024, there were no new multi-family permits issued for construction, as the previous permits projects were completed and are being absorbed into the marketplace. The taxable value of these recent projects will come online for taxes payable in 2024 and into 2025. In late 2023, the construction of Applewood Point, a 98-unit project, was completed.



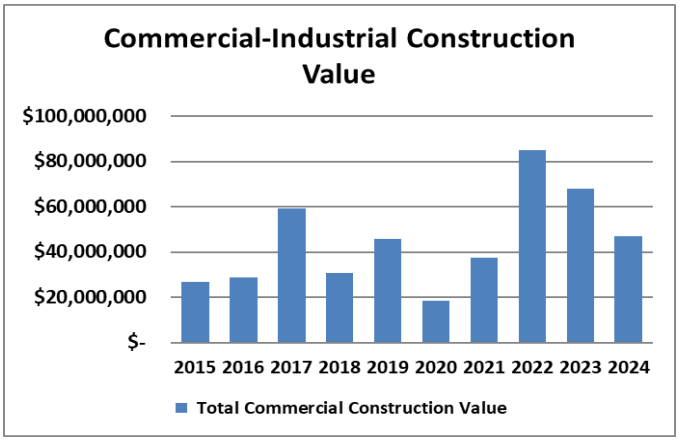
The construction of new single-family properties continues at a lower level than previous history, which results from the lower availability of fully developed lots, however the valuation added by remodeling and renovations is being maintained at a high level, valued at over $33.9 million. This reflects homeowners' continued interest in investing in their properties.



Commercial Development

Commercial and industrial development continue to be strong in 2024, with total improvement values, including commercial alterations, totaling $47.0 million in 2024.

New permitted commercial construction projects included a number of retail locations, including Nordstrom Rack, Urban Air Adventure, Radiant Health, Memorial Blood Center, Associated Clinic of Psychology, Qdoba, Dave's Hot Chicken, Wingstop, Tono Pizzeria, Berry Sweet Kitchen, Vivi Bubble Tea, Ridge Marketplace, Floor and Décor Store, Lunds & Byerlys.



Commercial projects permitted in 2023 and completed in 2024 include the 77,700 ft^2 Floor and Décor Store.

Upcoming initiatives include:

Orchard Place Commercial - Mixed-Use Business Campus

A transformative initiative is the Orchard Place Commercial project, where approximately 350 acres of land are set to be master-planned as a mixed business campus. This expansive plan envisions a synergy between private development and public infrastructure improvements; think roads, trails, carefully designed ponding areas, and refurbishments to existing park spaces. The proposals for 2025 within Orchard Place include a range of complementary projects:

- Residential: A 135-unit Orchard Place Apartments project paired with a 75-unit senior independent living expansion by Orchard Path Presbyterian Homes.

- Entertainment & Services: The multi-entertainment venue Skyline Social and Games is slated to add a vibrant social and recreational component.

- Additional Key Tenants: Established businesses such as Les Schwab Tires and a McDonald's restaurant will serve as key draws, underpinning the economic viability and appeal of the campus.

This multi-layered approach enhances the quality of life and stimulates further growth regionally.

Complementing these commercial endeavors are targeted housing projects designed to meet essential community needs:

New Workforce Housing Apartment Project (Gaslight Site). In early 2024, Real Estate Equities (REE) secured approval to purchase the City's EDA-owned Gaslight Site at 15584 Gaslight Drive. The plan is to develop a 148-unit apartment building characterized as affordable by workforce housing standards. With construction anticipated to begin in Summer 2025 and completion by late 2026, this initiative is pivotal in ensuring accessible housing options for working families.

Apple Valley Village (Cassia) Expansion. In May 2025, Cassia received permission to expand its existing senior care facility with a new 60-unit (or 64-bed) addition. This project underscores the region's commitment to providing quality care and living arrangements for its senior population.

Institutional Development

Apple Valley is investing resources across a broad spectrum of public services to build a resilient, attractive community—one that nurtures both quality of life and economic opportunity. The coordinated investments in parks, education, public safety, and civic infrastructure reveal a proactive vision to make the City a place where residents not only live but thrive.

Parks and Recreation
In November 2023, voters approved a $73 million bonding referendum dedicated to enhancing parks and trails. Projects such as the Apple Valley Family Aquatic Center, Redwood Park, Kelley Park, Hayes Park, and the Apple Valley Community Center are designed to provide vibrant outdoor spaces for recreation, social engagement, and overall community wellness. This investment underlines the City's commitment to creating environments where families can gather, exercise, and enjoy nature—a key ingredient for a dynamic community spirit.

Education Infrastructure
The educational landscape in Apple Valley is also undergoing a significant transformation. On May 9, 2023, ISD 196 voters approved a whopping $493 million in capital improvements through building bond referendums. The first phase, allocating $374 million, focuses on essential safety and security enhancements across the district—including critical upgrades at Scott Highlands Middle School, Dakota Ridge School, and improved science labs and performance spaces at secondary schools. The second phase earmarked $119 million for expansive activity centers at Apple Valley High School and Eastview High School. Additional projects include a secure vestibule upgrade for the Cedar Valley Learning Center and parking and expansion improvements for Dakota Ridge School, all of which signal a robust investment in the educational future and safety of the community.

Public Safety and Civic Amenities
Investments in public safety and essential services include:

- **Apple Valley Fire Station No. 2:** The City approved the phased demolition of the existing facility and constructed a state-of-the-art 30,111 sq. ft. two-story station on the same site, now serving as a modern hub for fire services. This project, completed in August 2024, enhances emergency response capabilities and bolsters community safety.
- **Central Maintenance Facility Expansion Project:** This comprehensive project includes a new 18,240 sq. ft. fleet maintenance building, a 24,800 sq. ft. vehicle storage addition, a 1,400 sq. ft. office space, and a 1,040 sq. ft. parks storage garage. Accompanied by roadway and stormwater treatment improvements, this expansion (set to begin mid-2024 and finish by 2025) underpins the City's commitment to effective municipal service delivery.
- **Police Operations Building Project:** The City has also greenlighted a new 25,000 sq. ft. police operations building designed to support fleet storage, office functions, and meeting spaces. Slated for completion by 2025, this project not only strengthens local law enforcement infrastructure but also ensures smoother administrative operations and heightened community safety.

Together, these projects represent a holistic approach to institutional development. They are a testament to how Apple Valley is willing to invest across the board, recognizing that building a successful and sustainable community means prioritizing recreational, educational, safety, and infrastructural needs simultaneously. This strategy creates a virtuous circle: enhanced public services and amenities attract families and businesses, creating a robust, interconnected community that can "plant, grow and prosper." These initiatives also illustrate how local government and voters are aligning financial commitments with long-term developmental goals. As Apple Valley continues to evolve, the integration of these diverse investments not only meets present-day demands but also sets the stage for a future that is both secure and prosperous.

Open to Business - Since its inception in 2013, the Open to Business (OTB) program has assisted individual businesses and entrepreneurs that need business advice, counseling, and access to capital that is not available from the commercial banking system. Experienced advisors offer their services free of cost due to the collaboratively funded effort with the Apple Valley Economic Development Authority and the Dakota County Community Development Agency. The program has provided direct financing to help fill gaps for these smaller businesses in order to receive larger loans from traditional lenders.

In 2024, OTB provided services to over 33 businesses, including a pizza restaurant, and indoor pickle ball group, a new fish and chips style restaurant, a bubble tea shop, driving school, healthcare/assisted living, salons, event planning, daycares, Italian bakery, spice house / grocery store, and an Ethiopian market. OTB provided over 398 technical assistance hours for Apple Valley clientele, which is approx. 30 percent of the total hours logged for Dakota County. Of the 33 businesses served, 70 percent were black, indigenous, and people of color owned; 51 percent were women owned; and 42 percent were low income owned.

Infrastructure Improvements

The City is committed to maintaining its significant investment in the community's infrastructure with the implementation of an aggressive street maintenance program in 2012. In 2024, over $11.6 million was invested to maintain the infrastructure and included the following significant projects:

- Reconstruction of street and utilities on Whitney Drive.
- Reconstruction of 127th Street from Cedar Ave. to Galaxie Ave.
- Roundabout at Diamond Path and 140th Street.
- Street and utility improvements on Lower 134th and Fernando Ave. and Court.
- Additional resurfacing of streets throughout the community to preserve their useful lives.

Long-Term Financial Planning

In developing the annual budget, the City follows five core fiscal principles. These include:

- Focus on the provision of basic city services and fund their provision at adequate levels.
- Estimate anticipated revenues at realistic levels.
- Retain adequate reserves to protect against fiscal uncertainty.
- Anticipate continued community growth and program capital improvements to serve our growing community.
- Demonstrate strong stewardship of existing infrastructure and plan for its repair/replacement in a proactive manner.

Each year, the City adopts a five-year Capital Improvement Program (CIP). The CIP is a five-year plan that identifies the City's infrastructure, development objectives, and the allocation of resources for these projects. This CIP provides policy makers and the community with a strategic approach to implementation and administration of improvement projects. The 2024–2028 CIP identified $279.3 million of capital projects, along with the associated funding. The five-year CIP also includes five-year revenue and expenditure projections for the majority of funds identified in the document. The larger improvements included in the 2024–2028 CIP includes $73.0 million of various park improvements authorized by citizens in a park referendum held in the fall of 2023, the continued street and utility reconstruction and reconditioning program, which totals $56.2 million over the next five years and $53 million of building improvements at the Central Maintenance Facility and a new fire station and a new police operations/garage building, funded with the issuance of Capital Improvement Plan Bonds over the next few years.

Relevant Financial Policies

The City utilizes various financial and budget policies to guide the City Council and staff when making financial decisions. These include adoption of a balanced budget, minimizing the reliance on state revenues which have proven to be unpredictable, setting of a 50 percent of subsequent year's budgeted expenditures minimum fund balance level to provide for cash flow purposes, and adoption of a five-year capital improvement plan to provide for capital asset acquisition and replacement.

Cash temporarily idle during the year was invested in U.S. government agency obligations, municipal securities, certificates of deposit, and money market instruments. The City's investment policy calls for the investment of public funds in a manner that will provide the highest investment return with minimum risk, while meeting the daily cash flow demands of the City. For investments held at December 31, 2024, the effective duration of the investment portfolio was 1.89 years, compared to an effective duration of 1.71 years at December 31, 2023. The City's average return on investments in 2024 was 4.14 percent, compared to 2023, which was 4.96 percent.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) of the United States and Canada awarded the City a Certificate of Achievement for Excellence in Financial Reporting to the City for its ACFR for the fiscal year ended December 31, 2023. This is the 13th year that the City achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not occur without the efficient and dedicated service of the entire finance department staff throughout the reporting year. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. We would like to thank the City Council for its commitment in planning and implementing the financial operations of the City in a fiscally prudent and progressive manner.

Respectfully Submitted,

CITY OF APPLE VALLEY, MINNESOTA

Ronald Hedberg
Finance Director

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Apple Valley
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

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FINANCIAL SECTION
TAB

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Apple Valley, Minnesota

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Apple Valley, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

(continued)

SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information, as listed in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

OTHER INFORMATION

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

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As management of the City of Apple Valley, Minnesota (the City), we have provided readers of the City's financial statements with this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, located earlier in this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $334,407,869 (*net position*). Of this amount, $66,531,283 (*unrestricted net position*) may be used to meet the City's ongoing obligations to citizens and creditors; $26,087,081 is restricted for specific purposes (*restricted net position*); and $241,789,505 represents the net investment in capital assets. The City's total net position increased by $14,521,844 during the year ended December 31, 2024.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $85,520,963, an increase of $12,998,870.

- At the end of the current fiscal year, unassigned fund balance for the General Fund was $22,378,977, or 53.6 percent, of total General Fund expenditures based on 2025 budgeted expenditure levels.

- The City's long-term debt increased by $25,990,065, or 75.0 percent, during the current fiscal year, due to bond issuance in 2024.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements include three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned, but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by property taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, and parks and recreation. The business-type activities of the City include municipal liquor, sports arena, water and sewer, storm drainage, cemetery, and street light utility.

The government-wide financial statements not only include the City itself (known as the primary government), but also the Apple Valley Economic Development Authority (EDA). The EDA is legally separate and is reported as if it were part of the primary government because it provides services exclusively for the City. The EDA is reported as the Economic Development Debt Service Fund and the EDA Operations Special Revenue Fund.

Fund Financial Statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds Balance Sheet and Statement of Revenue, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains several individual governmental funds. Information is presented separately in the governmental funds Balance Sheet and Statement of Revenue, Expenditures, and Changes in Fund Balances for the General Fund, American Rescue Plan Act Special Revenue Fund, Closed Bond Issues Debt Service Fund, Road Improvements Capital Projects Fund, Facilities C.I.P. Construction Capital Projects Fund, Parks Development Capital Projects Fund, Construction Projects Capital Projects Fund, and Future Capital Projects – Capital Projects Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund, Road Improvements Capital Projects Fund, Future Capital Projects – Capital Projects Fund, Cable TV Special Revenue Fund, Opioid Settlement Special Revenue Fund, Valleywood Golf Special Revenue Fund, EDA Operations Special Revenue Fund, Education Building Capital Projects Fund, Capital Building Capital Projects Fund, Cable Capital Equipment Capital Projects Fund, Cable Capital Equipment/PEG Capital Projects Fund, Parks Facilities Maintenance Capital Projects Fund, and Fire Facilities Maintenance Capital Projects Fund. A budgetary comparison statement or schedule has been provided for these funds to demonstrate compliance with these budgets.

Proprietary Funds – The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its municipal liquor, sports arena, water and sewer, storm drainage, cemetery, and street light utility operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its dental insurance, benefits/other insurance, and vehicle and equipment replacement. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary funds financial statements provide separate information for the municipal liquor, sports arena, water and sewer, storm drainage, cemetery, and street light utility operations, all of which are considered to be major funds of the City. Conversely, the internal service funds are combined into a single, aggregated presentation in the proprietary funds financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

Notes to Basic Financial Statements – The notes to basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information and the combining and individual fund statements and schedules (presented as supplementary information) referred to earlier in connection with nonmajor governmental funds and internal service funds, which are presented immediately following the basic financial statements.

Further, a statistical section has been included as part of the ACFR to facilitate additional analysis and is the third and final section of the report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $334,407,869 at the close of the most recent fiscal year.

By far, the largest portion of the City's net position reflects its net investment in capital assets (e.g., land, buildings, machinery, equipment, distribution system, and infrastructure) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments in its capital assets are reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following table provides the City's Summary of Net Position:

Table 1
Summary of Net Position
as of December 31, 2024 and 2023

	Governmental Activities		Business-Type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Assets						
Current and other assets	$ 110,622,396	$ 97,195,524	$ 32,496,512	$ 30,939,898	$ 143,118,908	$ 128,135,422
Capital assets, net	162,636,043	140,644,038	123,873,025	120,739,836	286,509,068	261,383,874
Total assets	$ 273,258,439	$ 237,839,562	$ 156,369,537	$ 151,679,734	$ 429,627,976	$ 389,519,296
Deferred outflows of resources						
Pension plan deferments	$ 13,326,511	$ 17,867,013	$ 253,843	$ 504,692	$ 13,580,354	$ 18,371,705
OPEB plan deferments	1,140,386	392,616	189,046	73,562	1,329,432	466,178
Total deferred outflows of resources	$ 14,466,897	$ 18,259,629	$ 442,889	$ 578,254	$ 14,909,786	$ 18,837,883
Total assets and deferred outflows of resources	$ 287,725,336	$ 256,099,191	$ 156,812,426	$ 152,257,988	$ 444,537,762	$ 408,357,179
Liabilities						
Other liabilities	$ 7,967,748	$ 8,772,818	$ 1,435,422	$ 1,442,861	$ 9,403,170	$ 10,215,679
Noncurrent liabilities	67,133,238	42,592,708	11,604,091	13,413,002	78,737,329	56,005,710
Total liabilities	$ 75,100,986	$ 51,365,526	$ 13,039,513	$ 14,855,863	$ 88,140,499	$ 66,221,389
Deferred inflows of resources						
Lease revenue for subsequent years	$ 3,848,189	$ 4,556,527	$ –	$ –	$ 3,848,189	$ 4,556,527
Pension plan deferments	16,122,872	15,477,787	819,973	615,048	16,942,845	16,092,835
OPEB plan deferments	1,027,953	1,199,412	170,407	224,729	1,198,360	1,424,141
Total deferred inflows of resources	$ 20,999,014	$ 21,233,726	$ 990,380	$ 839,777	$ 21,989,394	$ 22,073,503
Net position						
Net investment in capital assets	$ 126,816,100	$ 119,581,864	$ 114,973,405	$ 111,728,603	$ 241,789,505	$ 231,310,467
Restricted	26,087,081	24,923,802	–	–	26,087,081	24,923,802
Unrestricted	38,722,155	38,994,273	27,809,128	24,833,745	66,531,283	63,828,018
Total net position	$ 191,625,336	$ 183,499,939	$ 142,782,533	$ 136,562,348	$ 334,407,869	$ 320,062,287
Total liabilities, deferred inflows of resources, and net position	$ 287,725,336	$ 256,099,191	$ 156,812,426	$ 152,257,988	$ 444,537,762	$ 408,357,179

An additional portion of the City's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of $66,531,283 may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

There was an increase in net position in the governmental activities of $8,125,397, and an increase in business-type activities of $6,220,185, for a net total government-wide increase of $14,345,582 in net position.

Current and other assets and noncurrent liabilities increased the result of bonds issued during the year. Capital asset additions financed with grants, a property tax levy, and available internal resources caused an increase in the City's capital assets, net. Changes in the City's proportionate share of two state-wide defined benefit pension plans administered by the Minnesota Public Employees Retirement Association contributed to the changes in deferred outflows of resources and noncurrent liabilities.

The following table provides a condensed version of the Statement of Activities for the year ended December 31, 2024 with comparative amounts for the year ended December 31, 2023 which was updated for the reported error correction:

Table 2
Change in Net Position
for the Years Ended December 31, 2024 and 2023

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues						
Charges for services	$ 9,993,616	$ 9,622,062	$ 30,835,421	$ 30,099,705	$ 40,829,037	$ 39,721,767
Operating grants and contributions	1,520,536	4,566,304	–	–	1,520,536	4,566,304
Capital grants and contributions	6,702,771	7,451,604	550,561	5,969,129	7,253,332	13,420,733
General revenues						
Property taxes	35,466,821	32,508,106	121,000	121,000	35,587,821	32,629,106
Other taxes	151,661	147,716	–	–	151,661	147,716
Franchise taxes	1,136,492	1,229,429	–	–	1,136,492	1,229,429
Grants and contributions not restricted to specific programs	415,111	125,944	–	–	415,111	125,944
Other	10,957	18,148	–	–	10,957	18,148
Investment earnings	3,306,895	3,691,110	1,006,041	1,039,595	4,312,936	4,730,705
Gain on sale of assets	377,204	210,686	16,442	7,895	393,646	218,581
Total revenues	59,082,064	59,571,109	32,529,465	37,237,324	91,611,529	96,808,433
Expenses						
General government	8,815,746	8,535,673	–	–	8,815,746	8,535,673
Public safety	17,706,018	16,937,626	–	–	17,706,018	16,937,626
Public works	12,350,317	11,637,069	–	–	12,350,317	11,637,069
Parks and recreation	10,574,892	10,417,136	–	–	10,574,892	10,417,136
Interest and fiscal charges	913,196	694,490	–	–	913,196	694,490
Municipal liquor	–	–	10,108,572	10,075,982	10,108,572	10,075,982
Sports arena	–	–	1,152,583	1,107,393	1,152,583	1,107,393
Water and sewer	–	–	12,129,081	11,851,009	12,129,081	11,851,009
Storm drainage	–	–	2,705,264	2,678,546	2,705,264	2,678,546
Cemetery	–	–	232,972	231,435	232,972	231,435
Street light utility	–	–	577,306	652,585	577,306	652,585
Total expenses	50,360,169	48,221,994	26,905,778	26,596,950	77,265,947	74,818,944
Increase in net position before transfers	8,721,895	11,349,115	5,623,687	10,640,374	14,345,582	21,989,489
Transfers	(596,498)	2,643,000	596,498	(2,643,000)	–	–
Change in net position	8,125,397	13,992,115	6,220,185	7,997,374	14,345,582	21,989,489
Net position – beginning	183,499,939	169,507,824	136,562,348	128,564,974	320,062,287	298,072,798
Net position – ending	$ 191,625,336	$ 183,499,939	$ 142,782,533	$ 136,562,348	$ 334,407,869	$ 320,062,287

Governmental Activities – The City's net position for governmental activities increased by $8,125,397, or 4.4 percent, after $596,498 of net transfers to business-type activities. Key elements of this increase are seen in the table above.

Revenues decreased overall by $489,045, or 0.8 percent. This change included:

- A decrease in operating grants and contributions of $3,045,768, resulting from the receipt of public safety state aid revenue in the prior year in the amount of $2,464,493.

- Property taxes increased $2,958,715 due to an increase in the property tax levy.

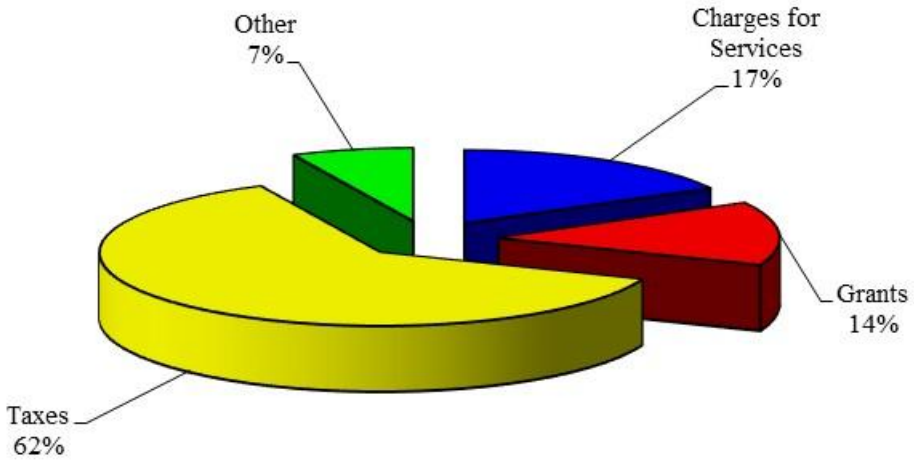
Expenses increased overall by $2,138,175, or 4.4 percent. This increase included:

- The public safety function increased $768,392, mostly in police personal service-related costs.

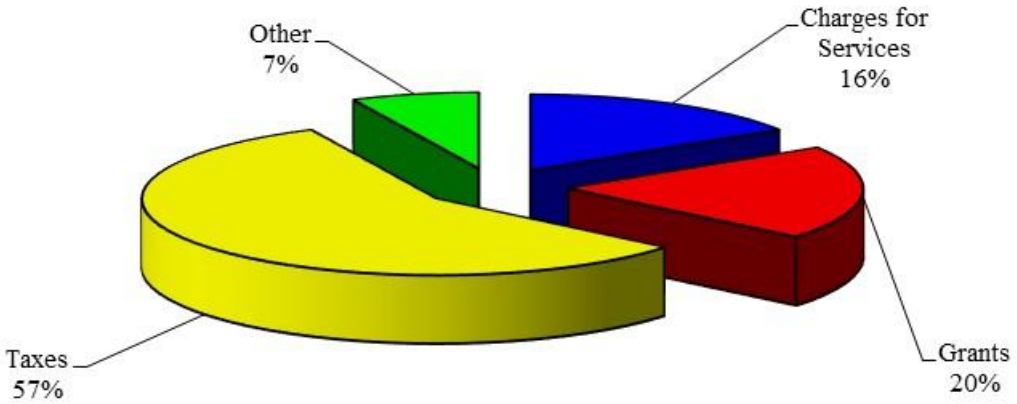
- The public works function increased $713,248, mainly related to capital project activity and increased depreciation on capital assets.

The following graphs reflect revenue by source in governmental activities in the last two years:

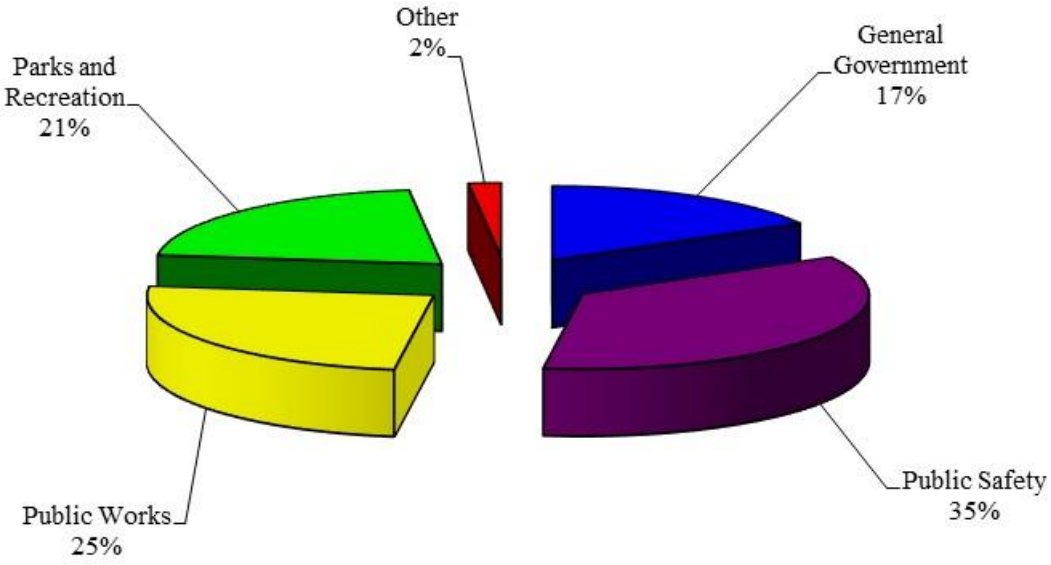
2024 Revenues by Source – Governmental Activities



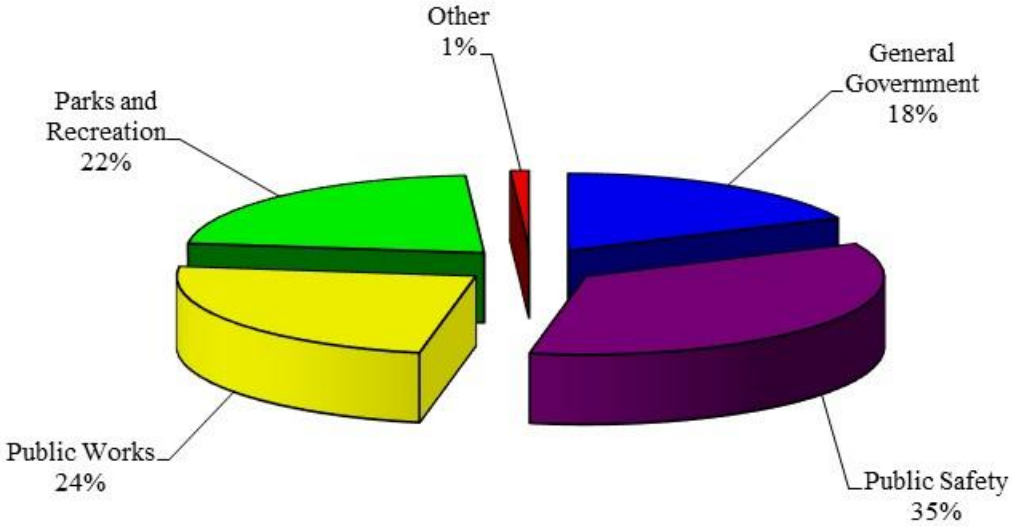
2023 Revenues by Source – Governmental Activities



2024 Expenses – Governmental Activities



2023 Expenses – Governmental Activities



The expenses in the graphs above for governmental activities show the amounts spent on different activities for 2024 and 2023. The other category includes debt service interest and fiscal charges in governmental activities.

Business-Type Activities – Business-type activities increased the City's total net position in the current year. Key elements of the business-type activities are as follows:

- Charges for services for business-type activities include sales for municipal liquor and sports arena, and charges for water and sewer, storm drainage, cemetery, and street light utility operations. The following graph shows the relationship between the revenues and expenses for the various activities.

- Capital grants and contributions decreased in the current year in the storm drainage activities related to developer contributions in the prior year.

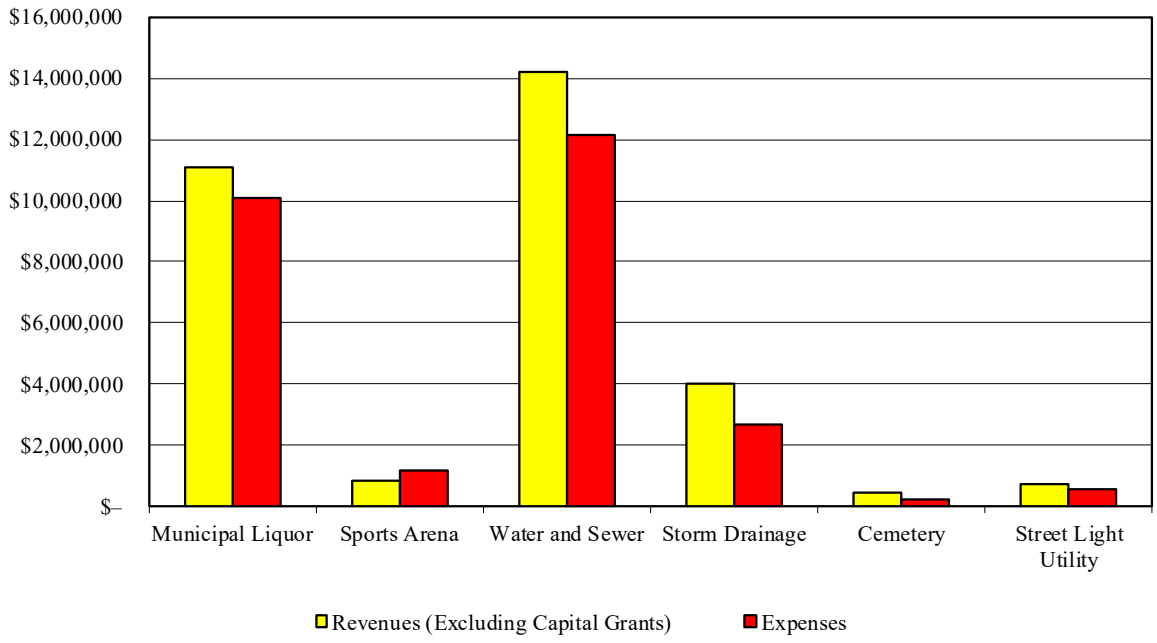
- Charges for services increased $735,716 in the current year, due mainly to increased fees related to the storm drainage utility and increase in liquor sales in the current year.

- About 83 percent of all business-type activity expenses are from the municipal liquor and water and sewer utility operations.

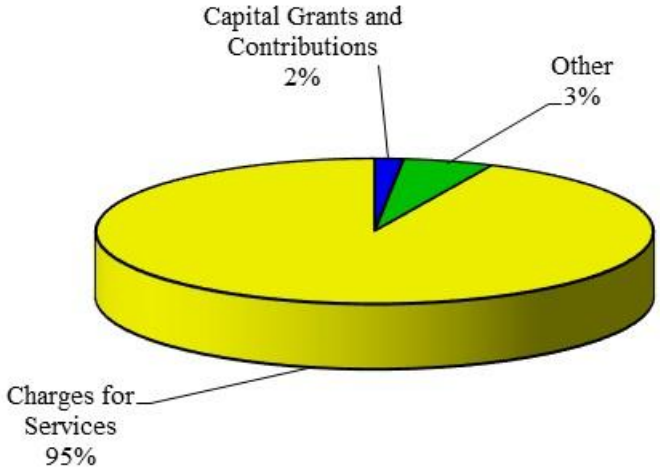
- The Sports Arena fund received a $2,313,498 capital contribution from the general government, which is reported in transfers, for improvements to the ice arena funded by the 2024A General Obligation Bonds.

- Overall, business-type activities generated an increase in net position before transfers of $5,623,687. After considering the net transfers in from governmental activities totaling $596,498, net position increased by $6,220,185.

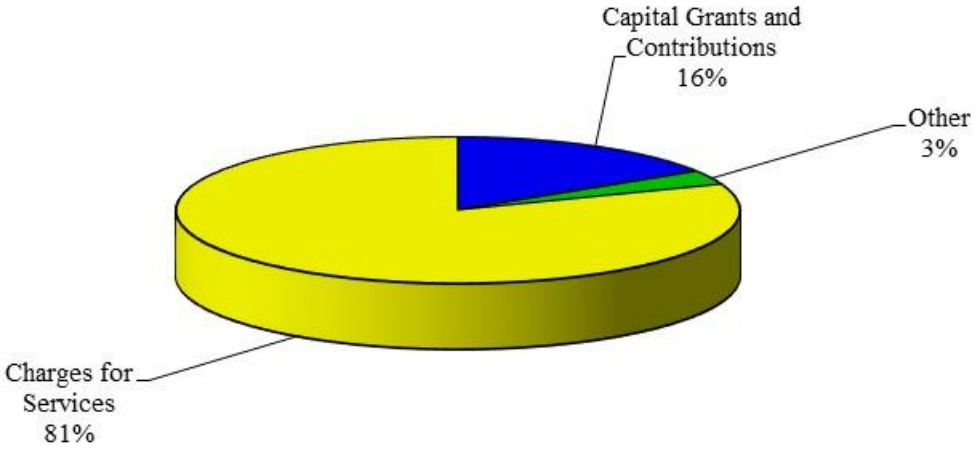
Revenues and Expenses – Business-Type Activities



2024 Revenues by Source – Business-Type Activities



2023 Revenues by Source – Business-Type Activities



FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of currently available resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $85,520,963, an increase of $12,998,870 in comparison with the prior year.

The City has seven major governmental funds: the General Fund, the American Rescue Plan Act Special Revenue Fund, the Closed Bond Issues Debt Service Fund, the Road Improvements Capital Projects Fund, the Facilities C.I.P Construction Capital Projects Fund, the Parks Development Capital Projects Fund, the Construction Projects Capital Projects Fund, and the Future Capital Projects – Capital Projects Fund.

General Fund
The General Fund is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was $25,334,036. As a measure of the General Fund's liquidity, it may be useful to compare the unassigned fund balance to total fund expenditures. Unassigned fund balance represents 53.6 percent of subsequent year budgeted expenditures and 47.9 percent of subsequent year budgeted expenditures and transfers out.

Total fund balance for the City's General Fund increased by $1,031,370 during 2024. Key factors in this increase are as follows:

- The City adopted a balanced budget prior to the start of the current year.
- Taxes increased $2,629,067 from the prior year, due to an increase in the tax levy for 2024.
- Intergovernmental revenue decreased $2,361,744, mainly the result of additional public safety state aid in the prior year not received in 2024.
- Revenues were $1,137,925 over budgeted amounts, mostly in intergovernmental, charges for services for engineering charges, and investment earnings. Investment earnings were $597,400 higher than anticipated, due to higher balances and conservative budget amounts.
- Expenditures increased $2,712,125, or 7.6 percent, in the current year with increases spread across several functional areas. The largest increase was in public safety totaling $1,615,963, mostly in police personal service-related costs.
- Net transfers were ($3,338,000) in the General Fund, the majority is a transfer out to the Road Improvements Capital Projects Fund.

American Rescue Plan Act Special Revenue Fund
In fiscal 2021, the City received ARPA funding. The fund balance at the end of 2024 is $0, which is due to the final spend down of awarded money.

Closed Bond Issues Debt Service Fund
The Closed Bond Issues Debt Service Fund accumulates resources remaining from retired debt service funds. The fund balance at the end of 2024 is $8,890,501, which increased $7,819 from the prior year.

Road Improvements Capital Projects Fund
The Road Improvements Capital Projects Fund receives transfers from other funds. These resources are used to finance street overlays and reconstruction projects according to the City's pavement management plan. The fund balance at the end of 2024 is negative $1,395,729, decreasing $346,197 from the prior year. Transfers totaling $5,710,000 from the General Fund and Future Capital Projects – Capital Projects Fund were anticipated in the 2024 budget and $4,960,000 were provided in 2024.

Facilities C.I.P Construction Capital Projects Fund
The Facilities C.I.P. Construction Capital Projects Fund accounts for bond proceeds received from the issuance of capital improvement bonds and the expenditure-related projects. The fund balance at the end of 2024 is $3,049,516, which is a decrease of $2,088,954 from the prior year, due to large project expenditures in the current year, drawing down bond proceeds as planned.

Parks Development Capital Projects Fund
The Parks Development Capital Projects Fund is a major fund in 2024. This fund accounts for the bond proceeds from the issuance of park referendum bonds included in the 2024A bond issue. The fund balance at the end of 2024 is $10,943,226 and will be expended in the coming year.

Construction Projects Capital Projects Fund
The Construction Projects Capital Projects Fund accounts for development projects, the costs of which will be recovered through the development process, including specially assessing the benefiting properties. The fund balance at the end of 2024 is $3,026,255, which is an increase of $1,543,492 from the prior year. Development projects accounted for in this fund in 2024 will be assessed to developers after project completion.

Future Capital Projects Capital Projects Fund
The Future Capital Projects Capital Projects Fund accumulates resources according to the City Council's adopted fund balance policy. This policy calls for amounts in the General Fund that exceed a maximum level to be transferred to the Future Capital Projects Capital Projects Fund. The fund balance at the end of 2024 is $11,266,349, which is a decrease of $621,688 from the prior year.

Proprietary Funds – The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City has six enterprise funds and three internal service funds. The six enterprise funds include: Municipal Liquor Fund, Sports Arena Fund, Water and Sewer Fund, Storm Drainage Fund, Cemetery Fund, and the Street Light Utility Fund.

The total net position of all enterprise funds totals $143,071,279, $114,973,405 of which is capital assets, net of related debt, and in total, is an increase of $6,401,184 from the prior year. The total unrestricted net position for all proprietary funds for the year was $28,097,874, an increase of $3,156,382.

Municipal Liquor Fund
The net position in the Municipal Liquor Fund increased $193,698 after transfers out of $885,000. Operating revenues increased $305,023, or 2.8 percent, in the current year. Operating expenses decreased $174,973, mainly in personal costs and other charges.

Sports Arena Fund
The Sports Arena Fund posted an increase in net position of $2,139,163, which is after inclusion of an annual $121,000 property tax levy and $2,313,498 of capital contributions. In the current year, operating revenue increased $133,236, while operating expenses increased $45,190, mainly in personal services.

Water and Sewer Fund
The Water and Sewer Fund is the City's largest proprietary fund. Unrestricted net position at the end of the year amounted to $18,462,598, an increase of $372,201. Net position increased $1,938,247 in the current year, due to operations and $673,843 in investment earnings. Total net investment in capital assets totaled $69,217,534, an increase of $1,566,046.

Storm Drainage Fund
The Storm Drainage Fund increased its net position by $1,532,181 due to current year operations. The storm water utility operating revenues increased $461,604, approximately 14.3 percent, resulting from a rate increase of 15.0 percent in 2024.

Cemetery Fund
The Cemetery Fund increased its net position by $229,479, which resulted from continued sales during the year.

Street Light Utility Fund
The Street Light Utility Fund increased its net position by $192,154 in the current year. Operating revenues increased $66,000, approximately 9.6 percent, resulting from a rate increase in 2024.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City annually adopts a balanced budget, where expenditures do not exceed available revenues. During the year, amendments were made to the adopted budget decreasing revenues and other financing sources by $179,710, increasing expenditures and other financing uses by $487,400.

Total actual revenues came in over budget by $1,137,925. Some notable actual results to budget include:

- Charges for service revenues were over budget by $444,274, due to development charges for projects being over budget in 2024.

- Investment earnings came in $597,400 over budget and resulted from higher balances and conservative budget amounts.

Total actual expenditures are below the amended budget by $337,772. When comparing budget to actuals, some of the notable variances include:

- General government was under budget by $681,152 spread across multiple departments. A positive budget variance in information technology of $148,530 was experienced in capital outlay and other current expenditures.

- Public safety was $438,446 higher than budget mostly in personal services for police protection.

- Public works was lower than budget by $357,547, spread across multiple departments with the highest being streets, which was lower than budget by $247,589, mainly in personal services, which was under budget by $255,348.

- Parks and recreation was over budget by $8,778.

CAPITAL ASSETS AND LONG-TERM DEBT

Capital Assets – The City's investment in capital assets for its governmental and business-type activities as of December 31, 2024 amounts to $286,509,068 (net of accumulated depreciation/amortization). This investment in capital assets includes land and land improvements, construction in progress, buildings, other improvements, furniture and equipment, infrastructure, leased assets, and technology subscriptions. Total depreciation/amortization charged in 2024 was $14,586,227.

City of Apple Valley's Capital Assets

Table 3
Capital Assets

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Capital assets						
Land and land improvements	$ 6,752,808	$ 6,752,808	$ 6,362,305	$ 6,249,354	$ 13,115,113	$ 13,002,162
Construction in progress	14,936,123	18,876,563	2,903,726	1,636,401	17,839,849	20,512,964
Buildings	58,580,372	42,367,181	24,274,028	21,943,545	82,854,400	64,310,726
Other improvements	30,744,662	28,398,149	192,913,250	189,184,236	223,657,912	217,582,385
Furniture and equipment	28,372,690	25,483,866	7,164,171	6,516,809	35,536,861	32,000,675
Infrastructure	170,236,547	158,039,652	–	–	170,236,547	158,039,652
Lease assets	–	–	1,298,265	1,298,265	1,298,265	1,298,265
Technology subscriptions	356,315	547,538	136,102	275,279	492,417	822,817
Less accumulated depreciation/amortization	(147,343,474)	(139,821,719)	(111,178,822)	(106,364,053)	(258,522,296)	(246,185,772)
Total capital assets, net of depreciation/amortization	$ 162,636,043	$ 140,644,038	$ 123,873,025	$ 120,739,836	$ 286,509,068	$ 261,383,874

Major capital asset additions during the current year included the following:

- Infrastructure projects totaling approximately $7.8 million, including the following major projects: city-wide street and utility improvements, Whitney Drive reconstruction, 127th Street – Cedar to Galaxie Avenue, and the Diamond Path Roundabout.

- Multi-year building improvements continued with the completion of Fire Station #2 project, and the start of the Police Operations Building and future new facilities at the Central Maintenance Facility, both projects will be completed over the next couple of years.

- Water and sewer additions totaled approximately $3.1 million were largely related to Orchard Place 2nd and Whitney Drive and lift and booster station improvements.

- Storm drainage additions totaled approximately $1.0 million and were largely for Whitney Drive and Garrett Avenue/ 153rd Street storm sewer improvements.

Additional information on the City's capital assets can be found in Note 5 of the notes to basic financial statements.

Long-Term Debt – At the end of the current fiscal year, the City had total long-term debt outstanding of $63,334,007. Of this amount, $54,985,829 is backed by the full faith and credit of the City. Of this total, property taxes are the primary source of repayment for the general obligation bonds noted below, in the amount of $46,695,000. The revenue bonds and revenue notes have the full faith and credit backing of the City, with enterprise fund revenues being the primary source of repayment.

City of Apple Valley's Long-Term Debt

Table 4
Long-Term Debt

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	$ 46,695,000	$ 21,555,000	$ –	$ –	$ 46,695,000	$ 21,555,000
General obligation revenue bonds	–	–	6,530,000	7,185,000	6,530,000	7,185,000
General obligation revenue notes	–	–	1,760,829	2,235,360	1,760,829	2,235,360
Subtotal bonded debt	46,695,000	21,555,000	8,290,829	9,420,360	54,985,829	30,975,360
Financed purchases	2,178	85,390	–	–	2,178	85,390
Lease liabilities	–	–	900,103	1,034,750	900,103	1,034,750
Subscription liabilities	157,702	333,384	44,690	160,024	202,392	493,408
Unamortized premium	2,957,805	571,163	341,366	378,665	3,299,171	949,828
Compensated absences	3,511,007	3,364,136	433,327	441,070	3,944,334	3,805,206
Total	$ 53,323,692	$ 25,909,073	$ 10,010,315	$ 11,434,869	$ 63,334,007	$ 37,343,942

The City's total bonded debt increased by $24,010,469 during 2024, due to the issuance of G.O. Bond Series 2024A.

The City maintains an "Aaa" rating from Moody's and "AAA" from Standard & Poor's on all of its general obligation debt.

State statutes limit the amount of general obligation debt a governmental entity may issue to 3 percent of its total market valuation. A complete calculation of the City's legal debt margin can be found in the statistical section of this report.

Additional information on the City's long-term debt can be found in Note 6 of the notes to basic financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City's budget, along with the five-year Capital Improvement Plan, is an important part of the City's public process. The combination of these documents provides the framework that allows the City to address needed maintenance and provide for the growth and demands for service. Through innovation and efficiencies, the City continues to provide quality services that meet or exceed the expectations of our community members. Strong financial stewardship and quality customer service is a hallmark of the City's government and is evidenced by the City's AAA bond rating.

Departments successfully managed their expenditures and, as a result, General Fund expenditures were approximately 0.9 percent below the authorized budget. The City will continue to make significant ongoing investments in the Street and Utility Infrastructure Preservation and Reconstruction Program.

These factors were considered in preparing the City's budget for the 2025 fiscal year:

- Property taxes are the largest source of revenue for supporting General Fund activities, contributing approximately 71.9 percent. In 2025, Minnesota cities are not subject to levy limits.

- Property values in the City are changing similar to trends in other areas. For the 2025 budget year, the median valued residential property decreased by approximately 1.1 percent, down from a 2.8 percent increase in 2024 and 16.6 percent increase in 2023. Preliminary county data for 2026 indicates a 3.7 percent increase in the median valued home reflecting an adjustment to the escalation in values in prior years.

- The total property tax levy increased 13.8 percent for 2025; a large portion of the levy increase is due to levy requirements of the 2024A bond issue.

- The taxes paid by the median valued home increased for 2025 to $1,486 from $1,365 in 2024, approximately 8.9 percent.

- Contract settlements have been reached with each of the City's three unions through 2025.

- A 5.0 percent increase in water and a 10.0 percent increase in sanitary sewer utility rates were enacted for 2025 to fund operations and the utilities portion of the Street and Utility Infrastructure Preservation. Rates for the storm water utility increased by 10.0 percent to fund additional required storm water improvements and the street light utility rates increased by 5.0 percent.

REQUESTS FOR INFORMATION

This ACFR is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report, or requests for additional financial information, should be addressed to the Office of the Finance Director, City of Apple Valley, 7100 – 147th Street West, Apple Valley, Minnesota 55124.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

TAB

CITY OF APPLE VALLEY

Statement of Net Position
as of December 31, 2024

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments	$ 90,011,602	$ 26,674,528	$ 116,686,130
Receivables			
Accounts and interest	1,376,542	4,250,252	5,626,794
Taxes	1,868,906	–	1,868,906
Special assessments	3,903,496	298,476	4,201,972
Due from other governmental units	2,572,444	289,491	2,861,935
Lease	3,912,564	–	3,912,564
Internal balances	1,308,752	(1,308,752)	–
Prepaids	607,345	393,646	1,000,991
Inventory	72,331	1,898,871	1,971,202
Land held for resale	1,877,559	–	1,877,559
Net pension asset	3,110,855	–	3,110,855
Capital assets			
Not depreciated/amortized	21,688,931	9,266,031	30,954,962
Depreciated, net of accumulated depreciation/amortization	140,947,112	114,606,994	255,554,106
Total assets	273,258,439	156,369,537	429,627,976
Deferred outflows of resources			
Pension plan deferments	13,326,511	253,843	13,580,354
OPEB plan deferments	1,140,386	189,046	1,329,432
Total deferred outflows of resources	14,466,897	442,889	14,909,786
Total assets and deferred outflows of resources	$ 287,725,336	$ 156,812,426	$ 444,537,762
Liabilities			
Accrued salaries payable	$ 1,519,840	$ 230,257	$ 1,750,097
Accounts payable	2,573,688	961,314	3,535,002
Contracts payable	3,589,962	42,301	3,632,263
Interest payable	108,322	10,585	118,907
Due to other governmental units	127,161	190,965	318,126
Claims incurred, but not reported	5,022	–	5,022
Unearned revenue	43,753	–	43,753
Net pension liability			
Due in more than one year	11,590,514	1,225,920	12,816,434
Total OPEB liability			
Due within one year	104,073	–	104,073
Due in more than one year	2,114,959	367,856	2,482,815
Long-term debt			
Due within one year	4,558,360	1,654,085	6,212,445
Due in more than one year	48,765,332	8,356,230	57,121,562
Total long-term debt	53,323,692	10,010,315	63,334,007
Total liabilities	75,100,986	13,039,513	88,140,499
Deferred inflows of resources			
Lease revenue for subsequent years	3,848,189	–	3,848,189
Pension plan deferments	16,122,872	819,973	16,942,845
OPEB plan deferments	1,027,953	170,407	1,198,360
Total deferred inflows of resources	20,999,014	990,380	21,989,394
Net position			
Net investment in capital assets	126,816,100	114,973,405	241,789,505
Restricted for			
Debt service	2,053,312	–	2,053,312
Tax increment financing	3,324,550	–	3,324,550
Economic development	1,454,942	–	1,454,942
Police forfeiture	399,113	–	399,113
Public safety	2,382,303	–	2,382,303
Capital acquisition	10,456,451	–	10,456,451
Park dedication	2,328,349	–	2,328,349
Fire relief pension	3,110,855	–	3,110,855
Other purposes	577,206	–	577,206
Unrestricted	38,722,155	27,809,128	66,531,283
Total net position	191,625,336	142,782,533	334,407,869
Total liabilities, deferred inflows of resources, and net position	$ 287,725,336	$ 156,812,426	$ 444,537,762

See notes to basic financial statements

CITY OF APPLE VALLEY

Statement of Activities
Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities				
General government	$ 8,815,746	$ 2,073,456	$ 51,246	$ 79,431
Public safety	17,706,018	886,149	1,469,290	–
Public works	12,350,317	3,157,914	–	6,623,340
Parks and recreation	10,574,892	3,876,097	–	–
Interest and fiscal charges	913,196	–	–	–
Total governmental activities	50,360,169	9,993,616	1,520,536	6,702,771
Business-type activities				
Municipal liquor	10,108,572	11,105,403	–	–
Sports arena	1,152,583	856,283	–	–
Water and sewer	12,129,081	13,836,387	–	374,818
Storm drainage	2,705,264	3,855,243	–	175,743
Cemetery	232,972	430,272	–	–
Street light utility	577,306	751,833	–	–
Total business-type activities	26,905,778	30,835,421	–	550,561
Total governmental and business-type activities	$ 77,265,947	$ 40,829,037	$ 1,520,536	$ 7,253,332
General revenues				
Property taxes				
Other taxes				
Franchise taxes				
Grants and contributions not restricted to specific programs				
Other general revenues				
Investment earnings				
Gain on sale of assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position – beginning, as previously reported				
Error correction				
Net position – beginning, as restated				
Net position – ending				

See notes to basic financial statements

Net (Expenses) Revenue and Changes in Net Position		
Governmental Activities	Business-Type Activities	Total
$ (6,611,613)	$ –	$ (6,611,613)
(15,350,579)	–	(15,350,579)
(2,569,063)	–	(2,569,063)
(6,698,795)	–	(6,698,795)
(913,196)	–	(913,196)
(32,143,246)	–	(32,143,246)
–	996,831	996,831
–	(296,300)	(296,300)
–	2,082,124	2,082,124
–	1,325,722	1,325,722
–	197,300	197,300
–	174,527	174,527
–	4,480,204	4,480,204
(32,143,246)	4,480,204	(27,663,042)
35,466,821	121,000	35,587,821
151,661	–	151,661
1,136,492	–	1,136,492
415,111	–	415,111
10,957	–	10,957
3,306,895	1,006,041	4,312,936
377,204	16,442	393,646
(596,498)	596,498	–
40,268,643	1,739,981	42,008,624
8,125,397	6,220,185	14,345,582
183,499,939	136,386,086	319,886,025
–	176,262	176,262
183,499,939	136,562,348	320,062,287
$ 191,625,336	$ 142,782,533	$ 334,407,869

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FUND FINANCIAL STATEMENTS
TAB

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CITY OF APPLE VALLEY

Balance Sheet
Governmental Funds
as of December 31, 2024

	General Fund (1000)	Special Revenue: American Rescue Plan Act (2110)	Debt Service: Closed Bond Issues (3205)	Road Improvements (2025)
Assets				
Cash and investments	$ 24,139,151	$ –	$ 6,953,251	$ 82,377
Receivables				
Accounts	245,632	–	–	–
Taxes	1,868,906	–	–	–
Special assessments				
Current	1,035	–	408,974	28,336
Delinquent	186	–	–	–
Deferred	615	–	3,436,014	28,336
Lease	3,372,122	–	–	–
Interest	835,011	–	–	–
Due from other governmental units	107,489	–	–	1,986,481
Due from other funds	–	–	–	–
Advances to other funds	–	–	72,095	–
Prepaids	326,415	–	–	–
Inventory	29,172	–	–	–
Land held for resale	–	–	1,877,559	–
Total assets	$ 30,925,734	$ –	$ 12,747,893	$ 2,125,530
Liabilities				
Accrued salaries payable	$ 1,472,703	$ –	$ –	$ –
Accounts payable	387,282	–	12,404	301,104
Contracts payable	–	–	–	927,099
Due to other governmental units	107,222	–	–	–
Due to other funds	–	–	–	804,410
Advances from other funds	–	–	–	–
Unearned revenue	–	–	–	–
Total liabilities	1,967,207	–	12,404	2,032,613
Deferred inflows of resources				
Lease revenue for subsequent years	3,322,953	–	–	–
Unavailable revenue – property taxes	300,317	–	–	–
Unavailable revenue – state aids	–	–	–	1,431,974
Unavailable revenue – special assessments	1,221	–	3,844,988	56,672
Total deferred inflows of resources	3,624,491	–	3,844,988	1,488,646
Fund balances (deficit)				
Nonspendable	404,756	–	–	–
Restricted	2,382,303	–	–	–
Committed	168,000	–	–	–
Assigned	–	–	8,890,501	–
Unassigned	22,378,977	–	–	(1,395,729)
Total fund balances (deficit)	25,334,036	–	8,890,501	(1,395,729)
Total liabilities, deferred inflows of resources, and fund balances	$ 30,925,734	$ –	$ 12,747,893	$ 2,125,530

See notes to basic financial statements

Capital Projects					
Facilities C.I.P. Construction (4420/4430)	Formerly Nonmajor Parks Development (2300)	Construction Projects (4500)	Future Capital Projects (4930)	Nonmajor Governmental Funds	Total Governmental Funds
$ 3,973,976	$ 12,386,908	$ 4,007,963	$ 9,355,763	$ 25,050,803	$ 85,950,192
12,437	–	16,385	–	161,548	436,002
–	–	–	–	–	1,868,906
–	–	–	–	–	438,345
–	–	–	–	–	186
–	–	–	–	–	3,464,965
–	–	–	–	540,442	3,912,564
21,863	–	–	–	–	856,874
478,474	–	–	–	–	2,572,444
–	–	–	986,661	–	986,661
–	–	–	1,020,006	–	1,092,101
–	–	–	–	4,931	331,346
–	–	–	–	43,159	72,331
–	–	–	–	–	1,877,559
$ 4,486,750	$ 12,386,908	$ 4,024,348	$ 11,362,430	$ 25,800,883	$ 103,860,476
$ –	$ –	$ –	$ –	$ 47,137	$ 1,519,840
126,874	185,461	998,093	899	522,619	2,534,736
1,310,360	1,257,321	–	95,182	–	3,589,962
–	900	–	–	983	109,105
–	–	–	–	182,251	986,661
–	–	–	–	72,095	72,095
–	–	–	–	43,753	43,753
1,437,234	1,443,682	998,093	96,081	868,838	8,856,152
–	–	–	–	525,236	3,848,189
–	–	–	–	–	300,317
–	–	–	–	–	1,431,974
–	–	–	–	–	3,902,881
–	–	–	–	525,236	9,483,361
–	–	–	–	63,296	468,052
3,049,516	10,943,226	3,026,255	–	17,675,990	37,077,290
–	–	–	–	437,877	605,877
–	–	–	11,266,349	6,413,205	26,570,055
–	–	–	–	(183,559)	20,799,689
3,049,516	10,943,226	3,026,255	11,266,349	24,406,809	85,520,963
$ 4,486,750	$ 12,386,908	$ 4,024,348	$ 11,362,430	$ 25,800,883	$ 103,860,476

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CITY OF APPLE VALLEY

Reconciliation of the Balance Sheet to the
Statement of Net Position
Governmental Funds
as of December 31, 2024

Total fund balances – governmental funds	$ 85,520,963
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in governmental funds.	
Cost of capital assets	288,862,654
Less accumulated depreciation/amortization	(135,647,861)
Net pension assets are included in net position, but are excluded from fund balances because they do not represent financial resources.	3,110,855
Long-term liabilities are not payable with current financial resources and, therefore, are not reported in governmental funds.	
Bonds payable	(46,695,000)
Subscription liabilities	(157,702)
Total OPEB liability	(2,219,032)
Net pension liability	(11,590,514)
Due to availability, certain revenues are not recognized under the governmental fund statements until received; however, under full accrual in the government-wide Statement of Activities, revenues are recorded when earned regardless of when received.	5,635,172
Accrued interest payable is included in net position, but is excluded from fund balances until due and payable.	(108,322)
Internal service funds are used by management to charge certain costs to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Position.	
Internal service fund balances included in governmental activities	10,267,110
Add internal services balances allocated to business-type activities	288,746
Governmental funds report debt premiums as other financing sources at the time of issuance. Premiums are reported as liabilities in the Statement of Net Position.	(2,957,805)
Governmental funds do not report certain long-term amounts related to pensions and OPEB that are included in net position.	
Deferred outflows of resources – pension plan deferments	13,326,511
Deferred outflows of resources – OPEB plan deferments	1,140,386
Deferred inflows of resources – pension plan deferments	(16,122,872)
Deferred inflows of resources – OPEB plan deferments	(1,027,953)
Total net position – governmental activities	$ 191,625,336

CITY OF APPLE VALLEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
Governmental Funds
as of December 31, 2024

	General Fund (1000)	Special Revenue: American Rescue Plan Act (2110)	Debt Service: Closed Bond Issues (3205)	Road Improvements (2025)
Revenue				
Taxes	$ 32,443,383	$ –	$ –	$ –
Other taxes	57,557	–	–	–
Franchise taxes	291,125	–	–	–
Special assessments	6,556	–	774,755	33,011
Licenses and permits	1,994,880	–	–	–
Intergovernmental	1,578,572	1,686,534	–	1,981,753
Charges for services	4,099,184	–	–	–
Fines and forfeits	255,565	–	–	–
Investment earnings	847,400	32,295	345,192	–
Other	961,253	–	–	–
Total revenue	42,535,475	1,718,829	1,119,947	2,014,764
Expenditures				
Current				
General government	7,058,000	184,659	–	–
Public safety	17,745,808	–	–	–
Public works	6,251,450	–	–	–
Parks and recreation	6,608,113	–	–	–
Capital outlay	421,814	1,482,308	–	7,320,961
Debt service				
Principal	249,117	–	–	–
Interest and fiscal charges	4,586	–	2,236	–
Total expenditures	38,338,888	1,666,967	2,236	7,320,961
Excess (deficiency) of revenue over expenditures	4,196,587	51,862	1,117,711	(5,306,197)
Other financing sources (uses)				
Sale of capital assets	41,644	–	–	–
Transfers in	1,567,000	–	–	4,960,000
Transfers (out)	(4,905,000)	–	(1,109,892)	–
Debt issued	131,139	–	–	–
Premium on debt issued	–	–	–	–
Total other financing sources (uses)	(3,165,217)	–	(1,109,892)	4,960,000
Net change in fund balances	1,031,370	51,862	7,819	(346,197)
Fund balances (deficit)				
Beginning of year, as previously reported	24,302,666	(51,862)	8,882,682	(1,049,532)
Change in financial reporting entity – (nonmajor to major funds)	–	–	–	–
Beginning of year, as restated	24,302,666	(51,862)	8,882,682	(1,049,532)
End of year	$ 25,334,036	$ –	$ 8,890,501	$ (1,395,729)

See notes to basic financial statements

Capital Projects					
Facilities C.I.P. Construction (4420/4430)	Formerly Nonmajor Parks Development (2300)	Construction Projects (4500)	Future Capital Projects (4930)	Nonmajor Governmental Funds	Total Governmental Funds
$ –	$ –	$ –	$ –	$ 3,021,192	$ 35,464,575
–	–	–	–	94,104	151,661
–	–	–	–	845,367	1,136,492
–	–	–	–	–	814,322
–	–	–	–	–	1,994,880
–	–	–	–	473,182	5,720,041
–	–	–	–	1,875,918	5,975,102
–	–	–	–	–	255,565
218,785	225,491	118,987	424,744	919,517	3,132,411
–	–	566,233	–	586,144	2,113,630
218,785	225,491	685,220	424,744	7,815,424	56,758,679
–	–	–	–	1,006,761	8,249,420
–	–	–	–	148,614	17,894,422
211,010	–	–	241,052	138,261	6,841,773
–	2,082,960	–	–	2,264,741	10,955,814
12,998,804	4,746,563	251,620	10,380	618,728	27,851,178
–	–	–	–	1,355,000	1,604,117
126,644	198,088	–	–	660,706	992,260
13,336,458	7,027,611	251,620	251,432	6,192,811	74,388,984
(13,117,673)	(6,802,120)	433,600	173,312	1,622,613	(17,630,305)
–	–	–	–	–	41,644
–	–	1,109,892	–	1,080,450	8,717,342
–	–	–	(795,000)	(496,450)	(7,306,342)
10,190,000	16,305,000	–	–	–	26,626,139
838,719	1,457,552	–	–	254,121	2,550,392
11,028,719	17,762,552	1,109,892	(795,000)	838,121	30,629,175
(2,088,954)	10,960,432	1,543,492	(621,688)	2,460,734	12,998,870
5,138,470	–	1,482,763	11,888,037	21,928,869	72,522,093
–	(17,206)	–	–	17,206	–
5,138,470	(17,206)	1,482,763	11,888,037	21,946,075	72,522,093
$ 3,049,516	$ 10,943,226	$ 3,026,255	$ 11,266,349	$ 24,406,809	$ 85,520,963

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CITY OF APPLE VALLEY

Reconciliation of the Statement of
Revenue, Expenditures, and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
Year Ended December 31, 2024

Total net change in fund balances – governmental funds	$ 12,998,870
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlays are reported in governmental funds as expenditures; however, in the Statement of Activities the cost of those assets is allocated over the estimated useful lives as depreciation/amortization expense.	
Capital outlay	29,992,362
Transfer of capital assets to business-type activities	(2,313,498)
Depreciation/amortization expense	(7,853,165)
A gain or loss on the disposal of capital assets, including the difference between the carrying value and any related sale proceeds, is included in the change in net position. However, only the sale proceeds are included in the change in fund balances.	3,302
Net pension assets are only recorded in the government-wide financial statements as they are not current financial resources to governmental funds.	1,884,690
The issuance of long-term debt provides current financial resources to governmental funds, but the issuance increases long-term liabilities in the Statement of Net Position.	(26,626,139)
Repayment of long-term liabilities is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	1,604,117
Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	(81,284)
Governmental funds report debt issuance premiums as other financing sources at the time of issuance. Premiums are reported as liabilities in the Statement of Net Position.	(2,386,642)
Certain revenues are recognized as soon as they are earned in the Statement of Activities; however, under the modified accrual basis of accounting, certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.	1,341,747
Internal service funds are used by management to charge certain costs to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities in the government-wide financial statements.	
Internal service fund activity included in governmental activities	948,569
Add back internal service fund activity allocated to business-type activities	4,737
Governmental funds do not report long-term amounts related to pensions and OPEB that are included in the change in net position.	
Net pension liability	3,858,091
Total OPEB liability	(984,002)
Deferred outflows of resources – pension plan deferments	(4,540,502)
Deferred outflows of resources – OPEB plan deferments	747,770
Deferred inflows of resources – pension plan deferments	(645,085)
Deferred inflows of resources – OPEB plan deferments	171,459
Change in net position – governmental activities	$ 8,125,397

See notes to basic financial statements

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CITY OF APPLE VALLEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
General Fund – Budget and Actual
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Revenue				
Taxes	$ 32,575,715	$ 32,575,715	$ 32,443,383	$ (132,332)
Other taxes	68,000	68,000	57,557	(10,443)
Franchise taxes	360,000	360,000	291,125	(68,875)
Special assessments	2,500	2,500	6,556	4,056
Licenses and permits	1,956,650	1,956,650	1,994,880	38,230
Intergovernmental	1,391,810	1,208,500	1,578,572	370,072
Charges for services	3,654,910	3,654,910	4,099,184	444,274
Fines and forfeits	300,000	300,000	255,565	(44,435)
Investment earnings	250,000	250,000	847,400	597,400
Other	1,017,675	1,021,275	961,253	(60,022)
Total revenue	41,577,260	41,397,550	42,535,475	1,137,925
Expenditures				
Current				
General government	7,598,895	7,596,895	7,058,000	(538,895)
Public safety	17,317,310	17,407,910	17,745,808	337,898
Public works	6,508,970	6,588,770	6,251,450	(337,320)
Parks and recreation	6,599,335	6,599,335	6,608,113	8,778
Capital outlay				
General government	219,750	373,750	231,493	(142,257)
Public safety	–	75,000	175,548	100,548
Public works	20,000	35,000	14,773	(20,227)
Debt service				
Principal	–	–	249,117	249,117
Interest and fiscal charges	–	–	4,586	4,586
Total expenditures	38,264,260	38,676,660	38,338,888	(337,772)
Excess of revenue over expenditures	3,313,000	2,720,890	4,196,587	1,475,697
Other financing sources (uses)				
Sale of capital assets	25,000	25,000	41,644	16,644
Debt issued	–	–	131,139	131,139
Transfers in	1,567,000	1,567,000	1,567,000	–
Transfers (out)	(4,905,000)	(4,980,000)	(4,905,000)	75,000
Total other financing sources (uses)	(3,313,000)	(3,388,000)	(3,165,217)	222,783
Net change in fund balances	$ –	$ (667,110)	1,031,370	$ 1,698,480
Fund balances				
Beginning of year			24,302,666	
End of year			$ 25,334,036	

See notes to basic financial statements

CITY OF APPLE VALLEY

Statement of Net Position
Proprietary Funds
as of December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Current assets			
Cash and investments	$ 2,507,684	$ 800	$ 16,496,380
Receivables			
Special assessments			
Current	–	–	262,288
Delinquent	–	–	11,056
Accounts	733	213,267	3,041,431
Interest (charges)	–	–	(6,437)
Due from other governmental units	–	287,177	–
Due from other funds	–	–	58,732
Prepaids	503	–	393,143
Inventory	1,803,375	–	95,496
Total current assets	4,312,295	501,244	20,352,089
Noncurrent assets			
Deferred special assessment receivable	–	–	6,245
Capital assets			
Land and land improvements	1,177,683	2,000	2,263,907
Construction in progress	–	–	1,424,060
Buildings	3,888,270	8,605,155	11,780,603
Other improvements	87,149	109,420	127,729,879
Furniture and equipment	502,021	444,989	5,093,670
Lease assets	1,298,265	–	–
Technology subscriptions	–	–	52,158
Less accumulated depreciation/amortization	(3,106,670)	(4,488,928)	(72,747,345)
Total capital assets (net of accumulated depreciation/amortization)	3,846,718	4,672,636	75,596,932
Total noncurrent assets	3,846,718	4,672,636	75,603,177
Total assets	8,159,013	5,173,880	95,955,266
Deferred outflows of resources			
Pension plan deferments	62,045	20,928	152,774
OPEB plan deferments	49,322	14,092	124,568
Total deferred outflows of resources	111,367	35,020	277,342
Total assets and deferred outflows of resources	$ 8,270,380	$ 5,208,900	$ 96,232,608

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ 5,882,755	$ 997,254	$ 789,655	$ 26,674,528	$ 4,061,410
994	–	–	263,282	–
–	–	–	11,056	–
831,128	–	170,130	4,256,689	83,666
–	–	–	(6,437)	–
–	–	2,314	289,491	–
–	–	–	58,732	–
–	–	–	393,646	275,999
–	–	–	1,898,871	–
6,714,877	997,254	962,099	33,839,858	4,421,075
17,893	–	–	24,138	–
2,405,155	513,560	–	6,362,305	–
1,468,482	11,184	–	2,903,726	–
–	–	–	24,274,028	–
62,332,362	2,654,441	–	192,913,251	–
1,088,491	35,000	–	7,164,171	21,116,863
–	–	–	1,298,265	–
25,606	25,524	32,814	136,102	–
(29,970,006)	(833,060)	(32,814)	(111,178,823)	(11,695,613)
37,350,090	2,406,649	–	123,873,025	9,421,250
37,367,983	2,406,649	–	123,897,163	9,421,250
44,082,860	3,403,903	962,099	157,737,021	13,842,325
18,096	–	–	253,843	–
1,064	–	–	189,046	–
19,160	–	–	442,889	–
$ 44,102,020	$ 3,403,903	$ 962,099	$ 158,179,910	$ 13,842,325

(continued)

CITY OF APPLE VALLEY

Statement of Net Position
Proprietary Funds (continued)
as of December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Current liabilities			
Accrued salaries payable	$ 64,969	$ 26,764	$ 127,866
Accounts payable	494,759	36,624	134,004
Contracts payable	–	–	41,453
Interest payable	791	–	6,026
Due to other governmental units	125,878	12,116	18,236
Claims payable	–	–	–
Due to other funds	–	58,732	–
Accrued compensated absences	111,661	21,199	163,020
Lease liability	140,680	–	–
Subscription liabilities	–	–	18,074
Financed purchase	–	–	–
Revenue note payable	–	–	488,633
Bonds payable	–	–	430,000
Total current liabilities	938,738	155,435	1,427,312
Noncurrent liabilities			
Accrued compensated absences	35,935	820	96,490
Total OPEB liability	95,974	27,421	242,391
Net pension liability	299,643	101,070	737,811
Advance from other fund	–	1,020,006	–
Lease liability	759,423	–	–
Revenue note payable	–	–	1,272,196
Bonds payable	–	–	4,170,495
Total noncurrent liabilities	1,190,975	1,149,317	6,519,383
Total liabilities	2,129,713	1,304,752	7,946,695
Deferred inflows of resources			
Pension plan deferments	200,420	67,602	493,495
OPEB plan deferments	44,459	12,703	112,286
Total deferred inflows of resources	244,879	80,305	605,781
Net position			
Net investment in capital assets	2,946,615	4,672,636	69,217,534
Unrestricted	2,949,173	(848,793)	18,462,598
Total net position	5,895,788	3,823,843	87,680,132
Total liabilities, deferred inflows of resources, and net position	$ 8,270,380	$ 5,208,900	$ 96,232,608

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ 10,266	$ 392	$ –	$ 230,257	$ –
66,860	1,651	227,416	961,314	38,952
848	–	–	42,301	–
3,768	–	–	10,585	–
32,116	–	2,619	190,965	18,056
–	–	–	–	5,022
–	–	–	58,732	–
4,202	–	–	300,082	2,555,839
–	–	–	140,680	–
8,963	8,935	8,718	44,690	–
–	–	–	–	2,178
–	–	–	488,633	–
250,000	–	–	680,000	–
377,023	10,978	238,753	3,148,239	2,620,047
–	–	–	133,245	955,168
2,070	–	–	367,856	–
87,396	–	–	1,225,920	–
–	–	–	1,020,006	–
–	–	–	759,423	–
–	–	–	1,272,196	–
2,020,871	–	–	6,191,366	–
2,110,337	–	–	10,970,012	955,168
2,487,360	10,978	238,753	14,118,251	3,575,215
58,456	–	–	819,973	–
959	–	–	170,407	–
59,415	–	–	990,380	–
35,747,624	2,397,714	(8,718)	114,973,405	9,419,072
5,807,621	995,211	732,064	28,097,874	848,038
41,555,245	3,392,925	723,346	143,071,279	10,267,110
$ 44,102,020	$ 3,403,903	$ 962,099	$ 158,179,910	$ 13,842,325

Total net position – enterprise funds	$ 143,071,279
Adjustment to reflect the consolidation of internal service fund activity related to enterprise funds	(288,746)
Net position – business-type activities	$ 142,782,533

CITY OF APPLE VALLEY

Statement of Revenue, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Operating revenue			
Sales and rentals	$ 11,087,409	$ 851,563	$ –
Charges for services	–	–	13,765,456
Total operating revenue	11,087,409	851,563	13,765,456
Cost of goods sold	7,766,504	–	–
Gross profit	3,320,905	851,563	13,765,456
Operating expenses			
Personal services	1,405,313	461,648	2,100,069
Contractual services	52,990	37,559	334,492
Other charges	348,432	45,200	1,006,729
Supplies and repairs	63,310	60,876	632,482
Insurance	103,851	33,000	283,000
Utilities	56,975	160,348	475,001
Depreciation/amortization	297,225	353,952	3,069,300
Sewer charges	–	–	4,094,373
Total operating expenses	2,328,096	1,152,583	11,995,446
Operating income (loss)	992,809	(301,020)	1,770,010
Nonoperating revenue (expense)			
Taxes	–	121,000	–
Investment earnings	74,968	965	673,843
Other income	17,994	4,720	70,931
Gain (loss) on sale of capital assets	2,162	–	14,280
Interest expense	(9,235)	–	(133,635)
Total nonoperating revenue (expense)	85,889	126,685	625,419
Income (loss) before capital contributions and transfers	1,078,698	(174,335)	2,395,429
Capital contributions	–	–	56,476
Capital contributions – connection fees	–	–	318,342
Capital contributions from governmental funds	–	2,313,498	–
Transfers in	–	–	–
Transfers (out)	(885,000)	–	(832,000)
Change in net position	193,698	2,139,163	1,938,247
Net position			
Beginning of year, as previously reported	5,702,090	1,508,418	85,741,885
Error correction	–	176,262	–
Beginning of year, as restated	5,702,090	1,684,680	85,741,885
End of year	$ 5,895,788	$ 3,823,843	$ 87,680,132

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ –	$ –	$ –	$ 11,938,972	$ –
3,694,576	428,660	751,833	18,640,525	4,407,206
3,694,576	428,660	751,833	30,579,497	4,407,206
–	–	–	7,766,504	–
3,694,576	428,660	751,833	22,812,993	4,407,206
208,998	5,887	4,712	4,186,627	1,310,560
510,267	25,435	38,877	999,620	55,138
453,866	37,561	–	1,891,788	1,387,246
74,647	8,865	9,362	849,542	–
36,000	6,000	33,700	495,551	–
59,262	1,627	476,144	1,229,357	–
1,259,298	147,580	14,497	5,141,852	1,591,210
–	–	–	4,094,373	–
2,602,338	232,955	577,292	18,888,710	4,344,154
1,092,238	195,705	174,541	3,924,283	63,052
–	–	–	121,000	–
206,459	32,179	17,627	1,006,041	174,484
160,667	1,612	–	255,924	–
(10,491)	–	–	5,951	335,560
(92,435)	(17)	(14)	(235,336)	(3,402)
264,200	33,774	17,613	1,153,580	506,642
1,356,438	229,479	192,154	5,077,863	569,694
141,475	–	–	197,951	72,875
34,268	–	–	352,610	–
–	–	–	2,313,498	–
–	–	–	–	306,000
–	–	–	(1,717,000)	–
1,532,181	229,479	192,154	6,224,922	948,569
40,023,064	3,163,446	531,192	136,670,095	9,318,541
–	–	–	176,262	–
40,023,064	3,163,446	531,192	136,846,357	9,318,541
$ 41,555,245	$ 3,392,925	$ 723,346	$ 143,071,279	$ 10,267,110

Change in net position – enterprise funds	$ 6,224,922
Adjustment to reflect the consolidation of internal service fund activities related to the enterprise funds	(4,737)
Change in net position – business-type activities	$ 6,220,185

CITY OF APPLE VALLEY

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Cash flows from operating activities			
Cash received from customers	$ 11,104,670	$ 657,751	$ 13,612,709
Cash receipts on interfund services provided	–	–	–
Cash payments to suppliers	(8,221,164)	(298,527)	(6,940,376)
Cash payments to employees for services	(1,472,237)	(451,229)	(2,250,343)
Net cash flows from operating activities	1,411,269	(92,005)	4,421,990
Cash flows from capital and related financing activities			
Acquisition and construction of capital assets	(39,609)	(29,605)	(3,574,398)
Capital contributions – connection fees received	–	–	318,342
Proceeds from sale of capital assets	2,162	–	22,852
Payment on debt	(134,647)	–	(979,652)
Interest paid	(9,351)	–	(168,569)
Net cash flows from capital and related financing activities	(181,445)	(29,605)	(4,381,425)
Cash flows from investing activities			
Interest received on investments	74,968	965	673,843
Cash flows from noncapital financing activities			
Taxes	–	121,000	–
Cash paid to other funds	–	(10,314)	10,314
Transfers in	–	–	–
Transfers (out)	(885,000)	–	(832,000)
Net cash flows from noncapital financing activities	(885,000)	110,686	(821,686)
Net increase (decrease) in cash and cash equivalents	419,792	(9,959)	(107,278)
Cash and cash equivalents			
Beginning of year	2,087,892	10,759	16,603,658
End of year	$ 2,507,684	$ 800	$ 16,496,380
Reconciliation of operating income (loss) to net cash flows from operating activities			
Operating income (loss)	$ 992,809	$ (301,020)	$ 1,770,010
Adjustments to reconcile operating income (loss) to net cash flows from operating activities			
Depreciation/amortization	297,225	353,952	3,069,300
Other revenue	17,994	4,720	70,931
Change in assets, deferred outflows/inflows of resources, and liabilities			
Receivables			
Special assessments	–	–	(33,135)
Accounts	(733)	(43,421)	(190,543)
Due from other governmental units	–	(155,111)	–
Inventory	142,951	–	(18,312)
Prepaids	17,234	–	(60,808)
Deferred outflows of resources	38,002	7,876	69,680
Accounts payable	11,076	26,384	10,628
Contracts payable	(3,000)	–	(15,292)
Accrued salaries payable	1,708	7,987	39,267
Claims payable	–	–	–
Total OPEB liability	37,023	16,423	86,216
Net pension liability	(198,083)	(49,052)	(395,253)
Accrued compensated absences	25,989	5,576	(41,896)
Due to other governmental units	2,637	12,072	(30,515)
Deferred inflows of resources	28,437	21,609	91,712
Net cash flows from operating activities	$ 1,411,269	$ (92,005)	$ 4,421,990
Noncash investing, capital, and financing activities			
Capital contributions	$ –	$ –	$ 56,476
Capital contributions from governmental funds	$ –	$ 2,313,498	$ –
Net book value of capital asset disposals	$ –	$ –	$ 8,572
Capital asset additions from trade-ins	$ –	$ –	$ –
Accounts payable for capital assets	$ –	$ –	$ –
Amortization of bond premium (discount)	$ –	$ –	$ 33,389

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ 3,801,951	$ 430,272	$ 745,804	$ 30,353,157	$ –
–	–	–	–	4,323,540
(1,236,492)	(78,770)	(349,258)	(17,124,587)	(1,675,362)
(234,673)	(5,948)	(4,712)	(4,419,142)	(928,530)
2,330,786	345,554	391,834	8,809,428	1,719,648
(1,984,100)	(165,733)	–	(5,793,445)	(4,174,215)
34,268	–	–	352,610	72,875
10,790	–	–	35,804	323,868
(248,491)	(8,464)	(8,258)	(1,379,512)	(83,212)
(96,676)	(91)	(87)	(274,774)	(3,402)
(2,284,209)	(174,288)	(8,345)	(7,059,317)	(3,864,086)
219,334	32,179	17,627	1,018,916	174,484
–	–	–	121,000	–
–	–	–	–	–
–	–	–	–	306,000
–	–	–	(1,717,000)	–
–	–	–	(1,596,000)	306,000
265,911	203,445	401,116	1,173,027	(1,663,954)
5,616,844	793,809	388,539	25,501,501	5,725,364
$ 5,882,755	$ 997,254	$ 789,655	$ 26,674,528	$ 4,061,410
$ 1,092,238	$ 195,705	$ 174,541	$ 3,924,283	$ 63,052
1,259,298	147,580	14,497	5,141,852	1,591,210
160,667	1,612	–	255,924	–
994	–	–	(32,141)	–
(54,286)	–	(4,898)	(293,881)	(83,666)
–	–	(1,131)	(156,242)	–
–	–	–	124,639	–
–	–	–	(43,574)	(4,855)
19,807	–	–	135,365	–
(78,706)	704	206,206	176,292	(11,275)
(42,031)	–	–	(60,323)	–
978	(61)	–	49,879	–
–	–	–	–	165
(3,209)	–	–	136,453	–
(54,684)	–	–	(697,072)	–
2,588	–	–	(7,743)	146,871
18,287	14	2,619	5,114	18,146
8,845	–	–	150,603	–
$ 2,330,786	$ 345,554	$ 391,834	$ 8,809,428	$ 1,719,648
$ 141,475	$ –	$ –	$ 197,951	$ –
$ –	$ –	$ –	$ 2,313,498	$ –
$ 21,281	$ –	$ –	$ 29,853	$ 218,205
$ –	$ –	$ –	$ –	$ 229,897
$ –	$ –	$ –	$ –	$ 373,989
$ 3,910	$ –	$ –	$ 37,299	$ –

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NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The City of Apple Valley, Minnesota (the City) is a statutory city governed by an elected mayor and four councilmembers. The accompanying financial statements present the government entities for which the City is considered to be financially accountable.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

B. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the City (the primary government) and its component units. Component units are legally separate entities for which the primary government is financially accountable, or for which the exclusion of the component unit would render the financial statements of the primary government misleading. The criteria used to determine if the primary government is financially accountable for a component unit includes whether or not the primary government appoints the voting majority of the potential component unit's board, is able to impose its will on the potential component unit, is in a relationship of financial benefit or burden with the potential component unit, or is fiscally depended upon by the potential component unit.

The Apple Valley Economic Development Authority (EDA) was established to provide economic development services to the City. Although a legally separate entity, the Apple Valley EDA is reported as if it were part of the primary government because it provides services exclusively for the City. The Apple Valley EDA governing body is substantially the same as the governing body of the primary government because five of the Apple Valley EDA board members are City Council members and the two other members are appointed by the City Council. Management of the primary government also has operational responsibility for the Apple Valley EDA. The Apple Valley EDA is a blended component unit of the City, with the following funds reported as funds of the City: Economic Development Debt Service Fund and the EDA Operations Special Revenue Fund. The Apple Valley EDA does not issue separate financial statements.

C. Government-Wide Financial Statement Presentation

The government-wide financial statements (Statement of Net Position and Statement of Activities) display information about the reporting government as a whole. These statements include all of the financial activities of the City. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which significantly rely upon sales, fees, and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other internally directed revenues are reported as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes and special assessments are recognized as revenues in the fiscal year for which they are certified for levy. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, charges between the City's enterprise funds and other functions are not eliminated, as that would distort the direct costs and program revenues reported in those functions. Depreciation/amortization expense is included in the direct expenses of each function. Interest on long-term debt is considered an indirect expense and is reported separately on the Statement of Activities.

D. Fund Financial Statement Presentation

Separate fund financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements. Aggregated information for the remaining nonmajor governmental funds is reported in a single column in the fund financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this basis of accounting, transactions are recorded in the following manner:

1. **Revenue Recognition** – Revenue is recognized when it becomes measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days after year-end. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Debt proceeds are reported as other financing sources.

   Major revenue that is susceptible to accrual includes property taxes, special assessments, intergovernmental revenue, charges for services, and interest earned on investments. Major revenue that is not susceptible to accrual includes licenses and permits, fees, and miscellaneous revenue. Such revenue is recorded only when received because it is not measurable until collected.

2. **Recording of Expenditures** – Expenditures are generally recorded when a liability is incurred, except for principal and interest on long-term debt and other long-term obligations, which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as capital outlay expenditures in the governmental funds.

Proprietary fund financial statements are reported using the economic resources measurement focus and accrual basis of accounting, similar to the government-wide financial statements. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and internal service funds are charges to customers for sales and services. The operating expenses for the enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets. All revenues and expenses that do not meet this definition are reported as nonoperating revenues and expenses.

Aggregated information for the internal service funds is reported in a single column in the proprietary fund financial statements. Because the principal user of the internal services is the City's governmental activities, the financial statements of the internal service funds are consolidated into the governmental column when presented in the government-wide financial statements. The cost of these services is reported in the appropriate functional activity.

Description of Funds

The City reports the following major governmental funds:

General Fund (1000) – This fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

American Rescue Plan Act Special Revenue Fund (2110) – This fund accounts for funds received from the American Rescue Plan Act.

Closed Bond Issues Debt Service Fund (3205) – This fund accounts for all the closed bond issues that no longer have outstanding bonds.

Road Improvements Capital Projects Fund (2025) – This fund accounts for various road improvements.

Facilities C.I.P. Construction Capital Projects Fund (4420 and 4430) – Accounts for the expenditures and bond proceeds received from the issuance of 2021, 2022, and 2024 Facilities Capital Improvement Bonds.

Parks Development Capital Projects Fund (2300) – Accounts for the construction activities of projects approved in the 2023 Park Referendum.

Construction Projects Capital Projects Fund (4500) – This fund accounts for development projects, the costs of which will be recovered through the development process, including specially assessing the benefiting properties.

Future Capital Projects Capital Projects Fund (4930) – This fund accounts for funds set aside for future capital improvements.

The City reports the following major enterprise funds:

Municipal Liquor Fund (5000 and 5030) – This fund accounts for the operations of the City's liquor stores.

Sports Arena Fund (5200) – This fund accounts for the operations of the City's sports arena.

Water and Sewer Fund (5300 and 5400) – This fund accounts for the activities of the City's water and sewer operations.

Storm Drainage Fund (5500 and 5550) – This fund accounts for the activities of the City's storm drainage operations.

Cemetery Fund (5600 and 5700) – This fund accounts for the activities of the City's cemetery operations.

Street Light Utility Fund (5800) – This fund accounts for the activities of the City's street light operations.

Additionally, the City reports the following fund types:

Internal Service Funds – Internal service funds account for the financing of goods and services provided to other departments or agencies of the City on a cost-reimbursement basis. The City utilizes a Dental Insurance Internal Service Fund, Benefits/Other Insurance Internal Service Fund, and a Vehicle Equipment Replacement Internal Service Fund in managing city operations.

E. Cash and Investments

Cash and investments include balances from all funds that are combined and invested to the extent available in various securities as authorized by state law. Earnings from the pooled investments are allocated to the respective funds on the basis of applicable cash balance participation by each fund. Certain bond proceeds may be held separately for capital projects. Earnings on these accounts are allocated directly to the respective funds. The City generally reports investments at fair value.

The City generally reports investments at fair value. The Minnesota Municipal Money Market (4M) Fund is an external investment pool regulated by Minnesota Statutes that is not registered with the Securities and Exchange Commission (SEC), but follows the same regulatory rules of the SEC. The fair value of the position in the pool is the same as the value of the pool shares, which is based on an amortized cost method that approximates fair value. The 4M Fund is sponsored by the League of Minnesota Cities. Investments are purchased and regulated according to Minnesota Statutes. For this investment pool, there are no unfunded commitments, redemption frequency is daily, and there is no redemption notice required for the Liquid Class; the redemption notice period is 14 days for the Plus Class. There are no restrictions or limitations on withdrawals from the 4M Fund.

The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See Note 2 for the City's recurring fair value measurements as of year-end.

F. Receivables

Utility and miscellaneous accounts receivable are reported at gross. Since the City is generally able to certify delinquent amounts to the county for collection as special assessments, no allowance for uncollectible accounts has been provided on current receivables. The only receivables not expected to be collected within one year are lease receivables, property taxes, and special assessments receivable.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Interfund Receivables and Payables

In the fund financial statements, activity between funds that is representative of lending or borrowing arrangements is reported as either "due to/from other funds" (current portion) or "advances to/from other funds." All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

H. Land Held for Resale

Land held for resale represents various property purchases made by the City with the intent to sell in order to increase the tax base or to attract new businesses. These assets are stated at the lower of cost or acquisition value.

I. Property Taxes

Property tax levies are set by the City Council in December of each year, and are certified to Dakota County for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. The county spreads the levies over all taxable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Real property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Personal property taxes are due in full on May 15. The county provides tax settlements to cities and other taxing districts three times a year; in July, December, and January.

Property taxes are recognized as revenue in the year levied in the government-wide financial statements and proprietary fund financial statements. In the governmental fund financial statements, taxes are recognized as revenue when received in cash or within 60 days after year-end. Taxes which remain unpaid on December 31 are classified as delinquent taxes receivable, and are offset by a deferred inflow of resources in the governmental fund financial statements.

J. Special Assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. Special assessments are recorded as receivables upon certification to the county. Special assessments are recognized as revenue in the year levied in the government-wide financial statements and proprietary fund financial statements. In the governmental fund financial statements, special assessments are recognized as revenue when received in cash or within 60 days after year-end. Governmental fund special assessments receivable which remain unpaid on December 31 are offset by a deferred inflow of resources in the governmental fund financial statements.

K. Prepaids

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

L. Inventories

The inventories for the nonmajor Valleywood Golf Special Revenue Fund and Municipal Liquor Funds use the average cost valuation method. Inventories of the remaining governmental and proprietary funds are valued at cost using the first-in, first-out valuation method. Inventories are recorded as expenditures or expenses when consumed.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Subscription-Based Information Technology Arrangements (SBITAs)

A SBITA is a contract that conveys control of the right to use another party's information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. The City has entered into certain SBITAs for financial, permit, licensing, and infrastructure technology. Capital assets associated with SBITAs are presented separately from other capital assets in Note 5 and are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying IT assets. When applicable, a subscription liability is reported in Note 6 to include the terms and related disclosures associated with any subscription liability.

N. Capital Assets

Capital assets, which include land, land improvements, buildings, other improvements, furniture and equipment, and infrastructure assets (roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are capitalized at historical cost, or estimated historical cost for assets where actual historical cost is not available. Donated assets are recorded as capital assets at their estimated acquisition value on the date of donation. Leased capital assets are recorded based on the measurement of payments applicable to the lease term. The City defines capital assets as those with an initial, individual cost of $25,000 or more, and $50,000 or more for groups of similar assets acquired at or near the same time with a single objective with an estimated useful life in excess of two years. SBITA capital assets are recorded based on the measurement of any subscription liability plus the payments due to a SBITA vendor at the commencement of the subscription term, including any applicable initial implementation costs as defined in the standard. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets are recorded in the government-wide and proprietary fund financial statements but are not reported in the governmental fund financial statements. Capital assets are depreciated/amortized using the straight-line method over their estimated useful lives. Lease assets are amortized over the term of the lease or over the useful life of the applicable asset class previously described, if future ownership is anticipated. Technology subscriptions are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying IT asset. Land and construction in progress are not depreciated.

The estimated useful lives are as follows:

Assets	Years
Buildings	7–40
Improvements other than buildings	5–40
Furniture and equipment	3–50
Infrastructure	25–50

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Compensated Absences

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled (for example paid in cash to the employee or payment to an employee flex spending account) during or upon separation from employment. Based on the criteria listed, the following paragraph describes the types of leave that qualify for liability recognition for compensated absences. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Full-time employees employed by the City after January 1, 1995 are eligible for three to six weeks of annual leave depending on their length of service with the City. Annual leave may not accrue in excess of 800 hours. Upon termination of employment with the City, employees in "good standing" are reimbursed for all accrued and unused annual leave. Employees employed by the City prior to January 1, 1995 were eligible to elect to continue earning sick leave and vacation in lieu of the annual leave option. Those employees who elected not to take the annual leave provisions continue to be eligible to earn 12 days of sick leave and two to four weeks of vacation per year, depending on their length of service with the City. Sick leave may carry forward indefinitely. Upon termination of employment in "good standing," employees with more than 10 years of continuous service shall be paid up to one-third of their accrued and unused sick leave. The maximum amount of vacation that may be accumulated is twice the amount earned in any one year. Upon termination of employment, "good standing" employees shall be paid for their accrued and unused vacation leave.

P. Long-Term Liabilities

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, if material, are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are expensed in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Q. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, statements of financial position or balance sheets will sometimes report separate sections for deferred outflows or inflows of resources. These separate financial statement elements represent a consumption or acquisition, respectively, of net assets that applies to future periods, and so will not be recognized as an outflow of resources (expense/expenditure), or an inflow of financial resources (revenue) until then.

The City reports deferred inflows of resources in both the governmental fund financial statements and the government-wide financial statements related to lease receivables, which requires lessors to recognize deferred inflows of resources to correspond to lease receivables. These amounts are deferred and amortized in a systematic and rational manner over the term of the lease.

The City reports deferred outflows and inflows of resources related to pensions and other post-employment benefits (OPEB) in the government-wide and enterprise funds Statement of Net Position. These deferred outflows and inflows result from differences between expected and actual economic experience, changes in actuarial assumptions, net collective differences between projected and actual investment earnings, changes in proportion, and contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension and OPEB standards.

Unavailable revenue, arises only under a modified accrual basis of accounting and, therefore, is only reported in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from three sources: property taxes, state aids, and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

R. State-Wide and Fire Relief Pension Plans

For purposes of measuring the net pension liability or asset, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and the Apple Valley Fire Relief Association (the Association) and additions to/deductions from the PERA's and the Association's fiduciary net position have been determined on the same basis as they are reported by the PERA and the Association. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Budgets and Budgetary Accounting

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. In August of each year, city staff submits to the City Council, a proposed operating budget for the year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them for the upcoming year.

2. Public hearings are conducted to obtain taxpayer comments.

3. The budget is legally enacted through passage of a resolution by the City Council.

4. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

5. Expenditures may not legally exceed budgeted appropriations at the department level in the General Fund and Fund level in all other funds. No department/fund's budget can be increased without City Council approval. The City Council may authorize transfers of budgeted amounts between departments within the General Fund. Management may amend budgets within a department level, so long as the total department budget is not changed.

6. Annual appropriated budgets are adopted during the year for the General Fund, Cable TV Special Revenue Fund, Opioid Settlement Special Revenue Fund, Valleywood Golf Special Revenue Fund, and EDA Operations Special Revenue Fund. Annual appropriated budgets are not adopted for debt service funds because effective budgetary control is alternatively achieved through bond indenture provisions. Budgetary control for capital projects funds is accomplished through the use of project controls and formal appropriated budgets are not adopted for some capital projects funds. The City did adopt formal annual appropriated budgets for the Road Improvements, Future Capital Projects, Education Building, Capital Building, Cable Capital Equipment, Cable Capital Equipment/PEG, Parks Facilities Maintenance, and Fire Facilities Maintenance Capital Projects Funds.

7. The finance director/treasurer presents monthly reports to the City Council.

8. Budgeted amounts are as originally adopted or as amended by the City Council. Budgeted expenditures lapse at year-end.

9. Expenditures were more than budgeted amounts in the EDA Operations Special Revenue Fund by $1,664 and the Cable Capital Equipment/PEG Capital Projects Fund by $8,527.

T. Statement of Cash Flows

For purposes of the Statement of Cash Flows, the City considers all highly liquid debt instruments with an original maturity from the time of purchase by the City of three months or less to be cash equivalents. The proprietary fund's portion in the government-wide cash and investment management pool is considered to be cash equivalent.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

U. Net Position and Flow Assumptions

In the government-wide and proprietary fund financial statements, net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources. Net position is displayed in three components:

- **Net Investment in Capital Assets** – Consists of capital assets, net of accumulated depreciation/amortization, reduced by any outstanding debt attributable to acquire capital assets.

- **Restricted Net Position** – Consists of net position restricted when there are limitations imposed on its use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

- **Unrestricted Net Position** – All other elements of net position that do not meet the definition of "restricted" or "net investment in capital assets."

The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

V. Fund Balance Classifications and Flow Assumptions

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

- **Nonspendable** – Consists of amounts that are not in spendable form, such as prepaid items, inventory, and other long-term assets.

- **Restricted** – Consists of amounts related to externally imposed constraints established by creditors, grantors, or contributors; or constraints imposed by state statutory provisions.

- **Committed** – Consists of internally imposed constraints that are established by resolution of the City Council. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

- **Assigned** – Consists of internally imposed constraints. These constraints consist of amounts intended to be used by the City for specific purposes, but do not meet the criteria to be classified as restricted or committed. In governmental funds, assigned amounts represent intended uses established by the governing body itself or by an official to which the governing body delegates the authority. Pursuant to City Council resolution, the city administrator and/or the finance director/treasurer are authorized to establish assignments of fund balance.

- **Unassigned** – The residual classification for the General Fund, which also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, then use unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use, it is the City's policy to use resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

W. Risk Management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City participates in the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool for its general property and casualty, workers' compensation, and other miscellaneous insurance coverage. The LMCIT operates as a common risk management and insurance program for a large number of cities in Minnesota. The City pays an annual premium to the LMCIT for insurance coverage. The LMCIT agreement provides that the trust will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of certain limits. The City also carries commercial insurance for certain other risks of loss. Settled claims resulting from these risks did not exceed insurance coverage in any of the past three fiscal years. There were no significant reductions in insurance coverage in the current year.

The City uses its Dental Insurance Internal Service Fund to account for and finance its self-insured risk of loss for an employee dental plan. The dental plan is funded by the City, employee contributions, and investment earnings. The claims liability is included in the liabilities of the Dental Insurance Internal Service Fund are based on the requirement that a liability for claims be reported if information prior to issuance of the financial statements indicates that it is probable that a liability has been incurred on the date of the financial statements and the loss can be reasonably estimated.

Changes in the fund's claims liability for the past two years were:

	Beginning Balance	Claims and Changes in Estimates	Claim Payments	Ending Balance
2023	$ 6,126	$ 192,417	$ 193,686	$ 4,857
2024	$ 4,857	$ 236,706	$ 236,541	$ 5,022

X. Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the financial statements during the reporting period. Actual results could differ from those estimates.

Y. Error Correction

An error results from mathematical mistakes, mistakes in the application of accounting principles, or oversight or misuse of facts that existed at the time the financial statements were issued about conditions that existed as of the financial statement date.

During fiscal year 2024, the City determined an error was made in the Sports Arena Enterprise Fund when cash receipts in the CivicRec point of sale system were mistakenly set up to be recorded as unearned revenue. These amounts should have been reported as revenues in this fund. This error caused revenues and ending fund balance in fiscal 2023 to be understated by $176,262.

NOTE 2 – CASH AND INVESTMENTS

A. Components of Cash and Investments

Cash and investments at year-end consist of the following:

Deposits	$ –
Investments	116,669,880
Petty cash	16,250
Total	$ 116,686,130

B. Deposits

In accordance with applicable Minnesota Statutes, the City maintains deposits at depository banks authorized by the City Council, including checking accounts and certificates of deposit.

The following is considered the most significant risk associated with deposits:

Custodial Credit Risk – In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may be lost.

Minnesota Statutes require that all deposits be protected by federal deposit insurance, corporate surety bond, or collateral. The market value of collateral pledged must equal 110 percent of the deposits not covered by federal deposit insurance or corporate surety bonds. Authorized collateral includes treasury bills, notes, and bonds; issues of U.S. government agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; irrevocable standard letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota Statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The City has no additional deposit policies addressing custodial credit risk.

At year-end, the carrying amount of the City's deposits was $0, while the balance on the bank records was $139,841. At December 31, 2024, all deposits were fully covered by federal deposit insurance, surety bonds, or by collateral held by the City's agent in the City's name.

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

C. Investments

The City has the following investments at year-end:

Investment Type	Credit Risk Rating	Credit Risk Agency	Fair Value Measurements Using	Interest Risk – Maturity Duration in Years Less Than 1	1 to 5	6 to 10	Total
U.S. agency securities	Aaa	Moody's	Level 2	$ 977,420	$ –	$ –	$ 977,420
U.S. agency securities	AA	S&P	Level 2	4,475,295	10,280,400	998,550	15,754,245
U.S. treasuries	AAA	Moody's	Level 2	987,710	4,958,350	–	5,946,060
State and local bonds (G.O.)	AAA	S&P	Level 2	5,554,517	9,538,623	750,938	15,844,078
State and local bonds (G.O.)	AA	S&P	Level 2	6,238,380	12,157,360	558,244	18,953,984
State and local bonds (G.O.)	A	S&P	Level 2	544,095	796,083	–	1,340,178
State and local bonds (G.O.)	Aaa	Moody's	Level 2	998,770	2,579,408	–	3,578,178
State and local bonds (G.O.)	Aa	Moody's	Level 2	4,027,044	7,734,453	417,663	12,179,160
State and local bonds (G.O.)	A	Moody's	Level 2	219,537	502,861	–	722,398
State and local bonds (Revenue)	AAA	S&P	Level 2	994,865	346,598	–	1,341,463
State and local bonds (Revenue)	AA	S&P	Level 2	–	2,700,248	–	2,700,248
State and local bonds (Revenue)	AA	Moody's	Level 2	224,276	–	–	224,276
Negotiable certificates of deposit	N/R	N/A	Level 2	2,352,742	4,860,598	–	7,213,340
				$ 27,594,651	$ 56,454,982	$ 2,725,395	86,775,028
Investment pools/mutual funds							
4M Fund	AAA	S&P	Amortized Cost				18,499,751
First American Government Obligation Fund	AAA	S&P	Level 1				11,395,101
Total investments							$ 116,669,880

N/A – Not Applicable
N/R – Not Rated

Investments are subject to various risks, the following of which are considered the most significant:

Custodial Credit Risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer), the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy states that the City may not invest in securities that are both uninsured and not registered in the name of the City and are held by either the counterparty or the counterparty's trust department or agent, but not in the name of the City.

Credit Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limit the City's investments to direct obligations or obligations guaranteed by the United States or its agencies; shares of investment companies registered under the Federal Investment Company Act of 1940 that receive the highest credit rating, are rated in one of the two highest rating categories by a statistical rating agency, and all of the investments have a final maturity of 13 months or less; general obligations rated "A" or better; revenue obligations rated "AA" or better; general obligations of the Minnesota Housing Finance Agency rated "A" or better; bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System; commercial paper issued by United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less; Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, and with a credit quality in one of the top two highest categories; repurchase or reverse purchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000; that are a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York; or certain Minnesota securities broker-dealers. The City's investment policy addresses credit risk by limiting investments to the safest type of securities and using prequalifying brokers/financial institutions.

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

Concentration Risk – This is the risk associated with investing a significant portion of the City's investment (considered 5.0 percent or more) in the securities of a single issuer, excluding U.S. guaranteed investments (such as treasuries), investment pools, and mutual funds. The City's investment policy states no more than 5.0 percent of the overall portfolio may be invested in the securities of a single issuer, except for the securities of the U.S. government, U.S. government agencies, or an external investment pool. The policy also limits investment holdings for state and local government securities, certificates of deposit, mortgage-backed securities, commercial paper, repurchase agreements, banker's acceptances, and money market mutual funds to 75.0, 75.0, 20.0, 10.0, 10.0, 10.0, and 75.0 percent, respectively. At December 31, 2024, the City held investments with the Federal Home Loan Bank totaling 7.2 percent of its investment portfolio.

Interest Rate Risk – This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City's investment policy states it will not invest in securities maturing more than 10 years from the date of purchase with an overall portfolio weighted average maturity of 3.5 years.

NOTE 3 – LEASE RECEIVABLE

The City has entered into lease receivable agreements for cell tower rental and space at various city sites. The lease terms include rates ranging from 0.51 percent to 1.39 percent with final maturities through 2042. During the current year, the City received principal and interest payments of $495,315 and $87,541, respectively, on these leases.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A. Due To and Due From Other Funds

Interfund receivables and payables at year-end were as follows:

	Due From Other Funds		
	Governmental	Enterprise	
Due To Other Funds	Future Capital Projects	Water and Sewer	Total
Governmental			
Road Improvements	$ 804,410	$ –	$ 804,410
Nonmajor funds	182,251	–	182,251
Enterprise			
Sports Arena	–	58,732	58,732
Total	$ 986,661	$ 58,732	$ 1,045,393

Interfund borrowing is utilized for cash flow borrowing to eliminate temporary cash balance deficits, due to the timing of projects and the related revenue sources.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

B. Advance From and Advance To Other Funds

Borrowing at year-end was as follows:

	Advance To Other Funds		
	Governmental		
Advance From Other Funds	Closed Bond Issues	Future Capital Projects	Total
Governmental			
Nonmajor	$ 72,095	$ –	$ 72,095
Enterprise			
Sports Arena	–	1,020,006	1,020,006
Total	$ 72,095	$ 1,020,006	$ 1,092,101

The Closed Bond Issues Fund provided an advance to the TIF District No. 15 Parkside Village Fund, a nonmajor capital projects fund. This advance bears interest at 4.00 percent, and the balance at December 31, 2024 is $72,095.

The Future Capital Projects Fund provided an advance to the Sports Arena Enterprise Fund to finance the replacement of the refrigeration system at the Apple Valley Sports Arena. This advance bears interest at 1.15 percent, and the balance at December 31, 2024 is $1,020,006.

C. Interfund Transfers

	Transfers In					
	Governmental					
Transfers Out	General Fund	Road Improvements	Construction Projects	Nonmajor	Internal Service	Total
Governmental						
General Fund	$ –	$ 4,360,000	$ –	$ 545,000	$ –	$ 4,905,000
Closed Bond Issue	–	–	1,109,892	–	–	1,109,892
Future Capital Projects	–	600,000	–	195,000	–	795,000
Nonmajor	–	–	–	190,450	306,000	496,450
Enterprise						
Municipal Liquor	735,000	–	–	150,000	–	885,000
Water and Sewer	832,000	–	–	–	–	832,000
Total	$ 1,567,000	$ 4,960,000	$ 1,109,892	$ 1,080,450	$ 306,000	$ 9,023,342

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The General Fund transferred $4,360,000 to the Road Improvements Fund Capital Projects Fund for the budgeted annual support of the infrastructure replacement program.

The General Fund transferred $150,000 to the Capital Building Fund, a nonmajor capital projects fund, for the budgeted annual support of the improvements to government buildings.

The General Fund transferred $40,000 to the Fire Facilities Maintenance Fund, a nonmajor capital projects fund, to fund improvements of the Fire Facilities Maintenance Fund.

The General Fund transferred $355,000 to the Park Facilities Maintenance Fund, a nonmajor capital projects fund, to fund improvements of the Park Facilities Maintenance Fund.

The Future Capital Projects – Capital Projects Fund transferred $600,000 to the Road Improvements Capital Projects Fund to fund a portion of the annual infrastructure maintenance program.

The Future Capital Projects – Capital Projects Fund transferred $195,000 to the Park Facilities Maintenance Fund to establish the Park Facilities Maintenance Fund.

The Cable Capital Equipment Fund, a nonmajor capital projects fund, transferred $190,450 to the Cable TV Fund, a nonmajor special revenue fund, to fund the City's share of the cable TV programing.

The Municipal Liquor Fund transferred $735,000 to the General Fund for the budgeted annual support of the General Fund, public safety equipment purchases, and support of park and recreation activities.

The Municipal Liquor Fund transferred $150,000 to the nonmajor Valleywood Golf Special Revenue Fund to support golf operations.

The Water and Sewer Fund transferred $832,000 to the General Fund for the budgeted annual support of the General Fund.

The Closed Bond Fund transferred $1,109,892 to the Construction Projects Capital Projects Fund, a nonmajor capital projects fund, to fund improvements of the Construction Projects Capital Projects Fund.

The nonmajor Valleywood Golf Special Revenue Fund transferred $306,000 to the VERF Fund, a nonmajor capital projects fund, to fund equipment purchases of the VERF Fund.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024 was as follows:

A. Changes in Capital Assets Used in Governmental Activities

	Beginning of Year	Additions	Deletions	Transfers and Completed Construction	End of Year
Capital assets, not depreciated/amortized					
Land	$ 6,752,808	$ –	$ –	$ –	$ 6,752,808
Construction in progress	18,876,563	29,718,428	–	(33,658,868)	14,936,123
Total capital assets, not depreciated/amortized	25,629,371	29,718,428	–	(33,658,868)	21,688,931
Capital assets, depreciated/amortized					
Buildings	42,367,181	–	–	16,213,191	58,580,372
Other improvements	28,398,149	–	–	2,346,513	30,744,662
Furniture and equipment	25,483,866	4,166,619	(1,511,767)	233,972	28,372,690
Infrastructure	158,039,652	–	(354,799)	12,551,694	170,236,547
Technology subscriptions	547,538	137,439	(328,662)	–	356,315
Total capital assets, depreciated/amortized	254,836,386	4,304,058	(2,195,228)	31,345,370	288,290,586
Less accumulated depreciation/amortization on					
Buildings	21,305,336	1,602,041	–	–	22,907,377
Other improvements	17,017,525	1,039,441	–	–	18,056,966
Furniture and equipment	17,535,583	1,723,368	(1,293,561)	–	17,965,390
Infrastructure	83,656,004	4,870,584	(354,799)	–	88,171,789
Technology subscriptions	307,271	208,941	(274,260)	–	241,952
Total accumulated depreciation/amortization	139,821,719	9,444,375	(1,922,620)	–	147,343,474
Net capital assets, depreciated/amortized	115,014,667	(5,140,317)	(272,608)	31,345,370	140,947,112
Total capital assets, net	$ 140,644,038	$ 24,578,111	$ (272,608)	$ (2,313,498)	$ 162,636,043

NOTE 5 – CAPITAL ASSETS (CONTINUED)

B. Changes in Capital Assets Used in Business-Type Activities

	Beginning of Year	Additions	Deletions	Transfers and Completed Construction	End of Year
Capital assets, not depreciated/amortized					
Land	$ 6,249,354	$ 112,951	$ –	$ –	$ 6,362,305
Construction in progress	1,636,401	5,418,653	–	(4,151,328)	2,903,726
Total capital assets, not depreciated/amortized	7,885,755	5,531,604	–	(4,151,328)	9,266,031
Capital assets, depreciated/amortized					
Buildings	21,943,545	–	–	2,330,483	24,274,028
Other improvements	189,184,236	–	(159,817)	3,888,831	192,913,250
Furniture and equipment	6,516,809	459,792	(57,942)	245,512	7,164,171
Lease assets	1,298,265	–	–	–	1,298,265
Technology subscriptions	275,279	–	(139,177)	–	136,102
Total capital assets, depreciated/amortized	219,218,134	459,792	(356,936)	6,464,826	225,785,816
Less accumulated depreciation/amortization on					
Buildings	11,960,915	542,047	–	–	12,502,962
Other improvements	89,426,505	3,995,025	(129,964)	–	93,291,566
Furniture and equipment	4,524,683	368,922	(57,942)	–	4,835,663
Lease assets	285,856	142,928	–	–	428,784
Technology subscriptions	166,094	92,930	(139,177)	–	119,847
Total accumulated depreciation/amortization	106,364,053	5,141,852	(327,083)	–	111,178,822
Net capital assets, depreciated/amortized	112,854,081	(4,682,060)	(29,853)	6,464,826	114,606,994
Total capital assets, net	$ 120,739,836	$ 849,544	$ (29,853)	$ 2,313,498	$ 123,873,025

C. Depreciation/Amortization Expense by Function

Depreciation/amortization expense for the year ended December 31, 2024 was charged to the following functions:

Governmental activities	
General government	$ 580,050
Public safety	590,147
Public works	5,159,698
Parks and recreation	1,523,270
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets	1,591,210
Total depreciation/amortization expense – governmental activities	$ 9,444,375
Business-type activities	
Municipal liquor	$ 297,225
Sports arena	353,952
Water and sewer	3,069,300
Storm drainage	1,259,298
Cemetery	147,580
Street light	14,497
Total depreciation/amortization expense – business-type activities	$ 5,141,852

NOTE 6 – LONG-TERM DEBT

A. Components of Long-Term Debt

	Original Issue	Interest Rate	Final Maturity	Balance – End of Year
Governmental activities				
General obligation bonds				
G.O. Crossover Refunding Bonds 2013A	$ 9,000,000	1.75–2.35%	12/15/2031	$ 6,705,000
G.O. Bonds 2015B	$ 4,225,000	2.00–2.75%	12/15/2029	490,000
G.O. Bonds 2021B Capital Improvement	$ 5,985,000	2.00–3.00%	12/15/2041	5,300,000
G.O. Bonds 2022A Capital Improvement	$ 7,995,000	4.00–5.00%	12/15/2047	7,705,000
G.O. Bonds 2024A Capital Improvement	$ 10,190,000	4.00–5.00%	12/15/2044	10,190,000
G.O. Bonds 2024A Parks Referendum	$ 16,305,000	4.00–5.00%	12/15/2044	16,305,000
Total general obligation bonds				46,695,000
Financed purchases				2,178
Subscription liabilities				157,702
Unamortized premium				2,957,805
Compensated absences				3,511,007
Total governmental activities				$ 53,323,692
Business-type activities				
General obligation revenue bonds				
G.O. Bonds 2015B	$ 1,605,000	2.00–2.75%	12/15/2026	$ 315,000
G.O. Bonds 2021A Refunding 2014A	$ 5,945,000	1.00–3.00%	12/15/2033	4,300,000
G.O. Bonds Storm Water 2022A	$ 2,000,000	4.00–5.00%	12/15/2047	1,915,000
Total general obligation revenue bonds				6,530,000
General obligation revenue notes				
G.O. Water Revenue Note 2018A	$ 4,000,000	2.95%	06/15/2028	1,760,829
Lease liabilities				900,103
Subscription liabilities				44,690
Unamortized premium				341,366
Compensated absences				433,327
Total business-type activities				$ 10,010,315

B. Changes in Long-Term Debt

	Balance – Beginning of Year	Additions	Deletions	Balance – End of Year	Due Within One Year
Governmental activities					
General obligation bonds	$ 21,555,000	$ 26,495,000	$ 1,355,000	$ 46,695,000	$ 1,875,000
Financed purchases	85,390	–	83,212	2,178	2,178
Subscription liabilities	333,384	131,139	306,821	157,702	125,343
Unamortized premium	571,163	2,550,392	163,750	2,957,805	–
Compensated absences	3,364,136	2,399,729	2,252,858	3,511,007	2,555,839
Total governmental activities	25,909,073	31,576,260	4,161,641	53,323,692	4,558,360
Business-type activities					
General obligation revenue bonds	7,185,000	–	655,000	6,530,000	680,000
General obligation revenue notes	2,235,360	–	474,531	1,760,829	488,633
Lease liabilities	1,034,750	–	134,647	900,103	140,680
Subscription liabilities	160,024	–	115,334	44,690	44,690
Unamortized premium	378,665	–	37,299	341,366	–
Compensated absences	441,070	297,336	305,079	433,327	300,082
Total business-type activities	11,434,869	297,336	1,721,890	10,010,315	1,654,085
Total government-wide	$ 37,343,942	$ 31,873,596	$ 5,883,531	$ 63,334,007	$ 6,212,445

Note: Subscription liabilities deletions include write-off of a subscription liability totaling $57,704 due to refinancing.

NOTE 6 – LONG-TERM DEBT (CONTINUED)

C. Minimum Debt Payments

Minimum annual payments required to retire debt are as follows:

Governmental Activities

Year Ending	General Obligation Bonds		Financed Purchases		Subscription Liabilities		Total	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 1,875,000	$ 2,231,920	$ 2,178	$ 66	$ 125,343	$ 3,096	$ 1,877,178	$ 2,231,986
2026	2,310,000	1,806,650	–	–	32,359	640	2,310,000	1,806,650
2027	2,385,000	1,725,638	–	–	–	–	2,385,000	1,725,638
2028	2,500,000	1,641,013	–	–	–	–	2,500,000	1,641,013
2029	2,625,000	1,551,528	–	–	–	–	2,625,000	1,551,528
2030–2034	10,775,000	6,371,115	–	–	–	–	10,775,000	6,371,114
2035–2039	10,705,000	4,239,775	–	–	–	–	10,705,000	4,239,775
2040–2044	12,050,000	1,790,800	–	–	–	–	12,050,000	1,790,800
2045–2047	1,470,000	134,100	–	–	–	–	1,470,000	134,100
	$ 46,695,000	$ 21,492,539	$ 2,178	$ 66	$ 157,702	$ 3,736	$ 46,697,178	$ 21,492,604

Business-Type Activities

Year Ending	General Obligation Revenue Bonds		General Obligation Revenue Notes		Lease Liabilities		Subscription Liabilities		Total	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 680,000	$ 183,120	$ 488,633	$ 48,367	$ 140,680	$ 8,820	$ 44,690	$ 229	$ 1,309,313	$ 240,307
2026	605,000	163,720	503,154	33,846	142,677	7,323	–	–	1,250,831	204,889
2027	510,000	145,432	518,106	18,894	144,189	5,811	–	–	1,172,295	170,137
2028	530,000	129,033	250,936	3,701	151,242	4,258	–	–	932,178	136,992
2029	545,000	111,933	–	–	153,350	2,650	–	–	698,350	114,583
2030–2034	2,365,000	385,450	–	–	167,965	1,035	–	–	2,532,965	386,485
2035–2039	420,000	245,650	–	–	–	–	–	–	420,000	245,650
2040–2044	515,000	150,575	–	–	–	–	–	–	515,000	150,575
2045–2047	360,000	32,850	–	–	–	–	–	–	360,000	32,850
	$ 6,530,000	$ 1,547,763	$ 1,760,829	$ 104,808	$ 900,103	$ 29,897	$ 44,690	$ 229	$ 9,190,932	$ 1,682,468

D. Description of Long-Term Debt

- **General Obligation Bonds and General Obligation Improvement Bonds** – The City issues general obligation (G.O.) bonds to provide financing for street, utility, park, and cemetery project improvements. Debt service is covered respectively by special assessments, state aids, general property taxes, and tax increments. G.O. bonds are direct obligations and pledge the full faith and credit of the City.

- **General Obligation Revenue Bonds** – The City issues revenue bonds to provide financing for its enterprise funds. The City issued G.O. revenue bonds for the water and sewer and storm drainage activity. Debt service is covered through the revenue producing activities of these funds.

- **General Obligation Revenue Notes** – The City issues revenue notes to provide financing for its enterprise funds. The City issued G.O. revenue notes for water and sewer activity. Debt service is covered through the revenue producing activities of these funds.

- **Financed Purchases** – The City has one agreement for financing the acquisition of equipment for the municipal golf course. Revenues from the nonmajor Valleywood Golf Special Revenue Fund financed these agreements.

  This agreement matures in November 2025 and carries an interest rate of 3.5 percent.

  Upon the occurrence of a default on this agreement, the lessor may declare the entire balance of the unpaid principal and interest payments for the term of the agreement immediately due and payable; charge interest on all monies due from the date of default until paid; and require lessee to return the equipment originally financed.

- **Lease Liabilities** – The City has an agreement for the use of leased space. The total amount of underlying leased assets by major classes and the related accumulated amortization is presented in Note 5 to the basic financial statements. The lease liability will be repaid by the Municipal Liquor Enterprise Fund. The lease carries an interest rate of 1.0 percent and has a final maturity of December 31, 2031.

  Upon the occurrence of a default on this lease, the lessor may declare the entire balance of the unpaid lease payments for the term of the lease immediately due and payable; charge interest on all monies due from the date of default until paid; and require lessee to immediately vacate the property originally leased.

- **Subscription Liabilities** – The City has entered into agreements to finance the use of technology subscriptions for a variety of purposes, which call for monthly principal and interest payments through May 2026. The subscription liabilities are paid for by the General Fund and enterprise funds. The total amount of underlying technology subscription asset and the related amortization are presented in Note 5 to the basic financial statements. The subscription liabilities carry interest rates ranging from 2.6 to 3.6 percent.

- **Compensated Absences** – This liability represents benefits earned by employees through the end of the year, which will be paid or used in future periods. The Benefits/Other Insurance Internal Service Fund, Municipal Liquor, Sports Arena, Water and Sewer, and Storm Drainage Funds will be used to liquidate this liability.

E. Revenue Pledged

		Revenue Pledged				Current Year	
Bond Issue	Use of Proceeds	Type	Percent of Total Debt Service	Term of Pledge	Remaining Principal and Interest	Principal and Interest Paid	Pledged Revenue Received
G.O. Bonds 2015B	Utility improvements	Utility charges	100%	2015–2026	$ 324,175	$ 205,488	$ 3,694,576
G.O. Water Revenue Note 2018A	Utility improvements	Utility charges	100%	2018–2028	$ 1,865,637	$ 537,000	$ 13,765,456
G.O. Refunding Bonds 2021A	Utility improvements	Utility charges	100%	2021–2033	$ 4,694,963	$ 520,133	$ 13,765,456
G.O. Bonds Storm Water 2022A	Utility improvements	Utility charges	100%	2022–2047	$ 3,058,625	$ 131,100	$ 3,694,576

NOTE 6 – LONG-TERM DEBT (CONTINUED)

F. Conduit Debt Obligations

At times, the City has issued various types of revenue bonds to provide financial assistance to private sector, nonprofit, or governmental entities to finance the acquisition or construction of facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, nor any political subdivision thereof, is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the City's financial statements. As of December 31, 2024, the following conduit debt issues were outstanding:

Augustana Care		
Health Care Revenue Bonds (Augustana Health Care Center Project), Series 2016A	$	13,165,000
Minnesota Senior Living LLC		
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016A		59,585,000
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016B		44,020,000
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016C		6,045,000
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016D		19,500,000
Apple Valley Senior Housing Inc.		
Senior Housing Revenue Refunding Bond, Series 2018		46,445,000
Total conduit debt obligations	$	188,760,000

NOTE 7 – JOINT POWERS COMMITMENT

On August 25, 2005, the City entered into a joint powers agreement (the Agreement) with the cities of Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul, West St. Paul, and Dakota County, Minnesota, to establish the Dakota Communications Center (DCC), a Minnesota nonprofit corporation. The purpose of the DCC is to engage in the operation and maintenance of a county-wide public safety answering point and communications center for law enforcement, fire, emergency medical services, and other public safety services for the mutual benefit of residents residing in the above mentioned cities and county (members). Pursuant to the Agreement, members are required to provide the DCC their pro rata share of the cost of operations, maintenance, and capital projects.

Information regarding the DCC can be obtained by contacting the City of Lakeville, 20195 Holyoke Avenue, Lakeville, Minnesota 55044-9177.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE

A. Pension Plan Disclosures

The City participates in two state-wide, cost-sharing, multiple-employer defined benefit pension plans administered by the PERA and a single-employer plan administered by the Association. The following is a summary of the net pension asset, net pension liabilities, deferred outflows and inflows of resources, and pension expense reported for these plans as of and for the year ended December 31, 2024:

Pension Plans	Net Pension Asset	Net Pension Liabilities	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
PERA – GERF	$ –	$ 5,945,292	$ 1,231,052	$ 3,976,589	$ 573,503
PERA – PEPFF	–	6,871,142	10,872,189	11,935,584	1,328,681
Fire Relief	3,110,855	–	1,477,113	1,030,672	894,611
Total pension plans	$ 3,110,855	$ 12,816,434	$ 13,580,354	$ 16,942,845	$ 2,796,795

The General Fund, nonmajor Valleywood Golf Special Revenue Fund, Municipal Liquor, Sports Arena, Water and Sewer, and Storm Drainage Funds will be used to liquidate this liability.

B. Plan Descriptions

The City participates in the following cost-sharing, multiple-employer defined benefit pension plans administered by the PERA of Minnesota. These plan provisions are established and administered according to Minnesota Statutes, Chapters 353 and 356. Minnesota Statutes Chapter 356 defines each plan's financial reporting requirements. The PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code (IRC).

1. General Employees Retirement Fund (GERF)

Membership in the GERF includes employees of counties, cities, townships, schools in noncertified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Fund (PEPFF)

Membership in the PEPFF includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning service credit in any other PERA retirement plan or a local relief association for the same service. Employers can provide PEPFF coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

C. Benefits Provided

The PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statutes and can only be modified by the State Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. GERF Benefits

The GERF requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for GERF members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, GERF members receive 1.2 percent of the highest average salary for each of the first 10 years of service, and 1.7 percent for each additional year. Under the Level formula, GERF members receive 1.7 percent of highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90, and normal retirement age is 65. Members can receive a reduced retirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25 percent for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25 percent for each month the member is younger than age 62. The Level formula allows GERF members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is equal to 50.0 percent of the cost of living adjustment (COLA) announced by the Social Security Administration, with a minimum increase of at least 1.0 percent and a maximum of 1.5 percent. The 2024 annual increase was 1.5 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least one month, but less than a full year as of the June 30 before the effective date of the increase, will receive a prorated increase.

2. PEPFF Benefits

Benefits for PEPFF members first hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50.0 percent vested after five years of service, and 100.0 percent vested after 10 years. After five years, vesting increases by 10.0 percent each full year of service until members are 100.0 percent vested after ten years. Police and Fire Plan members receive 3.0 percent of highest average salary for all years of service. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417 percent each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is fixed at 1.0 percent. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months, but less than 36 months as of the June 30 before the effective date of the increase, will receive a reduced prorated increase.

D. Contributions

Minnesota Statutes, Chapter 353 and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the State Legislature.

1. GERF Contributions

General Plan members were required to contribute 6.50 percent of their annual covered salary in fiscal year 2024, and the City was required to contribute 7.50 percent for General Plan members. The City's contributions to the GERF for the year ended December 31, 2024, were $1,052,350. The City's contributions were equal to the required contributions as set by state statutes.

2. PEPFF Contributions

Police and Fire Plan members were required to contribute 11.80 percent of their annual covered salary in fiscal year 2024, and the City was required to contribute 17.70 percent for Police and Fire Plan members. The City's contributions to the PEPFF for the year ended December 31, 2024, were $1,353,107. The City's contributions were equal to the required contributions as set by state statutes.

E. Pension Costs

1. GERF Pension Costs

At December 31, 2024, the City reported a liability of $5,945,292 for its proportionate share of the GERF's net pension liability. The City's net pension liability reflected a reduction, due to the state of Minnesota's contribution of $16.0 million. The state of Minnesota is considered a nonemployer contributing entity and the state's contribution meets the definition of a special funding situation. The state of Minnesota's proportionate share of the net pension liability associated with the City totaled $153,733.

City's proportionate share of the net pension liability	$	5,945,292
State's proportionate share of the net pension liability associated with the City		153,733
Total	$	6,099,025

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.1608 percent at the end of the measurement period and 0.1598 percent for the beginning of the period.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

For the year ended December 31, 2024, the City recognized pension expense of $569,382 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional $4,121 as pension expense (and grant revenue) for its proportionate share of the state of Minnesota's contribution of $16.0 million to the GERF.

During the plan year ended June 30, 2024, the state of Minnesota contributed $170.1 million to the General Employees Fund. The state of Minnesota is not included as a nonemployer contributing entity in the General Employees Plan pension allocation schedules for the $170.1 million in direct state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $273,539 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the state of Minnesota's on-behalf contributions to the General Employees Fund.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 558,350	$ –
Changes in actuarial assumptions	29,257	2,239,803
Net difference between projected and actual earnings on pension plan investments	–	1,645,705
Changes in proportion	118,456	91,081
Employer contributions subsequent to the measurement date	524,989	–
Total	$ 1,231,052	$ 3,976,589

The $524,989 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2025	$ (1,762,315)
2026	$ (339,565)
2027	$ (712,974)
2028	$ (455,672)

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

2. PEPFF Pension Costs

At December 31, 2024, the City reported a liability of $6,871,142 for its proportionate share of the PEPFF's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.5223 percent at the end of the measurement period and 0.4885 percent for the beginning of the period.

The state of Minnesota contributed $37.4 million to the PEPFF in the plan fiscal year ended June 30, 2024. The contribution consisted of $9.0 million in direct state aid that meets the definition of a special funding situation, additional one-time direct state aid contribution of $19.4 million, and $9.0 million in supplemental state aid that does not meet the definition of a special funding situation. Additionally, the $9.0 million supplemental state aid was paid on October 1, 2024. Thereafter, by October 1 of each year, the state will pay $9.0 million to the PEPFF until full funding is reached or July 1, 2048, whichever is earlier. The $9.0 million in supplemental state aid will continue until the fund is 90.0 percent funded, or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90.0 percent funded, whichever occurs later. The state of Minnesota's proportionate share of the net pension liability associated with the City totaled $261,925.

City's proportionate share of the net pension liability	$ 6,871,142
State's proportionate share of the net pension liability associated with the City	261,925
Total	$ 7,133,067

For the year ended December 31, 2024, the City recognized pension expense of $1,299,385 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized $29,296 as grant revenue and pension expense for its proportionate share of the state of Minnesota's pension expense for the contribution of $9.0 million to the PEPFF special funding situation.

The state of Minnesota is not included as a nonemployer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $28.4 million in supplemental state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $48,797 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the state of Minnesota's on-behalf contributions to the PEPFF.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 2,562,833	$ –
Changes in actuarial assumptions	7,126,876	9,464,531
Net difference between projected and actual earnings on pension plan investments	–	2,219,055
Changes in proportion	521,625	251,998
Employer contributions subsequent to the measurement date	660,855	–
Total	$ 10,872,189	$ 11,935,584

The $660,855 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2025	$ (271,684)
2026	$ 1,672,091
2027	$ (913,380)
2028	$ (2,466,836)
2029	$ 255,559

F. Long-Term Expected Return on Investments

The Minnesota State Board of Investment, which manages the investments of the PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best-estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	33.50 %	5.10 %
International equity	16.50	5.30 %
Fixed income	25.00	0.75 %
Private markets	25.00	5.90 %
Total	100.00 %	

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

G. Actuarial Methods and Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2024, using the entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7.00 percent. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7.00 percent is within that range.

Inflation is assumed to be 2.25 percent for the General Employees Plan and the Police and Fire Plan. Benefit increases after retirement are assumed to be 1.25 percent for the General Employees Plan and 1.00 percent for the Police and Fire Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25 percent after one year of service to 3.00 percent after 27 years of service. In the Police and Fire Plan, salary growth assumptions range in annual increments from 11.75 percent after one year of service to 3.00 percent after 24 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police and Fire Plan are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit the PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The General Employees Plan was last reviewed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023 actuarial valuation. The Police and Fire Plan was reviewed in 2024. The PERA anticipates the experience study will be approved by the Legislative Commission on Pensions and Retirement and become effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2024:

1. **GERF**

CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 General Mortality Table, with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors were updated to reflect the changes in assumptions.

2. PEPFF

CHANGES IN PLAN PROVISIONS

- The state contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90.00 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90.00 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

H. Discount Rate

The discount rate used to measure the total pension liability in 2024 was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees Fund and the Police and Fire Fund were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

I. Pension Liability Sensitivity

The following table presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding section, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase in Discount Rate (8.00%)
City's proportionate share of the GERF net pension liability	$ 12,985,474	$ 5,945,292	$ 154,100
City's proportionate share of the PEPFF net pension liability	$ 16,237,849	$ 6,871,142	$ (820,886)

J. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the internet at www.mnpera.org.

NOTE 9 – DEFINED CONTRIBUTION PENSION PLAN – STATE-WIDE

Councilmembers of the City are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by the PERA. The PEDCP is a tax qualified plan under Section 401(a) of the IRC, and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D and 356, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5.00 percent of their salary, which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees, contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, the PERA receives 2.00 percent of employer contributions and 25 hundredths of 1.00 percent (0.25 percent) of the assets in each member's account annually.

Total contributions made by the City during fiscal year 2024 were:

Contribution Amount		Percentage of Covered Payroll		Required Rate for Employees and Employers
Employee	Employer	Employee	Employer	
$ 1,598	$ 1,598	5.00%	5.00%	5.00%

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION

A. Plan Description

All members of the Apple Valley Fire Department (the Department) are covered by a defined benefit plan administered by the Apple Valley Firefighters' Relief Association (the Association). As of the measurement date, the plan covered 71 active members, 12 inactive members entitled to future benefits, and 39 inactive members or beneficiaries currently receiving benefits. The plan is a single-employer retirement plan and is established and administered in accordance with Minnesota Statutes, Chapter 69.

The Association maintains a separate Special Pension Trust Fund to accumulate assets to fund the retirement benefits earned by the Department's membership. Funding for the Association is derived from an insurance premium tax in accordance with the Volunteer Firefighter's Relief Association Financing Guidelines of Minnesota Statutes. Funds are also derived from contributions from the City and investment income.

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

B. Benefits Provided

Each member who is at least 50 years of age, has separated from service from the fire department, has served at least 5 years of active service for members commencing active duty prior to January 1, 2010, and 10 years of active service for members commencing active duty after January 1, 2010 with such department before separation and has been a member of the Association in good standing at least 5 years prior to such separation shall be entitled to a lump sum service pension in the amount of $13,000 for each year of service (including each year over 20) or a monthly service pension of $47.00 for each year of service (including each year over 20), but not exceeding the maximum amount per year of service allowed by law for the minimum average amount of available financing per firefighter as prescribed by law.

According to the bylaws of the Association and pursuant to Minnesota Statutes, members who separate from service with less than 20 years of service and have reached the age of at least 50, and have completed at least 5 years of active membership for members commencing active duty prior to January 1, 2010, and 10 years of active membership for members commencing active duty after January 1, 2010, are entitled to a reduced service pension not to exceed the amount calculated by multiplying the member's service pension for the completed years of service times the applicable nonforfeitable percentage of pension for the completed years of service times the applicable nonforfeitable percentage of pension.

C. Contributions

Minnesota Statutes, Chapters 424 and 424A authorize pension benefits for volunteer fire relief associations. The plan is funded by fire state aid, investment earnings, and, if necessary, employer contributions as specified in Minnesota Statutes and voluntary city contributions (if applicable). Required employer contributions are calculated annually based on statutory provisions. The City's statutorily-required contributions to the plan for the year ended December 31, 2024, were $466,123. The City's contributions were equal to the required contributions as set by state statutes. The City made voluntary contributions to the plan totaling $307,460. Furthermore, the firefighter has no obligation to contribute to the plan.

D. Pension Costs

At December 31, 2024, the City reported a net pension liability (asset) of ($3,110,855) for the plan. The net pension liability (asset) was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability (asset) in accordance with GASB Statement No. 68 was determined by applying an actuarial formula to specific census data certified by the Department as of December 31, 2023.

For the year ended December 31, 2024, the City recognized pension expense of $894,611. The City also recognized $425,185 as revenue for the state of Minnesota's on-behalf contributions to the Department.

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

The following table presents the changes in net pension liability (asset) during the year:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Beginning balance	$ 8,587,408	$ 9,813,573	$ (1,226,165)
Changes for the year			
Service cost	316,256	–	316,256
Interest	501,618	–	501,618
Difference between expected and actual experience	35,387	–	35,387
Change of assumptions	(407,005)	–	(407,005)
Changes of benefit terms	890,124	–	890,124
Contributions – state and local	–	775,185	(775,185)
Net investment income	–	2,480,871	(2,480,871)
Benefit payments	(359,748)	(359,748)	–
Administrative costs	–	(34,986)	34,986
Total net changes	976,632	2,861,322	(1,884,690)
Ending balance	$ 9,564,040	$ 12,674,895	$ (3,110,855)

At December 31, 2024, the City reported deferred inflows of resources and deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 300,963	$ 123,195
Changes in actuarial assumptions	402,567	394,614
Differences between projected and actual investment earnings	–	46,740
City contributions subsequent to the measurement date	307,460	–
State aid to the City subsequent to the measurement date	466,123	466,123
Total	$ 1,477,113	$ 1,030,672

Deferred outflows of resources totaling $773,583 related to pensions resulting from the City's contributions to the plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Deferred inflows of resources totaling $466,123 related to state aid received subsequent to the measurement date will be recognized for its impact on the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to the plan will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2025	$ (18,442)
2026	$ 167,438
2027	$ 378,768
2028	$ (344,822)
2029	$ (1,209)
Thereafter	$ (42,752)

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

E. Actuarial Assumptions

The total pension liability at December 31, 2024 was determined using the entry-age normal actuarial cost method and the following actuarial assumptions:

Inflation	2.50%
Salary increases	N/A
Investment rate of return	6.50% net of pension plan investment expense, including inflation
Index rate for 20-year, tax-exempt municipal bonds (Fidelity 20-Year Municipal G.O. AA Index); used in discount rate determination	3.86%

N/A – Not Applicable

Mortality rates were based on the July 1, 2023 Minnesota PERA Police and Fire Plan actuarial valuation as described below:

Healthy Pre-Retirement – Pub-2010 Public Safety Employee mortality tables with projected mortality improvements based on scale MP-2021.

Healthy Post-Retirement – Pub-2010 Healthy Retired Public Safety mortality tables with projected mortality improvements based on scale MP-2021. Male rates are adjusted by a factor of 0.98.

Disabled – Pub-2010 Public Safety Disabled Retired mortality tables with projected mortality improvements based on scale MP-2021. Male rates are adjusted by a factor of 1.05.

The changes in actuarial assumptions and benefits since the prior valuation included:

- The expected investment return and discount rate changed from 5.75 percent to 6.50 percent to reflect updated capital market assumptions.
- The lump sum benefit amount increased from $11,000 to $13,000. Participants are now fully vested with an unreduced benefit at 10 years of service.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These asset class estimates are combined to produce the portfolio long-term expected rate of return by weighting the expected future real rates of return by the current asset allocation percentage (or target allocation, if available) and by adding expected inflation. All results are then rounded to the nearest quarter percent.

Asset Class	Allocation at Measurement Date	Long-Term Expected Real Rate of Return	Long-Term Expected Nominal Rate of Return
Domestic equity	81.34 %	4.91 %	7.41 %
International equity	2.76	5.32 %	7.82 %
Fixed income	5.93	2.30 %	4.80 %
Real estate and alternatives	–	3.79 %	6.29 %
Cash and equivalents	9.97	0.77 %	3.27 %
Total	100.00 %		7.11 %
Reduced for assumed investment expense			(0.50)
Net assumed investment return (rounded to 1/4%)			6.50 %

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

F. Discount Rate

The discount rate used to measure the total pension liability was 6.50 percent. The projection of cash flows used to determine the discount rate assumed that contributions to the plan will be made as specified in state statutes. Based on that assumption and considering the funding ratio of the plan, the fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the City's net pension liability (asset) for the plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate 1 percent lower or 1 percent higher than the current discount rate:

	1% Decrease in Discount Rate (5.50%)	Current Discount Rate (6.50%)	1% Increase in Discount Rate (7.50%)
Association's net pension liability (asset)	$ (2,527,182)	$ (3,110,855)	$ (3,633,832)

H. Pension Plan Fiduciary Net Position

The Association issues a publicly available financial report. This report may be obtained by writing to the Apple Valley Firefighters' Relief Association, 7100 147th Street West, Apple Valley, Minnesota 55124.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN

A. Plan Description

The City provides post-employment insurance benefits to certain eligible employees through its OPEB Plan, a single-employer defined benefit plan administered by the City. All post-employment benefits are based on contractual agreements with employee groups. These contractual agreements do not include any specific contribution or funding requirements. The Plan does not issue a publicly available financial report. No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

B. Benefits Provided

All retirees of the City have the option under state law to continue their medical insurance coverage through the City from the time of retirement until the employee reaches the age of eligibility for Medicare. For members of all employee groups, the retiree must pay the full premium to continue coverage for medical and dental insurance. Per state statutes, the City is also required to contribute towards the cost of continued health insurance coverage for officers and firefighters disabled or killed in the line of duty.

The City is legally required to include any retirees for whom it provides health insurance coverage in the same insurance pool as its active employees until the retiree reaches Medicare eligibility, whether the premiums are paid by the City or the retiree. Consequently, participating retirees are considered to receive a secondary benefit known as an "implicit rate subsidy." This benefit relates to the assumption that the retiree is receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the City's younger and statistically healthier active employees.

C. Contributions

The required contribution is based on projected pay-as-you-go financing requirements, with additional amounts to prefund benefits as determined periodically by the City. The City's current year required pay-as-you-go contributions to finance the benefits described in the previous section totaled $104,073.

D. Membership

Membership in the plan consisted of the following as of the latest actuarial valuation:

Retirees and beneficiaries receiving benefits	10
Active plan members	202
Total members	212

E. Total OPEB Liability of the City

The City's total OPEB liability of $2,586,888 as of year-end was measured as of December 31, 2023, and was determined by an actuarial valuation as of January 1, 2024.

The General Fund, Municipal Liquor, nonmajor Valleywood Golf Special Revenue, Sports Arena, Water and Sewer, and Storm Drainage Funds will be used to liquidate this liability.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

F. Actuarial Methods and Assumptions

The total OPEB liability was determined by an actuarial valuation as of January 1, 2024, using the entry-age method. Procedures were used to roll forward the total OPEB liability to the measurement date since the actuarial valuation date is not the same as the measurement date. The following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Discount rate	3.77%
20-year municipal bond yield	3.77%
Inflation rate	2.60%
Salary increases	Not Applicable
Healthcare trend rate	7.75%, grading to 4.00% over 20 years

The actuarial assumptions used in the latest valuation were based on those used to value pension liabilities for Minnesota city employees. The state pension plans base their assumptions on periodic experience studies. Economic assumptions are based on input from a variety of published sources of historical and projected future financial data. Each assumption was reviewed for reasonableness with the source information, as well as for consistency with the other economic assumptions.

Since the Plan is not funded by an irrevocable trust, the discount rate is equal to the 20-year municipal bond yield rate of 3.77 percent, which was set by considering published rate information for 20-year high quality, tax-exempt, general obligation municipal bonds as of the measurement date. The City discount rate used in the prior measurement date was 4.05 percent.

Mortality rates were based on the Pub-2010 General Employee Mortality Tables.

Future retirees electing coverage is assumed to be 35.00 percent. Married future retirees electing spouse coverage is assumed to be 35.00 percent for all plan participants.

G. Changes in the Total OPEB Liability

	Total OPEB Liability
Beginning balance	$ 1,466,433
Changes for the year	
Service cost	127,731
Interest	62,361
Differences between expected and actual experience	858,110
Changes of assumptions	181,065
Benefit payments	(108,812)
Total net changes	1,120,455
Ending balance	$ 2,586,888

Assumption changes since the prior measurement date include the following:

- Medical trend was updated based on trend model and trend surveys.
- Future retiree participation rates were updated from 40.00 percent to 35.00 percent.
- The discount rate was changed from 4.05 percent to 3.77 percent.
- Future retiree medical plan blending was updated based on an analysis of medical plan election rates as of the valuation date.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

H. Total OPEB Liability Sensitivity to Discount and Healthcare Cost Trend Rate Changes

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
OPEB discount rate	2.77%	3.77%	4.77%
Total OPEB liability	$ 2,871,839	$ 2,586,888	$ 2,338,083

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease in Healthcare Trend Rate	Current Healthcare Trend Rate	1% Increase in Healthcare Trend Rate
OPEB healthcare trend rate	6.75%, decreasing to 4.00% over 20 years	7.75%, decreasing to 4.00% over 20 years	8.75%, decreasing to 4.00% over 20 years
Total OPEB liability	$ 2,269,427	$ 2,586,888	$ 2,962,427

I. OPEB Expense and Related Deferred Outflows of Resources and Deferred Inflows of Resources

For the current year ended, the City recognized OPEB expense of $135,493. As of year-end, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 911,133	$ 284,390
Changes in actuarial assumptions	314,226	913,970
City's contributions subsequent to the measurement date	104,073	–
Total	$ 1,329,432	$ 1,198,360

A total of $104,073 reported as deferred outflows of resources related to OPEB resulting from city contributions subsequent to the measurement date that will be recognized as a reduction of the total OPEB liability in the year ending December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31,	OPEB Expense Amount
2025	$ (54,599)
2026	$ (54,599)
2027	$ (60,145)
2028	$ (44,440)
2029	$ 973
Thereafter	$ 239,809

NOTE 12 – DEFICIT FUND BALANCES

The following funds have a deficit fund balance/net position at December 31, 2024:

	Amount
Governmental	
Road Improvements	$ 1,395,729
Nonmajor funds	
Capital Projects	
Central Village Parking	$ 32,037
Cable Capital Equipment	$ 151,522
Internal Service	
Benefits/Other Insurance	$ 737,517

The deficits listed above will be eliminated by transfers from other funds, collection of special assessments, future special assessment bond issues, future tax levies, future tax increment collections, and state grant reimbursements.

NOTE 13 – NET POSITION/FUND BALANCES

A. Net Investment in Capital Assets

The government-wide Statement of Net Position at December 31, 2024, includes the City's net investment in capital assets calculated as follows:

	Governmental Activities	Business-Type Activities	Total
Net investment in capital assets			
Capital assets			
Nondepreciable/amortized	$ 21,688,931	$ 9,266,031	$ 30,954,962
Depreciable, net of accumulated depreciation/amortization	140,947,112	114,606,994	255,554,106
Less capital-related long-term debt outstanding	(49,812,685)	(9,576,988)	(59,389,673)
Capital asset related accounts and contracts payable	(2,568,581)	–	(2,568,581)
Unused bond proceeds	16,561,323	677,368	17,238,691
Total net investment in capital assets	$ 126,816,100	$ 114,973,405	$ 241,789,505

NOTE 13– NET POSITION/FUND BALANCES (CONTINUED)

B. Classifications

At December 31, 2024, the City had the following governmental fund balances:

		Special Revenue	Debt Service	Capital Projects						
	General Fund	American Rescue Plan Act	Closed Bond Issues	Road Improvements	Facilities C.I.P. Construction	Parks Development	Construction Projects	Future Capital Projects	Nonmajor Governmental Funds	Total
Nonspendable										
Inventory	$ 29,172	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 43,159	$ 72,331
Prepaids	326,415	–	–	–	–	–	–	–	4,931	331,346
Net lease receivable	49,169	–	–	–	–	–	–	–	15,206	64,375
Total nonspendable	404,756	–	–	–	–	–	–	–	63,296	468,052
Restricted										
Debt service	–	–	–	–	–	–	–	–	922,032	922,032
EDA	–	–	–	–	–	–	–	–	1,454,942	1,454,942
TIF	–	–	–	–	–	–	–	–	1,239,602	1,239,602
TIF capital projects	–	–	–	–	–	–	–	–	3,324,550	3,324,550
Park dedication	–	–	–	–	–	–	–	–	2,328,349	2,328,349
Electric projects	–	–	–	–	–	–	–	–	7,241,536	7,241,536
Facilities projects	–	–	–	–	3,049,516	–	3,026,255	–	–	6,075,771
Parks development	–	–	–	–	–	10,943,226	–	–	–	10,943,226
Cable TV	–	–	–	–	–	–	–	–	221,218	221,218
Cable equipment	–	–	–	–	–	–	–	–	188,660	188,660
Solid waste grant	–	–	–	–	–	–	–	–	14,470	14,470
Local affordable housing	–	–	–	–	–	–	–	–	285,307	285,307
Police forfeiture	–	–	–	–	–	–	–	–	97,149	97,149
Opioid settlement	–	–	–	–	–	–	–	–	301,964	301,964
Lodging tax	–	–	–	–	–	–	–	–	56,211	56,211
Public safety aid	2,382,303	–	–	–	–	–	–	–	–	2,382,303
Total restricted	2,382,303	–	–	–	3,049,516	10,943,226	3,026,255	–	17,675,990	37,077,290
Committed										
Plan-It CIP Software	14,000	–	–	–	–	–	–	–	–	14,000
Compensation study	30,000	–	–	–	–	–	–	–	–	30,000
Shade tree management	9,000	–	–	–	–	–	–	–	–	9,000
Accela software implementation	30,000	–	–	–	–	–	–	–	–	30,000
Truck and tractor tire machine	20,000	–	–	–	–	–	–	–	–	20,000
Deicing supplies	50,000	–	–	–	–	–	–	–	–	50,000
Fleet software training	5,000	–	–	–	–	–	–	–	–	5,000
Future development studies	10,000	–	–	–	–	–	–	–	–	10,000
Valleywood Golf	–	–	–	–	–	–	–	–	437,877	437,877
Total committed	168,000	–	–	–	–	–	–	–	437,877	605,877
Assigned										
Debt service	–	–	8,890,501	–	–	–	–	–	2,045,088	10,935,589
Other capital projects	–	–	–	–	–	–	–	11,266,349	–	11,266,349
Police special projects	–	–	–	–	–	–	–	–	29,465	29,465
Tree preservation	–	–	–	–	–	–	–	–	410,003	410,003
Ponds	–	–	–	–	–	–	–	–	275,687	275,687
Pathways and sidewalks	–	–	–	–	–	–	–	–	277,593	277,593
Dodd Road	–	–	–	–	–	–	–	–	267,956	267,956
Former education building	–	–	–	–	–	–	–	–	238,048	238,048
Capital building	–	–	–	–	–	–	–	–	719,164	719,164
C.I.P. development	–	–	–	–	–	–	–	–	296,813	296,813
Valleywood improvement	–	–	–	–	–	–	–	–	35,940	35,940
Physical improvement	–	–	–	–	–	–	–	–	215,670	215,670
Private development	–	–	–	–	–	–	–	–	145,329	145,329
Improvement construction	–	–	–	–	–	–	–	–	111,577	111,577
Fire grants project	–	–	–	–	–	–	–	–	19,341	19,341
Park facilities maintenance	–	–	–	–	–	–	–	–	1,229,874	1,229,874
Fire facilities	–	–	–	–	–	–	–	–	46,792	46,792
Future improvements	–	–	–	–	–	–	–	–	48,865	48,865
Total assigned	–	–	8,890,501	–	–	–	–	11,266,349	6,413,205	26,570,055
Unassigned	22,378,977	–	–	(1,395,729)	–	–	–	–	(183,559)	20,799,689
Total	$ 25,334,036	$ –	$ 8,890,501	$ (1,395,729)	$ 3,049,516	$ 10,943,226	$ 3,026,255	$ 11,266,349	$ 24,406,809	$ 85,520,963

NOTE 13 – NET POSITION/FUND BALANCES (CONTINUED)

C. Minimum Fund Balance Policy

The City Council has formally adopted a fund balance policy. The policy establishes the City will strive to maintain a minimum unassigned General Fund balance of 50.0 percent of the subsequent year's budgeted expenditures. At December 31, 2024, the unassigned fund balance of the General Fund was 53.6 percent of the subsequent year's budgeted expenditures.

NOTE 14 – TAX ABATEMENT AGREEMENTS

The City, in order to spur economic development and redevelopment, has entered into private development and redevelopment agreements to encourage a developer to construct, expand, or improve new or existing properties and buildings or clean-up and redevelop blighted areas. The City has four agreements that would be considered a tax abatement under GASB Statement No. 77.

The City is authorized to create a tax increment finance plan under Minnesota Statutes, Chapter 469.175. The criteria that must be met under the statutes are that, in the opinion of the municipality:

- The proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;

- The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less that the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the tax increment district permitted in the plan. The requirements of this item do not apply if the district is a housing district;

- That the tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole; and

- That the tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the project by private enterprise.

NOTE 14 – TAX ABATEMENT AGREEMENTS (CONTINUED)

The City has entered into private development agreements regarding certain properties within a tax increment district. Included in the development agreement was the reimbursement of eligible development costs. The vehicle used for this reimbursement is called a tax increment revenue note.

These notes provide for the payment of principal, equal to the developer's eligible costs, plus interest at a set rate. Payments on the note will be made at the lesser of the note payment or a percent of the available tax increment received during the specific year as stated in the agreement. Payments are first applied to accrued interest and then to the principal balance. The notes are to be cancelled at the end of the term, whether or not the note has been repaid in full.

The agreements are not a general obligation of the City and are payable solely from available tax increments received from the property owner. The City's position is that these are obligations to assign future and uncertain revenues sources and, as such, is not actual debt in substance.

The outstanding principal balances as of December 31, 2024 for these agreements are as follows:

District Name	Purpose	Percentage of Taxes Returned During the Fiscal Year	Amount of Taxes Returned During the Fiscal Year	Outstanding Principal at Year-End	Date of Required Decertification
TIF No. 15 – Parkside Village – Gabella	Housing district, including the construction of multi-family residential buildings of 196 units with 20 percent affordable units.	70%	$292,467	$1,452,484	12/31/2041
TIF No. 15 – Parkside Village – Galante	Housing district, including the construction of multi-family residential buildings of 134 units with 20 percent affordable units.	70%	$143,711	$2,495,799	12/31/2041
TIF No. 16 – Uponor	Creation of 86,000 sq. ft. of manufacturing facilities and the addition of 75 full-time jobs.	90%	$90,379	$96,595	12/31/2025
TIF No. 17 – Karamella	Creation of 73,000 sq. ft. manufacturing facilities and the addition of 76 full-time jobs.	90%	$78,406	$554,786	12/31/2026

NOTE 15 – COMMITMENTS AND CONTINGENCIES

A. Legal Claims

The City has the usual and customary type of miscellaneous legal claims pending at year-end. Although the outcome of these lawsuits is not presently determinable, the City's management believes that the City will not incur any material monetary loss resulting from these claims. No loss has been recorded on the City's financial statements relating to these claims.

B. Federal and State Funding

Amounts recorded or receivable from federal and state agencies are subject to agency audit and adjustment. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of claims which may be disallowed by the grantor agencies cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

C. Tax Increment Districts

The City's tax increment districts are subject to review by the state of Minnesota Office of the State Auditor. Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance, which would have a material effect on the financial statements.

D. Construction Commitments

At December 31, 2024, the City is committed to various construction contracts for the improvement of city property. The City's remaining commitment under these contracts is $29,618,367.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF APPLE VALLEY

PERA – General Employees Retirement Fund
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability
Year Ended December 31, 2024

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.1634%	$ 8,468,235	$ –	$ 8,468,235	$ 9,603,176	88.18%	78.2%
12/31/2016	06/30/2016	0.1561%	$ 12,674,544	$ 165,598	$ 12,840,142	$ 9,680,914	130.92%	68.9%
12/31/2017	06/30/2017	0.1643%	$ 10,488,804	$ 131,924	$ 10,620,728	$ 10,539,668	99.52%	75.9%
12/31/2018	06/30/2018	0.1552%	$ 8,609,861	$ 282,435	$ 8,892,296	$ 10,429,041	82.56%	79.5%
12/31/2019	06/30/2019	0.1541%	$ 8,519,846	$ 264,822	$ 8,784,668	$ 10,903,742	78.14%	80.2%
12/31/2020	06/30/2020	0.1563%	$ 9,370,899	$ 289,109	$ 9,660,008	$ 11,098,665	84.43%	79.1%
12/31/2021	06/30/2021	0.1550%	$ 6,619,194	$ 202,221	$ 6,821,415	$ 11,160,410	59.31%	87.0%
12/31/2022	06/30/2022	0.1621%	$ 12,838,374	$ 376,265	$ 13,214,639	$ 12,117,471	105.95%	76.7%
12/31/2023	06/30/2023	0.1598%	$ 8,935,837	$ 246,322	$ 9,182,159	$ 12,709,471	70.31%	83.1%
12/31/2024	06/30/2024	0.1608%	$ 5,945,292	$ 153,733	$ 6,099,025	$ 13,610,812	43.68%	89.1%

PERA – General Employees Retirement Fund
Schedule of City Contributions
Year Ended December 31, 2024

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 750,987	$ 750,987	$ –	$ 10,013,141	7.50%
12/31/2016	$ 741,397	$ 741,397	$ –	$ 9,885,306	7.50%
12/31/2017	$ 768,029	$ 768,029	$ –	$ 10,240,379	7.50%
12/31/2018	$ 796,766	$ 796,766	$ –	$ 10,623,546	7.50%
12/31/2019	$ 831,557	$ 831,557	$ –	$ 11,087,351	7.50%
12/31/2020	$ 827,063	$ 827,063	$ –	$ 11,027,518	7.50%
12/31/2021	$ 876,563	$ 876,563	$ –	$ 11,687,480	7.50%
12/31/2022	$ 929,365	$ 929,365	$ –	$ 12,391,208	7.50%
12/31/2023	$ 980,026	$ 980,026	$ –	$ 13,067,017	7.50%
12/31/2024	$ 1,052,350	$ 1,052,350	$ –	$ 14,034,266	7.50%

CITY OF APPLE VALLEY

PERA – Public Employees Police and Fire Fund
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability
Year Ended December 31, 2024

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.5150%	$ 5,851,604	$ –	$ 5,851,604	$ 4,711,902	124.19%	86.6%
12/31/2016	06/30/2016	0.5190%	$ 20,828,373	$ –	$ 20,828,373	$ 4,976,069	418.57%	63.9%
12/31/2017	06/30/2017	0.5110%	$ 6,899,105	$ –	$ 6,899,105	$ 5,233,601	131.82%	85.4%
12/31/2018	06/30/2018	0.4992%	$ 5,320,954	$ –	$ 5,320,954	$ 5,261,108	101.14%	88.8%
12/31/2019	06/30/2019	0.4997%	$ 5,319,812	$ –	$ 5,319,812	$ 5,257,632	101.18%	89.3%
12/31/2020	06/30/2020	0.5121%	$ 6,750,026	$ 158,999	$ 6,909,025	$ 5,765,056	117.09%	87.2%
12/31/2021	06/30/2021	0.4904%	$ 3,785,368	$ 170,164	$ 3,955,532	$ 5,795,347	65.32%	93.7%
12/31/2022	06/30/2022	0.4939%	$ 21,492,576	$ 938,958	$ 22,431,534	$ 6,000,288	358.19%	70.5%
12/31/2023	06/30/2023	0.4885%	$ 8,435,760	$ 339,814	$ 8,775,574	$ 6,415,314	131.49%	86.5%
12/31/2024	06/30/2024	0.5223%	$ 6,871,142	$ 261,925	$ 7,133,067	$ 7,232,191	95.01%	90.2%

PERA – Public Employees Police and Fire Fund
Schedule of City Contributions
Year Ended December 31, 2024

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 818,071	$ 818,071	$ –	$ 5,049,825	16.20%
12/31/2016	$ 808,641	$ 808,641	$ –	$ 4,991,606	16.20%
12/31/2017	$ 829,640	$ 829,640	$ –	$ 5,121,237	16.20%
12/31/2018	$ 858,645	$ 858,645	$ –	$ 5,300,284	16.20%
12/31/2019	$ 923,798	$ 923,798	$ –	$ 5,439,291	16.98%
12/31/2020	$ 1,033,491	$ 1,033,491	$ –	$ 5,838,936	17.70%
12/31/2021	$ 1,038,750	$ 1,038,750	$ –	$ 5,868,635	17.70%
12/31/2022	$ 1,097,714	$ 1,097,714	$ –	$ 6,201,802	17.70%
12/31/2023	$ 1,174,423	$ 1,174,423	$ –	$ 6,635,165	17.70%
12/31/2024	$ 1,353,107	$ 1,353,107	$ –	$ 7,644,662	17.70%

CITY OF APPLE VALLEY

Apple Valley Firefighters' Relief Association
Schedule of Changes in the Relief Association's Net
Pension Liability and Related Ratios
December 31, 2024

City fiscal year-end date – December 31	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Apple Valley Firefighters' Relief Association year-end date (measurement date) – December 31	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total pension liability										
Service cost	$ 168,532	$ 181,221	$ 179,770	$ 149,826	$ 159,059	$ 201,766	$ 180,653	$ 197,877	$ 293,210	$ 316,256
Interest	369,565	398,162	402,119	427,292	419,004	410,516	416,808	411,485	484,936	501,618
Differences between expected and actual experience	-	12,130	(23,940)	(67,525)	21,501	(78,143)	(180,523)	77,118	320,222	35,387
Changes of assumptions	-	(209,787)	(509,724)	133,128	534,195	(154,449)	152,931	33,961	257,078	(407,005)
Changes in benefit terms	265,088	–	–	–	149,707	–	151,203	856,669	–	890,124
Benefit payments	(269,330)	(600,659)	(528,192)	(486,814)	(652,816)	(421,732)	(607,080)	(526,854)	(467,606)	(359,748)
Net change in total pension liability	533,855	(218,933)	(479,967)	155,907	630,650	(42,042)	113,992	1,050,256	887,840	976,632
Total pension liability – beginning of year	5,955,850	6,489,705	6,270,772	5,790,805	5,946,712	6,577,362	6,535,320	6,649,312	7,699,568	8,587,408
Total pension liability – end of year	$ 6,489,705	$ 6,270,772	$ 5,790,805	$ 5,946,712	$ 6,577,362	$ 6,535,320	$ 6,649,312	$ 7,699,568	$ 8,587,408	$ 9,564,040
Plan fiduciary net position										
Contributions (state and local)	$ 526,217	$ 477,537	$ 546,408	$ 530,781	$ 551,681	$ 566,875	$ 586,695	$ 624,213	$ 679,224	$ 775,185
Net investment income	239,737	(219,523)	549,126	1,164,210	(484,118)	1,754,977	1,620,613	1,833,065	(2,856,448)	2,480,871
Benefit payments	(269,330)	(600,659)	(528,192)	(486,814)	(652,816)	(421,732)	(607,080)	(526,854)	(467,606)	(359,748)
Administrative costs	(22,641)	(35,434)	(34,516)	(36,279)	(28,307)	(25,849)	(25,553)	(28,871)	(32,265)	(34,986)
Net change in plan fiduciary net position	473,983	(378,079)	532,826	1,171,898	(613,560)	1,874,271	1,574,675	1,901,553	(2,677,095)	2,861,322
Plan fiduciary net position – beginning of year	5,953,101	6,427,084	6,049,005	6,581,831	7,753,729	7,140,169	9,014,440	10,589,115	12,490,668	9,813,573
Plan fiduciary net position – end of year	$ 6,427,084	$ 6,049,005	$ 6,581,831	$ 7,753,729	$ 7,140,169	$ 9,014,440	$10,589,115	$12,490,668	$ 9,813,573	$12,674,895
Net pension liability (asset) – ending	$ 62,621	$ 221,767	$ (791,026)	$(1,807,017)	$ (562,807)	$(2,479,120)	$ (3,939,803)	$ (4,791,100)	$ (1,226,165)	$ (3,110,855)
Plan fiduciary net position as a percentage of the total pension liability	99.04%	96.46%	113.66%	130.39%	108.56%	137.93%	159.25%	162.23%	114.28%	132.53%

CITY OF APPLE VALLEY

Apple Valley Firefighters' Relief Association
Schedule of City Contributions

City Fiscal Year-End Date	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)
12/31/2015	$ 449,869	$ 526,217	$ (76,348)
12/31/2016	$ 338,049	$ 477,537	$ (139,488)
12/31/2017	$ 404,811	$ 546,408	$ (141,597)
12/31/2018	$ 442,233	$ 526,781	$ (84,548)
12/31/2019	$ 386,565	$ 547,681	$ (161,116)
12/31/2020	$ 256,821	$ 562,875	$ (306,054)
12/31/2021	$ 354,208	$ 584,695	$ (230,487)
12/31/2022	$ 345,326	$ 622,213	$ (276,887)
12/31/2023	$ 342,654	$ 678,224	$ (335,570)
12/31/2024	$ 235,569	$ 773,583	$ (538,014)

CITY OF APPLE VALLEY

Other Post-Employment Benefits Plan
Schedule of Changes in the City's Total
OPEB Liability and Related Ratios
Year Ended December 31, 2024

	Fiscal Year						
	2018	2019	2020	2021	2022	2023	2024
Total OPEB liability							
Service cost	$ 181,510	$ 199,217	$ 131,569	$ 165,292	$ 192,764	$ 165,631	$ 127,731
Interest	80,281	82,489	99,285	59,440	51,635	34,249	62,361
Differences between expected and actual experience	–	–	(648,940)	16,181	167,992	27,306	858,110
Changes of assumptions	57,294	(118,563)	203,592	89,997	(1,060,954)	(209,052)	181,065
Benefit payments	(61,516)	(63,841)	(68,021)	(86,765)	(97,427)	(97,290)	(108,812)
Net change in total OPEB liability	257,569	99,302	(282,515)	244,145	(745,990)	(79,156)	1,120,455
Total OPEB liability – beginning of year	1,973,078	2,230,647	2,329,949	2,047,434	2,291,579	1,545,589	1,466,433
Total OPEB liability – end of year	$ 2,230,647	$ 2,329,949	$ 2,047,434	$ 2,291,579	$ 1,545,589	$ 1,466,433	$ 2,586,888
Covered-employee payroll	$14,500,000	$15,000,000	$15,300,000	$15,800,000	$17,900,000	$16,600,000	$ 19,000,000
Total OPEB liability as a percentage of covered-employee payroll	15.4%	15.5%	13.4%	14.5%	8.6%	8.8%	13.6%

Note 1: The City implemented GASB Statement No. 75 in fiscal 2018. This schedule is intended to present 10-year trend information. Additional years will be added as they become available.

Note: 2: No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

PERA – GENERAL EMPLOYEES RETIREMENT FUND

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 General Mortality Table, with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

2024 CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors were updated to reflect the changes in assumptions.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, noncompounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years two through five, and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 General Mortality Table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 Disabled Annuitant Mortality Table to the Pub-2010 General/Teacher Disabled Annuitant Mortality Table, with adjustments.
- The mortality improvement scale was changed from MP-2018 to MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100.00 percent joint and survivor option changed from 35.00 percent to 45.00 percent. The assumed number of married female new retirees electing the 100.00 percent joint and survivor option changed from 15.00 percent to 30.00 percent. The corresponding number of married new retirees electing the life annuity option was adjusted accordingly.

2020 CHANGES IN PLAN PROVISIONS

- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020 through December 31, 2023, and zero percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2019 CHANGES IN PLAN PROVISIONS

- The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00 percent per year through 2044, and 2.50 percent per year thereafter, to 1.25 percent per year.

2018 CHANGES IN PLAN PROVISIONS

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Post-retirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90.00 percent funding ratio to 50.00 percent of the Social Security Cost of Living Adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60.00 percent for vested and nonvested deferred members. The revised CSA loads are now zero percent for active member liability, 15.00 percent for vested deferred member liability, and 3.00 percent for nonvested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years, to 1.00 percent per year through 2044, and 2.50 percent per year thereafter.

2017 CHANGES IN PLAN PROVISIONS

- The state's contribution for the Minneapolis Employees Retirement Fund equals $16.0 million in 2017 and 2018, and $6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21.0 million to $31.0 million in calendar years 2019 to 2031. The state's contribution changed from $16.0 million to $6.0 million in calendar years 2019 to 2031.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035, and 2.50 percent per year thereafter, to 1.00 percent per year for all years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate changed from 7.90 percent to 7.50 percent.
- Other assumptions were changed pursuant to the experience study June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2015 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030, and 2.50 percent per year thereafter, to 1.00 percent per year through 2035, and 2.50 percent per year thereafter.

2015 CHANGES IN PLAN PROVISIONS

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892.0 million. Upon consolidation, state and employer contributions were revised; the state's contribution of $6.0 million, which meets the special funding situation definition, was due September 2015.

PERA – PUBLIC EMPLOYEES POLICE AND FIRE FUND

2024 CHANGES IN PLAN PROVISIONS

- The state contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90.00 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90.00 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption was changed from 6.50 percent to 7.00 percent.
- The single discount rate changed from 5.40 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- Additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50.00 percent vesting after five years, increasing incrementally to 100.00 percent after 10 years.
- A one-time, noncompounding benefit increase of 3.00 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.
- This single discount rate changed from 6.50 percent to 5.40 percent.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The inflation assumption was changed from 2.50 percent to 2.25 percent.
- The payroll growth assumption was changed from 3.25 percent to 3.00 percent.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 Public Safety Mortality Table. The mortality improvement scale was changed from MP-2019 to MP-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 Healthy Annuitant Mortality Table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety Disabled Annuitant Mortality Table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020 experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020 experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25–44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60.00 percent to 70.00 percent. Minor changes to form of payment assumptions were applied.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2016 to MP-2017.

2018 CHANGES IN PLAN PROVISIONS

- Post-retirement benefit increases were changed to 1.00 percent for all years, with no trigger.
- An end date of July 1, 2048 was added to the existing $9.0 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter, until the plan reaches 100.00 percent funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80 percent to 11.30 percent of pay, effective January 1, 2019, and 11.80 percent of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20 percent to 16.95 percent of pay, effective January 1, 2019, and 17.70 percent of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The CSA load was 30.00 percent for vested and nonvested deferred members. The CSA has been changed to 33.00 percent for vested members, and 2.00 percent for nonvested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 Fully Generational Table to the RP-2014 Fully Generational Table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 Disabled Mortality Table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65.00 percent to 60.00 percent.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing joint and survivor annuities was increased.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years, to 1.00 percent per year through 2064, and 2.50 percent thereafter.
- The single discount rate was changed from 5.60 percent per annum to 7.50 percent per annum.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2037, and 2.50 percent per year thereafter, to 1.00 percent per year for all future years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent.
- The single discount rate changed from 7.90 percent to 5.60 percent.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

2015 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030, and 2.50 percent per year thereafter, to 1.00 percent per year through 2037, and 2.50 percent per year thereafter.

2015 CHANGES IN PLAN PROVISIONS

- The post-retirement benefit increase to be paid after attainment of the 90.00 percent funding threshold was changed from inflation up to 2.50 percent, to a fixed rate of 2.50 percent.

APPLE VALLEY FIREFIGHTERS' RELIEF ASSOCIATION

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate changed from 5.75 percent to 6.50 percent to reflect updated capital market assumptions.

2024 CHANGES IN BENEFIT TERMS

- The lump sum benefit amount increased from $11,000 to $13,000. Participants are now fully vested with an unreduced benefit at 10 years of service.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate changed from 6.25 percent to 5.75 percent to reflect updated capital market assumptions.
- The inflation rate assumption increased from 2.25 percent to 2.50 percent.
- The mortality assumptions were updated to the rates used in the July 1, 2022 Minnesota PERA Police and Fire Plan actuarial valuation.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality assumptions were updated to the rates used in the July 1, 2021 Minnesota PERA Police and Fire Plan actuarial valuation.

2022 CHANGES IN PLAN PROVISIONS

- The base annuity benefit was eliminated for all future retirees, the base annuity benefit for current retirees increased from $46.50 to $47.00 per month per year of service, and the lump sum benefit increased from $7,500 to $11,000 per year of service.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate changed from 6.50 percent to 6.25 percent to reflect updated capital market assumptions.
- The inflation rate assumption decreased from 2.50 percent to 2.25 percent.
- The mortality assumptions were updated to the rates used in the most recent Minnesota PERA Police and Fire Plan actuarial valuation.

2021 CHANGES IN PLAN PROVISIONS

- The base annuity benefit increased from $46 to $46.50 per month of service and the base lump sum benefit increased from $7,000 to $7,500 per year of service.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate increased from 6.25 percent to 6.50 percent to reflect updated capital market assumptions.
- The mortality assumption was updated from the rates used in the July 1, 2018 Minnesota PERA Police and Fire Plan actuarial valuation to the rates used in the July 1, 2019 Minnesota PERA Police and Fire Plan actuarial valuation.

APPLE VALLEY FIREFIGHTERS' RELIEF ASSOCIATION (CONTINUED)

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate decreased from 7.25 percent to 6.25 percent to reflect updated capital market assumptions.
- The assumed inflation assumption decreased from 2.75 percent to 2.50 percent.
- The mortality assumptions were updated to the rates used in the most recent Minnesota PERA Police and Fire Plan actuarial valuation.

2019 CHANGES IN PLAN PROVISIONS

- The base annuity benefit increased from $45 to $46 per month per year of service, and the base lump sum benefit increased from $6,700 to $7,000 per year of service.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate decreased from 7.50 percent to 7.25 percent to reflect updated capital market assumptions.
- Mortality and termination rates were changed to those used in the most recent Minnesota PERA Police and Fire Plan actuarial valuation.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate increased from 6.50 percent to 7.50 percent to reflect updated capital market assumptions.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed to reflect updated investment expectations. Disability decrements were added to reflect the disability benefit. Retirement rates were changed from 100.00 percent at age 50 with 20 years of service to a graded schedule.

OTHER POST-EMPLOYMENT BENEFITS PLAN

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Medical trend was updated based on trend model and trend surveys.
- Future retiree participation rates were updated from 40.00 percent to 35.00 percent.
- The discount rate was changed from 4.05 percent to 3.77 percent.
- Future retiree medical plan blending was updated based on an analysis of medical plan election rates as of the valuation date.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 2.06 percent to 4.05 percent.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- Medical trend rate was updated based on trend rate models and surveys.
- The discount rate was changed from 2.12 percent to 2.06 percent.
- Future retiree participation rates were updated from 65.00 percent to 40.00 percent.
- Future retiree spouse participation rates were updated from 40.00 percent for PERA Coordinated and 60.00 percent for PERA Police and Fire, to 35.00 percent for all participants.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 2.74 percent to 2.12 percent.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 4.09 percent to 2.74 percent.
- The mortality improvement scale was changed from MP-2015 to MP-2018.
- The healthcare trend rate was changed from 8.00 percent, grading to 5.00 percent over 9 years, to 7.67 percent, grading to 5.00 percent over 8 years.
- Salary increases were changed from 3.50 percent to 3.25 percent.
- Inflation rate was changed from 2.75 percent to 2.00 percent.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 3.44 percent to 4.09 percent.
- The healthcare trend rate was changed from 10.00 percent, grading to 5.00 percent over 10 years, to 8.00 percent, grading to 5.00 percent over 9 years.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 4.50 percent to 3.44 percent.

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SUPPLEMENTARY INFORMATION

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COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

CITY OF APPLE VALLEY

Nonmajor Governmental Funds
Combining Balance Sheet
as of December 31, 2024

	Special Revenue	Debt Service	Capital Projects	Total
Assets				
Cash and investments	$ 2,977,231	$ 4,206,722	$ 17,866,850	$ 25,050,803
Receivables				
Accounts	12,284	–	149,264	161,548
Lease	–	–	540,442	540,442
Prepaids	4,255	–	676	4,931
Inventory	43,159	–	–	43,159
Total assets	$ 3,036,929	$ 4,206,722	$ 18,557,232	$ 25,800,883
Liabilities				
Accrued salaries payable	$ 46,980	$ –	$ 157	$ 47,137
Accounts payable	28,661	–	493,958	522,619
Due to other governmental units	983	–	–	983
Due to other funds	–	–	182,251	182,251
Advances from other funds	–	–	72,095	72,095
Unearned revenue	43,753	–	–	43,753
Total liabilities	120,377	–	748,461	868,838
Deferred inflows of resources				
Lease revenue for subsequent years	–	–	525,236	525,236
Fund balances				
Nonspendable	47,414	–	15,882	63,296
Restricted	2,431,261	2,161,634	13,083,095	17,675,990
Committed	437,877	–	–	437,877
Assigned	–	2,045,088	4,368,117	6,413,205
Unassigned	–	–	(183,559)	(183,559)
Total fund balances	2,916,552	4,206,722	17,283,535	24,406,809
Total liabilities, deferred inflows of resources, and fund balances	$ 3,036,929	$ 4,206,722	$ 18,557,232	$ 25,800,883

CITY OF APPLE VALLEY

Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Special Revenue	Debt Service	Capital Projects	Total
Revenues				
Taxes	$ –	$ 2,092,287	$ 928,905	$ 3,021,192
Other taxes	94,104	–	–	94,104
Franchise taxes	–	–	845,367	845,367
Intergovernmental	473,182	–	–	473,182
Charges for services	1,875,918	–	–	1,875,918
Investment earnings	98,659	167,099	653,759	919,517
Other	342,608	–	243,536	586,144
Total revenues	2,884,471	2,259,386	2,671,567	7,815,424
Expenditures				
Current				
General government	187,406	44,388	774,967	1,006,761
Public safety	140,828	–	7,786	148,614
Public works	18,869	–	119,392	138,261
Parks and recreation	2,073,491	–	191,250	2,264,741
Capital outlay	17,268	–	601,460	618,728
Debt service				
Principal	–	1,355,000	–	1,355,000
Interest and fiscal charges	–	651,643	9,063	660,706
Total expenditures	2,437,862	2,051,031	1,703,918	6,192,811
Excess of revenues over expenditures	446,609	208,355	967,649	1,622,613
Other financing sources (uses)				
Transfers in	340,450	–	740,000	1,080,450
Transfers (out)	(306,000)	–	(190,450)	(496,450)
Premium on debt issued	–	254,121	–	254,121
Total other financing sources (uses)	34,450	254,121	549,550	838,121
Net change in fund balances	481,059	462,476	1,517,199	2,460,734
Fund balances				
Beginning of year, as previously reported	2,435,493	3,744,246	15,749,130	21,928,869
Change in financial reporting entity – (nonmajor to major funds)	–	–	17,206	17,206
Beginning of year, as restated	2,435,493	3,744,246	15,766,336	21,946,075
End of year	$ 2,916,552	$ 4,206,722	$ 17,283,535	$ 24,406,809

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NONMAJOR SPECIAL REVENUE FUNDS

Nonmajor special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Nonmajor special revenue funds presently established are as follows:

- **Cable TV Fund** – Accounts for the operating costs of the cable TV functions funded by cable franchise fees.
- **Solid Waste Grant Fund** – Accounts for the expenses related to recycling activities and the semiannual cleanup day funded by grants from Dakota County.
- **Police Forfeiture Fund** – Administers the resources received through court-ordered forfeitures.
- **Opioid Settlement Fund** – Accounts for the deposit and expenditures of national opioid settlement funds.
- **Local Affordable Housing Fund** – Accounts for state aid received and related spending on local affordable housing.
- **Valleywood Golf Fund** – Accounts for the activities related to the operation of the Valleywood Golf Course and banquet facility.
- **EDA Operations Fund** – Accounts for the operating activities of the Apple Valley Economic Development Authority.
- **Lodging Tax Fund** – Administers the resources received from the lodging tax process.

CITY OF APPLE VALLEY

Nonmajor Special Revenue Funds
Combining Balance Sheet
as of December 31, 2024

	Cable TV (2010)	Solid Waste Grant (2040)	Police Forfeiture (2060)	Opioid Settlement (2115)
Assets				
Cash and investments	$ 238,045	$ 20,616	$ 97,149	$ 301,964
Receivables				
Accounts	–	–	–	–
Inventory	–	–	–	–
Prepaids	1,700	–	–	–
Total assets	$ 239,745	$ 20,616	$ 97,149	$ 301,964
Liabilities				
Accrued salaries payable	16,479	$ –	$ –	$ –
Accounts payable	348	6,146	–	–
Due to other governmental units	–	–	–	–
Unearned revenue	–	–	–	–
Total liabilities	16,827	6,146	–	–
Fund balances				
Nonspendable	1,700	–	–	–
Restricted	221,218	14,470	97,149	301,964
Committed	–	–	–	–
Total fund balances	222,918	14,470	97,149	301,964
Total liabilities and fund balances	$ 239,745	$ 20,616	$ 97,149	$ 301,964

Local Affordable Housing (2120)	Valleywood Golf (2200)	EDA Operations (3210)	Lodging Tax (7000)	Totals
$ 285,307	$ 519,905	$ 1,455,510	$ 58,735	$ 2,977,231
–	1,025	–	11,259	12,284
–	43,159	–	–	43,159
–	2,555	–	–	4,255
$ 285,307	$ 566,644	$ 1,455,510	$ 69,994	$ 3,036,929
$ –	30,501	$ –	$ –	$ 46,980
–	7,816	568	13,783	28,661
–	983	–	–	983
–	43,753	–	–	43,753
–	83,053	568	13,783	120,377
–	45,714	–	–	47,414
285,307	–	1,454,942	56,211	2,431,261
–	437,877	–	–	437,877
285,307	483,591	1,454,942	56,211	2,916,552
$ 285,307	$ 566,644	$ 1,455,510	$ 69,994	$ 3,036,929

CITY OF APPLE VALLEY

Nonmajor Special Revenue Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
as of December 31, 2024

	Cable TV (2010)	Solid Waste Grant (2040)	Police Forfeiture (2060)	Opioid Settlement (2115)
Revenues				
Other taxes	$ –	$ –	$ –	$ –
Intergovernmental	190,450	–	–	–
Charges for services	–	–	–	–
Investment earnings	5,272	914	4,577	8,290
Other revenue				
Miscellaneous	–	10,755	135,646	196,207
Total revenues	195,722	11,669	140,223	204,497
Expenditures				
Current				
General government	–	–	–	45,964
Public safety	–	–	140,828	–
Public works	–	18,869	–	–
Parks and recreation	369,597	–	–	–
Capital outlay	–	–	–	–
Total expenditures	369,597	18,869	140,828	45,964
Excess (deficiency) of revenue over expenditures	(173,875)	(7,200)	(605)	158,533
Other financing sources (uses)				
Transfers in	190,450	–	–	–
Transfers (out)	–	–	–	–
Total other financing sources (uses)	190,450	–	–	–
Net change in fund balances	16,575	(7,200)	(605)	158,533
Fund balances				
Beginning of year	206,343	21,670	97,754	143,431
End of year	$ 222,918	$ 14,470	$ 97,149	$ 301,964

Local Affordable Housing (2120)	Valleywood Golf (2200)	EDA Operations (3210)	Lodging Tax (7000)	Totals
$ –	$ –	$ –	$ 94,104	$ 94,104
282,732	–	–	–	473,182
–	1,875,918	–	–	1,875,918
2,575	20,197	54,537	2,297	98,659
–	–	–	–	342,608
285,307	1,896,115	54,537	96,401	2,884,471
–	–	37,844	103,598	187,406
–	–	–	–	140,828
–	–	–	–	18,869
–	1,703,894	–	–	2,073,491
–	17,268	–	–	17,268
–	1,721,162	37,844	103,598	2,437,862
285,307	174,953	16,693	(7,197)	446,609
–	150,000	–	–	340,450
–	(306,000)	–	–	(306,000)
–	(156,000)	–	–	34,450
285,307	18,953	16,693	(7,197)	481,059
–	464,638	1,438,249	63,408	2,435,493
$ 285,307	$ 483,591	$ 1,454,942	$ 56,211	$ 2,916,552

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NONMAJOR DEBT SERVICE FUNDS

Nonmajor debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for principal, interest, and related costs on long-term debt of governmental funds. The individual nonmajor debt service funds presented are to distinguish between the various bond issues.

CITY OF APPLE VALLEY

Nonmajor Debt Service Funds
Combining Balance Sheet
as of December 31, 2024

	G.O. Closed Bond Issues (3075)	Tax Increment Downtown Redevelopment (3260)	Taxable Tax Increment Bonds of 2003 (3270)	Improvement Bonds of 2012 (3380)
Assets				
Cash and investments	$ 2,045,088	$ –	$ 1,239,602	$ 111,035
Fund balances				
Restricted	$ –	$ –	$ 1,239,602	$ 111,035
Assigned	2,045,088	–	–	–
Total fund balances	$ 2,045,088	$ –	$ 1,239,602	$ 111,035

G.O. Refunding Bonds of 2013 (3385)	G.O. Park Bonds of 2015 (3395)	Facilities Capital Improvements Bonds (3405)	CIP Bonds of 2022A (3415)	G.O. Park Bonds of 2024 (3420)	Total
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 4,206,722
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 2,161,634
–	–	–	–	–	2,045,088
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 4,206,722

CITY OF APPLE VALLEY

Nonmajor Debt Service Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	G.O. Closed Bond Issues (3075)	Tax Increment Downtown Redevelopment (3260)	Taxable Tax Increment Bonds of 2003 (3270)	Improvement Bonds of 2012 (3380)
Revenues				
Taxes	$ –	$ –	$ –	$ –
Investment earnings	77,267	885	46,833	4,196
Total revenues	77,267	885	46,833	4,196
Expenditures				
Current				
General government	–	44,388	–	–
Debt service				
Principal	–	–	–	–
Interest and fiscal charges	–	–	–	–
Total expenditures	–	44,388	–	–
Excess (deficiency) of revenue over expenditures	77,267	(43,503)	46,833	4,196
Other financing sources				
Premium on debt issued	–	–	–	–
Net change in fund balances	77,267	(43,503)	46,833	4,196
Fund balances				
Beginning of year	1,967,821	43,503	1,192,769	106,839
End of year	$ 2,045,088	$ –	$ 1,239,602	$ 111,035

G.O. Refunding Bonds of 2013 (3385)	G.O. Park Bonds of 2015 (3395)	Facilities Capital Improvement Bonds (3405)	CIP Bonds of 2022A (3415)	G.O. Park Bonds of 2024 (3420)	Total
$ 1,020,000	$ 114,555	$ 393,803	$ 563,929	$ –	$ 2,092,287
16,833	9,632	4,697	3,590	3,166	167,099
1,036,833	124,187	398,500	567,519	3,166	2,259,386
–	–	–	–	–	44,388
825,000	95,000	245,000	190,000	–	1,355,000
158,183	14,595	130,545	347,570	750	651,643
983,183	109,595	375,545	537,570	750	2,051,031
53,650	14,592	22,955	29,949	2,416	208,355
–	–	–	–	254,121	254,121
53,650	14,592	22,955	29,949	256,537	462,476
153,702	213,209	37,276	29,127	–	3,744,246
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 4,206,722

NONMAJOR CAPITAL PROJECTS FUNDS

Nonmajor capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition and construction of capital facilities and other capital assets. Capital projects funds exclude those types of capital-related outflows financed by proprietary funds.

Nonmajor capital projects funds presently established are as follows:

- **Park Dedication Fund** – Accounts for expenditures for the expansion of the City's park facilities funded by the collection of park dedication fees charged to developing property.
- **Police Special Projects Fund** – Accounts for police department projects funded with specific funding sources.
- **Tree Preservation Fund** – Accounts for the amounts received in the development process related to tree preservation efforts.
- **Pond Fund** – Accounts for the amounts received in the development process related to ponding efforts on privately-developed projects.
- **Pathways and Sidewalks Fund** – Accounts for the amounts received in the development process related to pathways and sidewalk development efforts.
- **Dodd Road Fund** – Accounts for the amounts received from the development process on Dodd Road.
- **Education Building Fund** – Accounts for the costs and revenues associated with the use of the education building.
- **Central Village Parking Fund** – Accounts for the costs and revenues associated with the use of the Central Village Parking.
- **Capital Building Fund** – Accounts for the cost of construction and system replacement at the Municipal Center.
- **C.I.P. Development Fund** – Accounts for the proceeds from and expenses related to the Fraser land sale.
- **Valleywood Improvements Fund**- Accounts for the cost of on-course improvements at the Valleywood Golf Course.
- **Cable Capital Equipment Fund** – Accounts for capital equipment needs of the cable TV function funded with portions of the cable franchise fees.
- **Cable Capital Equipment/PEG Fund** – Accounts for capital equipment needs of the cable TV function funded with the cable PEG fees.
- **Park Development Fund (formerly nonmajor fund)** – Accounts for the construction activities of projects approved in the 2023 Park Referendum.
- **Physical Improvement Fund** – Accounts for developer projects funded by developers.

NONMAJOR CAPITAL PROJECTS FUNDS (CONTINUED)

- **Private Development Fund** – Accounts for developer projects funded by developers.
- **2003 Improvement Construction Fund** – Accounts for the improvements funded with the 2003 General Obligation Bonds.
- **Electric Franchise Fee Fund** – Accounts for project costs and revenues associated with the electric franchise fee.
- **Fire Grants Project Fund** – Accounts for fire department projects funded with specific funding sources.
- **Park Facilities Maintenance Fund** – Accounts for the construction and system replacement of park facilities.
- **Fire Facilities Maintenance Fund** – Accounts for the construction and system replacement of the three fire station facilities.
- **Future Improvements Fund** – Accounts for future capital improvements of the City.
- **TIF District No. 7 Fund** – Accounts for project costs included within TIF District No. 7.
- **TIF District No. 1 Fund** – Accounts for project costs included within TIF District No. 1.
- **TIF District No. 15 Parkside Village Fund** – Accounts for project costs included within TIF District No. 15 – Parkside Village.
- **TIF District No. 16 Uponor Fund** – Accounts for project costs included within TIF District No. 16.
- **TIF District No. 17 Karamella Fund** – Accounts for project costs included within TIF District No. 17 – Karamella.

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Balance Sheet
as of December 31, 2024

	Park Dedication (2015)	Police Special Projects (2055)	Tree Preservation (2070)	Pond (2075)	Pathways and Sidewalks (2080)	Dodd Road (2085)
Assets						
Cash and investments	$ 2,350,053	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956
Receivables						
Accounts	–	–	–	–	–	–
Lease	–	–	–	–	–	–
Prepaids	–	–	–	–	–	–
Total assets	$ 2,350,053	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956
Liabilities						
Accrued salaries payable	$ –	$ –	$ –	$ –	$ –	$ –
Accounts payable	21,704	–	–	–	–	–
Due to other funds	–	–	–	–	–	–
Advances from other funds	–	–	–	–	–	–
Total liabilities	21,704	–	–	–	–	–
Deferred inflows of resources						
Lease revenue for subsequent years	–	–	–	–	–	–
Fund balances (deficit)						
Nonspendable	–	–	–	–	–	–
Restricted	2,328,349	–	–	–	–	–
Assigned	–	29,465	410,003	275,687	277,593	267,956
Unassigned	–	–	–	–	–	–
Total fund balances (deficit)	2,328,349	29,465	410,003	275,687	277,593	267,956
Total liabilities, deferred inflows of resources, and fund balances	$ 2,350,053	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956

Education Building (2090)	Central Village Parking (2095)	Capital Building (4000)	C.I.P. Development (4045)	Valleywood Improvements (4425)	Cable Capital Equipment (4800/4815)	Cable Capital Equipment/PEG (4810)
$ 274,996	$ –	$ 719,164	$ 296,813	$ 35,940	$ –	$ 176,527
–	–	–	–	–	–	12,133
540,442	–	–	–	–	–	–
676	–	–	–	–	–	–
$ 816,114	$ –	$ 719,164	$ 296,813	$ 35,940	$ –	$ 188,660
$ –	$ –	$ –	$ –	$ –	$ 157	$ –
36,948	1,151	–	–	–	–	–
–	30,886	–	–	–	151,365	–
–	–	–	–	–	–	–
36,948	32,037	–	–	–	151,522	–
525,236	–	–	–	–	–	–
15,882	–	–	–	–	–	–
–	–	–	–	–	–	188,660
238,048	–	719,164	296,813	35,940	–	–
–	(32,037)	–	–	–	(151,522)	–
253,930	(32,037)	719,164	296,813	35,940	(151,522)	188,660
$ 816,114	$ –	$ 719,164	$ 296,813	$ 35,940	$ –	$ 188,660

(continued)

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Balance Sheet (continued)
as of December 31, 2024

	Physical Improvement (4900)	Private Development (4920)	2003 Improvement Construction (4300)	Electric Franchise Fee (4750)	Fire Grants Project (7600)	Park Facilities Maintenance (4820)
Assets						
Cash and investments	$ 588,532	$ 145,329	$ 136,520	$ 7,107,911	$ 19,341	$ 1,229,874
Receivables						
Accounts	–	–	–	137,131	–	–
Lease	–	–	–	–	–	–
Prepaids	–	–	–	–	–	–
Total assets	$ 588,532	$ 145,329	$ 136,520	$ 7,245,042	$ 19,341	$ 1,229,874
Liabilities						
Accrued salaries payable	$ –	$ –	$ –	$ –	$ –	$ –
Accounts payable	372,862	–	24,943	3,506	–	–
Due to other funds	–	–	–	–	–	–
Advances from other funds	–	–	–	–	–	–
Total liabilities	372,862	–	24,943	3,506	–	–
Deferred inflows of resources						
Lease revenue for subsequent years	–	–	–	–	–	–
Fund balances (deficit)						
Nonspendable	–	–	–	–	–	–
Restricted	–	–	–	7,241,536	–	–
Assigned	215,670	145,329	111,577	–	19,341	1,229,874
Unassigned	–	–	–	–	–	–
Total fund balances (deficit)	215,670	145,329	111,577	7,241,536	19,341	1,229,874
Total liabilities, deferred inflows of resources, and fund balances	$ 588,532	$ 145,329	$ 136,520	$ 7,245,042	$ 19,341	$ 1,229,874

Fire Facilities Maintenance (4830)	Future Improvements (4910)	TIF District No. 7 (4710)	TIF District No. 1 (4730)	TIF District No. 15 Parkside Village (4740)	TIF District No. 16 Uponor (4743)	TIF District No. 17 Karamella (4746)	Total
$ 46,792	$ 48,865	$ 1,845,550	$ 1,020,059	$ 397,992	$ 76,529	$ 89,359	$ 17,866,850
–	–	–	–	–	–	–	149,264
–	–	–	–	–	–	–	540,442
–	–	–	–	–	–	–	676
$ 46,792	$ 48,865	$ 1,845,550	$ 1,020,059	$ 397,992	$ 76,529	$ 89,359	$ 18,557,232
$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 157
–	–	1,100	31,744	–	–	–	493,958
–	–	–	–	–	–	–	182,251
–	–	–	–	72,095	–	–	72,095
–	–	1,100	31,744	72,095	–	–	748,461
–	–	–	–	–	–	–	525,236
–	–	–	–	–	–	–	15,882
–	–	1,844,450	988,315	325,897	76,529	89,359	13,083,095
46,792	48,865	–	–	–	–	–	4,368,117
–	–	–	–	–	–	–	(183,559)
46,792	48,865	1,844,450	988,315	325,897	76,529	89,359	17,283,535
$ 46,792	$ 48,865	$ 1,845,550	$ 1,020,059	$ 397,992	$ 76,529	$ 89,359	$ 18,557,232

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Park Dedication (2015)	Police Special Projects (2055)	Tree Preservation (2070)	Pond (2075)	Pathways and Sidewalks (2080)	Dodd Road (2085)
Revenues						
Taxes	$ –	$ –	$ –	$ –	$ –	$ –
Franchise taxes	–	–	–	–	–	–
Investment earnings	94,432	1,161	15,492	10,417	10,488	10,124
Other revenue						
Rentals	–	–	–	–	–	–
Park dedication fees	99,003	–	–	–	–	–
Miscellaneous	–	–	–	–	–	–
Total revenues	193,435	1,161	15,492	10,417	10,488	10,124
Expenditures						
Current						
General government	–	–	–	–	–	–
Public safety	–	7,786	–	–	–	–
Public works	–	–	–	–	–	–
Parks and recreation	117,438	–	–	–	–	–
Capital outlay	83,904	–	–	–	–	–
Debt service						
Interest and fiscal charges	–	–	–	–	–	–
Total expenditures	201,342	7,786	–	–	–	–
Excess (deficiency) of revenue over expenditures	(7,907)	(6,625)	15,492	10,417	10,488	10,124
Other financing sources (uses)						
Transfers in	–	–	–	–	–	–
Transfers (out)	–	–	–	–	–	–
Total other financing sources (uses)	–	–	–	–	–	–
Net change in fund balances	(7,907)	(6,625)	15,492	10,417	10,488	10,124
Fund balances (deficit)						
Beginning of year, as previously reported	2,336,256	36,090	394,511	265,270	267,105	257,832
Change with financial reporting entity – (nonmajor to major funds)	–	–	–	–	–	–
Beginning of year, as restated	2,336,256	36,090	394,511	265,270	267,105	257,832
End of year	$ 2,328,349	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956

Education Building (2090)	Central Village Parking (2095)	Capital Building (4000)	C.I.P. Development (4045)	Valleywood Improvements (4425)	Cable Capital Equipment (4800/4815)	Cable Capital Equipment/PEG (4810)	Formerly Nonmajor Parks Development (2300)
$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –
–	–	–	–	–	195,744	50,870	–
8,820	–	21,529	11,214	4,608	–	5,797	–
139,733	4,300	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
148,553	4,300	21,529	11,214	4,608	195,744	56,667	–
73,841	5,103	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	68,518	5,294	–	–
–	–	1,801	–	78,033	–	15,027	–
–	–	–	–	–	–	–	–
73,841	5,103	1,801	–	146,551	5,294	15,027	–
74,712	(803)	19,728	11,214	(141,943)	190,450	41,640	–
–	–	150,000	–	–	–	–	–
–	–	–	–	–	(190,450)	–	–
–	–	150,000	–	–	(190,450)	–	–
74,712	(803)	169,728	11,214	(141,943)	–	41,640	–
179,218	(31,234)	549,436	285,599	177,883	(151,522)	147,020	(17,206)
–	–	–	–	–	–	–	17,206
179,218	(31,234)	549,436	285,599	177,883	(151,522)	147,020	–
$ 253,930	$ (32,037)	$ 719,164	$ 296,813	$ 35,940	$ (151,522)	$ 188,660	$ –

(continued)

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (continued)
Year Ended December 31, 2024

	Physical Improvement (4900)	Private Development (4920)	2003 Improvement Construction (4300)	Electric Franchise Fee (4750)	Fire Grants Project (7600)	Parks Facilities Maintenance (4820)
Revenues						
Taxes	$ –	$ –	$ –	$ –	$ –	$ –
Franchise taxes	–	–	–	598,753	–	–
Investment earnings	28,213	5,490	5,157	268,640	725	25,686
Other revenue						
Rentals	–	–	–	–	–	–
Park dedication fees	–	–	–	–	–	–
Miscellaneous	500	–	–	–	–	–
Total revenues	28,713	5,490	5,157	867,393	725	25,686
Expenditures						
Current						
General government	–	–	–	–	–	–
Public safety	–	–	–	–	–	–
Public works	–	–	–	119,392	–	–
Parks and recreation	–	–	–	–	–	–
Capital outlay	–	–	–	251,898	–	–
Debt service						
Interest and fiscal charges	–	–	–	–	–	–
Total expenditures	–	–	–	371,290	–	–
Excess (deficiency) of revenue over expenditures	28,713	5,490	5,157	496,103	725	25,686
Other financing sources (uses)						
Transfers in	–	–	–	–	–	550,000
Transfers (out)	–	–	–	–	–	–
Total other financing sources (uses)	–	–	–	–	–	550,000
Net change in fund balances	28,713	5,490	5,157	496,103	725	575,686
Fund balances (deficit)						
Beginning of year, as previously reported	186,957	139,839	106,420	6,745,433	18,616	654,188
Change with financial reporting entity – (nonmajor to major funds)	–	–	–	–	–	–
Beginning of year, as restated	186,957	139,839	106,420	6,745,433	18,616	654,188
End of year	$ 215,670	$ 145,329	$ 111,577	$ 7,241,536	$ 19,341	$ 1,229,874

Fire Facilities Maintenance (4830)	Future Improvements (4910)	TIF District No. 7 (4710)	TIF District No. 1 (4730)	TIF District No. 15 Parkside Village (4740)	TIF District No. 16 Uponor (4743)	TIF District No. 17 Karamella (4746)	Total
$ –	$ –	$ –	$ –	$ 748,037	$ 80,492	$ 100,376	$ 928,905
–	–	–	–	–	–	–	845,367
322	1,847	76,080	38,585	5,319	1,739	1,874	653,759
–	–	–	–	–	–	–	144,033
–	–	–	–	–	–	–	99,003
–	–	–	–	–	–	–	500
322	1,847	76,080	38,585	753,356	82,231	102,250	2,671,567
–	–	–	32,944	490,519	92,266	80,294	774,967
–	–	–	–	–	–	–	7,786
–	–	–	–	–	–	–	119,392
–	–	–	–	–	–	–	191,250
–	–	170,797	–	–	–	–	601,460
–	–	–	–	9,063	–	–	9,063
–	–	170,797	32,944	499,582	92,266	80,294	1,703,918
322	1,847	(94,717)	5,641	253,774	(10,035)	21,956	967,649
40,000	–	–	–	–	–	–	740,000
–	–	–	–	–	–	–	(190,450)
40,000	–	–	–	–	–	–	549,550
40,322	1,847	(94,717)	5,641	253,774	(10,035)	21,956	1,517,199
6,470	47,018	1,939,167	982,674	72,123	86,564	67,403	15,749,130
–	–	–	–	–	–	–	17,206
6,470	47,018	1,939,167	982,674	72,123	86,564	67,403	15,766,336
$ 46,792	$ 48,865	$ 1,844,450	$ 988,315	$ 325,897	$ 76,529	$ 89,359	$ 17,283,535

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Revenue				
Taxes				
Current	$ 32,525,715	$ 32,525,715	$ 32,345,140	$ (180,575)
Delinquent	50,000	50,000	98,243	48,243
Total taxes	32,575,715	32,575,715	32,443,383	(132,332)
Other taxes	68,000	68,000	57,557	(10,443)
Franchise taxes	360,000	360,000	291,125	(68,875)
Special assessments	2,500	2,500	6,556	4,056
Licenses and permits				
General government	221,450	221,450	228,249	6,799
Public safety	9,000	9,000	7,621	(1,379)
Public works	1,726,200	1,726,200	1,759,010	32,810
Total licenses and permits	1,956,650	1,956,650	1,994,880	38,230
Intergovernmental				
Federal grants				
Public safety	176,000	176,000	223,930	47,930
State grants				
PERA aid	7,500	7,500	58,036	50,536
Fire relief aid – public safety	356,000	356,000	466,123	110,123
Police relief aid – public safety	530,000	530,000	648,458	118,458
Other – public safety	322,310	139,000	182,025	43,025
Total intergovernmental	1,391,810	1,208,500	1,578,572	370,072
Charges for services				
Administration charges – general government				
Construction funds	69,200	69,200	9,047	(60,153)
Enterprise funds	935,000	935,000	935,000	–
Investment charges – general government	139,000	139,000	139,000	–
Engineering charges – public works – construction	930,000	930,000	1,389,910	459,910
General government	30,300	30,300	10,816	(19,484)
Public safety	299,910	299,910	409,244	109,334
Public works	10,000	10,000	1,613	(8,387)
Parks and recreation	1,241,500	1,241,500	1,204,554	(36,946)
Total charges for services	3,654,910	3,654,910	4,099,184	444,274
Fines and forfeitures	300,000	300,000	255,565	(44,435)
Investment earnings	250,000	250,000	847,400	597,400
Other				
Rentals – recreation	287,000	287,000	309,965	22,965
Rentals – public safety	45,375	45,375	45,863	488
Rentals – other	500,000	500,000	436,958	(63,042)
Refunds and reimbursements	79,300	79,300	51,268	(28,032)
Donations	3,000	6,600	11,707	5,107
Miscellaneous	103,000	103,000	105,492	2,492
Total other	1,017,675	1,021,275	961,253	(60,022)
Total revenue	41,577,260	41,397,550	42,535,475	1,137,925

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures				
General government				
Mayor and City Council				
Personal services	136,225	136,225	140,935	4,710
Supplies	625	625	1,579	954
Other current expenditures	20,660	20,660	16,096	(4,564)
Total Mayor and City Council	157,510	157,510	158,610	1,100
Administration				
Personal services	691,605	691,605	703,943	12,338
Supplies	175	175	373	198
Other current expenditures	60,075	60,075	71,030	10,955
Total administration	751,855	751,855	775,346	23,491
Finance and data processing				
Personal services	767,275	767,275	773,097	5,822
Supplies	10,900	10,900	9,677	(1,223)
Other current expenditures	429,115	429,115	342,419	(86,696)
Debt service	–	–	10,500	10,500
Total finance and data processing	1,207,290	1,207,290	1,135,693	(71,597)
Information technology				
Personal services	753,680	724,680	717,275	(7,405)
Supplies	8,700	8,700	8,247	(453)
Other current expenditures	387,750	387,750	239,814	(147,936)
Capital outlay	214,650	368,650	231,493	(137,157)
Debt service	–	–	144,421	144,421
Total information technology	1,364,780	1,489,780	1,341,250	(148,530)
Human resources				
Personal services	635,025	602,025	607,712	5,687
Supplies	650	650	1,264	614
Other current expenditures	100,230	150,230	98,644	(51,586)
Total human resources	735,905	752,905	707,620	(45,285)
City clerk/elections				
Personal services	514,175	590,270	507,432	(82,838)
Supplies	5,200	5,200	4,712	(488)
Other current expenditures	152,165	152,165	112,172	(39,993)
Capital outlay	5,100	5,100	–	(5,100)
Total city clerk/elections	676,640	752,735	624,316	(128,419)
Legal				
Other current expenditures	613,310	613,310	601,232	(12,078)
General government buildings				
Personal services	281,005	281,005	297,977	16,972
Supplies	15,450	15,450	22,535	7,085
Other current expenditures	185,440	185,440	209,049	23,609
Total general government buildings	481,895	481,895	529,561	47,666

(continued)

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures (continued)				
General government (continued)				
Community development				
Personal services	771,380	771,380	694,108	(77,272)
Supplies	300	300	940	640
Other current expenditures	37,260	47,260	21,496	(25,764)
Total community development	808,940	818,940	716,544	(102,396)
Code enforcement				
Personal services	328,420	328,420	327,902	(518)
Supplies	2,100	2,100	1,351	(749)
Other current expenditures	35,770	35,770	48,651	12,881
Total code enforcement	366,290	366,290	377,904	11,614
Unallocated				
Personal services	12,000	12,000	2,638	(9,362)
Other current expenditures	642,230	566,135	473,700	(92,435)
Total unallocated	654,230	578,135	476,338	(101,797)
Total general government	7,818,645	7,970,645	7,444,414	(526,231)
Public safety				
Police protection				
Personal services	10,970,085	10,970,085	11,417,624	447,539
Supplies	290,550	367,550	351,844	(15,706)
Other current expenditures	1,571,575	1,581,575	1,637,092	55,517
Capital outlay	–	75,000	72,875	(2,125)
Total police protection	12,832,210	12,994,210	13,479,435	485,225
Fire protection				
Personal services	1,626,520	1,626,520	1,632,759	6,239
Supplies	104,110	104,110	110,917	6,807
Other current expenditures	756,775	760,375	756,868	(3,507)
Total fire protection	2,487,405	2,491,005	2,500,544	9,539
Fire relief				
Other current expenditures	702,215	702,215	774,283	72,068
Civil defense				
Supplies	4,000	4,000	953	(3,047)
Other current expenditures	45,325	45,325	44,883	(442)
Total civil defense	49,325	49,325	45,836	(3,489)
Animal control				
Personal services	119,780	119,780	51,489	(68,291)
Supplies	5,575	5,575	3,314	(2,261)
Other current expenditures	7,900	7,900	10,456	2,556
Total animal control	133,255	133,255	65,259	(67,996)

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures (continued)				
Public safety (continued)				
Building inspection				
Personal services	808,420	808,420	726,953	(81,467)
Supplies	10,375	10,375	5,216	(5,159)
Other current expenditures	294,105	294,105	221,157	(72,948)
Capital outlay	–	–	102,673	102,673
Debt service	–	–	33,000	33,000
Total building inspection	1,112,900	1,112,900	1,088,999	(23,901)
Total public safety	17,317,310	17,482,910	17,954,356	471,446
Public works				
Public works administration				
Personal services	299,550	299,550	300,953	1,403
Supplies	3,630	3,630	2,357	(1,273)
Other current expenditures	11,800	11,800	15,726	3,926
Capital outlay	–	–	459	459
Total public works administration	314,980	314,980	319,495	4,515
Natural resources				
Personal services	275,740	275,740	251,264	(24,476)
Supplies	7,540	7,540	4,113	(3,427)
Other current expenditures	39,340	46,340	21,497	(24,843)
Debt service	–	–	5,008	5,008
Total natural resources	322,620	329,620	281,882	(47,738)
Central maintenance facility				
Personal services	784,275	769,275	734,720	(34,555)
Supplies	31,825	51,825	46,797	(5,028)
Other current expenditures	209,015	213,255	244,038	30,783
Capital outlay	20,000	35,000	14,314	(20,686)
Total central maintenance facility	1,045,115	1,069,355	1,039,869	(29,486)
Streets				
Personal services	2,167,385	2,165,945	1,910,597	(255,348)
Supplies	553,820	621,505	578,025	(43,480)
Other current expenditures	931,820	929,135	969,371	40,236
Debt service	–	–	11,003	11,003
Total streets	3,653,025	3,716,585	3,468,996	(247,589)
Engineering				
Personal services	1,009,960	1,009,960	1,047,215	37,255
Supplies	6,900	6,900	7,308	408
Other current expenditures	176,370	176,370	117,469	(58,901)
Debt service	–	–	49,771	49,771
Total engineering	1,193,230	1,193,230	1,221,763	28,533
Total public works	6,528,970	6,623,770	6,332,005	(291,765)

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures (continued)				
Parks and recreation				
Parks and recreation administration				
Personal services	990,900	990,900	978,047	(12,853)
Supplies	1,800	1,800	3,312	1,512
Other current expenditures	116,000	116,000	78,211	(37,789)
Total parks and recreation administration	1,108,700	1,108,700	1,059,570	(49,130)
Recreation programs				
Personal services	181,615	181,615	148,815	(32,800)
Supplies	38,300	38,300	30,167	(8,133)
Other current expenditures	110,800	110,800	133,743	22,943
Total recreation programs	330,715	330,715	312,725	(17,990)
Parks maintenance				
Personal services	2,367,095	2,367,095	2,289,188	(77,907)
Supplies	286,300	286,300	262,779	(23,521)
Other current expenditures	815,010	815,010	880,149	65,139
Total parks maintenance	3,468,405	3,468,405	3,432,116	(36,289)
Redwood Community Pool				
Personal services	110,135	110,135	109,044	(1,091)
Supplies	6,665	6,665	3,949	(2,716)
Other current expenditures	37,385	37,385	50,555	13,170
Total Redwood Community Pool	154,185	154,185	163,548	9,363
Apple Valley Family Aquatic Center				
Personal services	494,745	494,745	474,921	(19,824)
Supplies	37,975	37,975	28,312	(9,663)
Other current expenditures	271,260	271,260	317,566	46,306
Total Apple Valley Family Aquatic Center	803,980	803,980	820,799	16,819
Apple Valley Community Center				
Personal services	235,410	235,410	293,167	57,757
Supplies	17,000	17,000	13,418	(3,582)
Other current expenditures	73,400	73,400	98,289	24,889
Total Apple Valley Community Center	325,810	325,810	404,874	79,064
Apple Valley Senior Center				
Personal services	332,090	332,090	308,619	(23,471)
Supplies	8,800	8,800	9,428	628
Other current expenditures	66,650	66,650	96,434	29,784
Total Apple Valley Senior Center	407,540	407,540	414,481	6,941
Total parks and recreation	6,599,335	6,599,335	6,608,113	8,778
Total expenditures	38,264,260	38,676,660	38,338,888	(337,772)
Excess of revenues over expenditures	3,313,000	2,720,890	4,196,587	1,475,697

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Other financing sources (uses)				
Sale of capital assets	25,000	25,000	41,644	16,644
Debt issued	–	–	131,139	131,139
Transfers in	1,567,000	1,567,000	1,567,000	–
Transfers (out)	(4,905,000)	(4,980,000)	(4,905,000)	75,000
Total other financing sources (uses)	(3,313,000)	(3,388,000)	(3,165,217)	222,783
Net change in fund balances	$ –	$ (667,110)	1,031,370	$ 1,698,480
Fund balances				
Beginning of year			24,302,666	
End of year			$ 25,334,036	

CITY OF APPLE VALLEY

Road Improvements Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Special assessments	$ –	$ 33,011	$ 33,011
Intergovernmental	2,254,000	1,981,753	(272,247)
Total revenue	2,254,000	2,014,764	(239,236)
Expenditures			
Capital outlay			
Public works	7,483,750	7,320,961	(162,789)
Excess (deficiency) of revenue over expenditures	(5,229,750)	(5,306,197)	(76,447)
Other financing sources			
Transfers in	5,710,000	4,960,000	(750,000)
Net change in fund balances	$ 480,250	(346,197)	$ (826,447)
Fund balances (deficit)			
Beginning of year		(1,049,532)	
End of year		$ (1,395,729)	

CITY OF APPLE VALLEY

Future Capital Projects – Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 201,172	$ 424,744	$ 223,572
Expenditures			
Current			
Public works	550,000	241,052	(308,948)
Capital outlay	–	10,380	10,380
Total expenditures	550,000	251,432	(298,568)
Excess (deficiency) of revenue over expenditures	(348,828)	173,312	522,140
Other financing sources (uses)			
Transfers in	500,000	–	(500,000)
Transfers (out)	(1,545,000)	(795,000)	750,000
Total other financing sources (uses)	(1,045,000)	(795,000)	250,000
Net change in fund balances	$ (1,393,828)	(621,688)	$ 772,140
Fund balances			
Beginning of year		11,888,037	
End of year		$ 11,266,349	

CITY OF APPLE VALLEY

Cable TV Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Intergovernmental	$ 190,450	$ 190,450	$ –
Investment earnings	2,500	5,272	2,772
Total revenue	192,950	195,722	2,772
Expenditures			
Current			
Parks and recreation	380,900	369,597	(11,303)
Excess (deficiency) of revenue over expenditures	(187,950)	(173,875)	14,075
Other financing sources			
Transfers in	190,450	190,450	–
Net change in fund balances	$ 2,500	16,575	$ 14,075
Fund balances			
Beginning of year		206,343	
End of year		$ 222,918	

CITY OF APPLE VALLEY

Opioid Settlement Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 2,500	$ 8,290	$ 5,790
Other	66,466	196,207	129,741
Total revenue	68,966	204,497	135,531
Expenditures			
Current			
General government	54,000	45,964	(8,036)
Net change in fund balances	$ 14,966	158,533	$ 143,567
Fund balances			
Beginning of year		143,431	
End of year		$ 301,964	

CITY OF APPLE VALLEY

Valleywood Golf Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Charges for services	$ 1,616,000	$ 1,875,918	$ 259,918
Investment earnings	–	20,197	20,197
Total revenue	1,616,000	1,896,115	280,115
Expenditures			
Current			
Parks and recreation			
Personal services	903,190	984,793	81,603
Contractual services	83,000	79,925	(3,075)
Other charges	384,400	392,647	8,247
Supplies and repairs	146,500	171,167	24,667
Insurance	24,600	24,600	–
Utilities	55,000	50,762	(4,238)
Capital outlay	141,000	17,268	(123,732)
Total expenditures	1,737,690	1,721,162	(16,528)
Excess (deficiency) of revenue over expenditures	(121,690)	174,953	296,643
Other financing sources (uses)			
Transfers in	150,000	150,000	–
Transfers (out)	(306,000)	(306,000)	–
Total other financing sources (uses)	(156,000)	(156,000)	–
Net change in fund balances	$ (277,690)	18,953	$ 296,643
Fund balances			
Beginning of year		464,638	
End of year		$ 483,591	

CITY OF APPLE VALLEY

EDA Operations Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 46,000	$ 54,537	$ 8,537
Expenditures			
Current			
General government	36,180	37,844	1,664
Net change in fund balances	$ 9,820	16,693	$ 6,873
Fund balances			
Beginning of year		1,438,249	
End of year		$ 1,454,942	

CITY OF APPLE VALLEY

Education Building Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 1,000	$ 8,820	$ 7,820
Other revenue	160,000	139,733	(20,267)
Total revenue	161,000	148,553	(12,447)
Expenditures			
Current			
General government	82,970	73,841	(9,129)
Capital outlay	15,370	–	(15,370)
Total expenditures	98,340	73,841	(24,499)
Net change in fund balances	$ 62,660	74,712	$ 12,052
Fund balances			
Beginning of year		179,218	
End of year		$ 253,930	

CITY OF APPLE VALLEY

Capital Building Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ –	$ 21,529	$ 21,529
Expenditures			
Capital outlay	150,000	1,801	(148,199)
Excess (deficiency) of revenue over expenditures	(150,000)	19,728	169,728
Other financing sources			
Transfers in	150,000	150,000	–
Net change in fund balances	$ –	169,728	$ 169,728
Fund balances			
Beginning of year		549,436	
End of year		$ 719,164	

CITY OF APPLE VALLEY

Cable Capital Equipment Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Franchise taxes	$ 210,000	$ 195,744	$ (14,256)
Expenditures			
Current			
Parks and recreation	14,300	5,294	(9,006)
Capital outlay	1,195	–	(1,195)
Total expenditures	15,495	5,294	(10,201)
Excess of revenue over expenditures	194,505	190,450	(4,055)
Other financing (uses)			
Transfers (out)	(190,450)	(190,450)	–
Net change in fund balances	$ 4,055	–	$ (4,055)
Fund balances (deficit)			
Beginning of year		(151,522)	
End of year		$ (151,522)	

CITY OF APPLE VALLEY

Cable Capital Equipment/PEG Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Franchise taxes	$ 50,000	$ 50,870	$ 870
Investment earnings	3,000	5,797	2,797
Total revenue	53,000	56,667	3,667
Expenditures			
Capital outlay	6,500	15,027	8,527
Net change in fund balances	$ 46,500	41,640	$ (4,860)
Fund balances			
Beginning of year		147,020	
End of year		$ 188,660	

CITY OF APPLE VALLEY

Parks Facilities Maintenance Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 8,900	$ 25,686	$ 16,786
Expenditures			
Capital outlay	927,000	–	(927,000)
Excess (deficiency) of revenue over expenditures	(918,100)	25,686	943,786
Other financing sources			
Transfers in	550,000	550,000	–
Net change in fund balances	$ (368,100)	575,686	$ 943,786
Fund balances			
Beginning of year		654,188	
End of year		$ 1,229,874	

CITY OF APPLE VALLEY

Fire Facilities Maintenance Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 300	$ 322	$ 22
Other financing sources			
Transfers in	40,000	40,000	–
Net change in fund balances	$ 40,300	40,322	$ 22
Fund balances			
Beginning of year		6,470	
End of year		$ 46,792	

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INTERNAL SERVICE FUNDS

Internal service funds account for the financing of goods and services provided by one department or agency to other departments or agencies of the City on a cost-reimbursement basis. The City utilizes a Dental Insurance Internal Service Fund, a Benefits/Other Insurance Internal Service Fund, and a Vehicle Equipment Replacement Internal Service Fund in managing city operations.

CITY OF APPLE VALLEY

Internal Service Funds
Combining Statement of Net Position
as of December 31, 2024

	Dental Insurance (7100)	Benefits/ Other Insurance (7200)	Vehicle Equipment Replacement (7400–7445)	Totals
Current assets				
Cash and investments	$ 447,680	$ 2,445,811	$ 1,167,919	$ 4,061,410
Receivables				
Accounts	–	83,666	–	83,666
Prepaids	1,547	274,452	–	275,999
Total current assets	449,227	2,803,929	1,167,919	4,421,075
Noncurrent assets				
Capital assets				
Furniture and equipment	–	–	21,116,863	21,116,863
Less accumulated depreciation	–	–	(11,695,613)	(11,695,613)
Total noncurrent assets	–	–	9,421,250	9,421,250
Total assets	$ 449,227	$ 2,803,929	$ 10,589,169	$ 13,842,325
Current liabilities				
Accounts payable	$ –	$ 12,383	$ 26,569	$ 38,952
Due to other governmental units	–	18,056	–	18,056
Claims payable	5,022	–	–	5,022
Accrued compensated absences	–	2,555,839	–	2,555,839
Financed purchase	–	–	2,178	2,178
Total current liabilities	5,022	2,586,278	28,747	2,620,047
Noncurrent liabilities				
Accrued compensated absences	–	955,168	–	955,168
Total liabilities	5,022	3,541,446	28,747	3,575,215
Net position				
Net investment in capital assets	–	–	9,419,072	9,419,072
Unrestricted	444,205	(737,517)	1,141,350	848,038
Total net position	444,205	(737,517)	10,560,422	10,267,110
Total liabilities and net position	$ 449,227	$ 2,803,929	$ 10,589,169	$ 13,842,325

CITY OF APPLE VALLEY

Internal Service Funds
Combining Statement of Revenue, Expenses, and Changes in Net Position
Year Ended December 31, 2024

	Dental Insurance (7100)	Benefits/ Other Insurance (7200)	Vehicle Equipment Replacement (7400–7445)	Totals
Operating revenue				
Charges to other funds	$ 249,210	$ 2,465,836	$ 1,692,160	$ 4,407,206
Operating expenses				
Personal services	235,159	1,075,401	–	1,310,560
Contractual services	–	55,138	–	55,138
Other charges	–	1,387,246	–	1,387,246
Depreciation	–	–	1,591,210	1,591,210
Total operating expenses	235,159	2,517,785	1,591,210	4,344,154
Operating income (loss)	14,051	(51,949)	100,950	63,052
Nonoperating revenue (expense)				
Investment earnings	16,793	99,914	57,777	174,484
Gain on sale of capital assets	–	–	335,560	335,560
Interest expense	–	–	(3,402)	(3,402)
Total nonoperating revenue (expense)	16,793	99,914	389,935	506,642
Income before capital contributions and transfers	30,844	47,965	490,885	569,694
Capital contributions	–	–	72,875	72,875
Transfers in	–	–	306,000	306,000
Change in net position	30,844	47,965	869,760	948,569
Net position				
Beginning of year	413,361	(785,482)	9,690,662	9,318,541
End of year	$ 444,205	$ (737,517)	$ 10,560,422	$ 10,267,110

CITY OF APPLE VALLEY

Internal Service Funds
Combining Statement of Cash Flows
Year Ended December 31, 2024

	Dental Insurance (7100)	Benefits/ Other Insurance (7200)	Vehicle Equipment Replacement (7400–7440)	Totals
Cash flows from operating activities				
Cash receipts on interfund services provided	$ 249,210	$ 2,382,170	$ 1,692,160	$ 4,323,540
Cash payments to suppliers	(236,541)	(1,438,821)	–	(1,675,362)
Cash payments to employees for services	–	(928,530)	–	(928,530)
Net cash flows from operating activities	12,669	14,819	1,692,160	1,719,648
Cash flows from capital and related financing activities				
Acquisition and construction of capital assets	–	–	(4,174,215)	(4,174,215)
Proceeds from sale of capital assets	–	–	323,868	323,868
Principal payments on debt	–	–	(83,212)	(83,212)
Capital contribution	–	–	72,875	72,875
Interest paid	–	–	(3,402)	(3,402)
Net cash flows from capital and related financing activities	–	–	(3,864,086)	(3,864,086)
Cash flows from investing activities				
Interest received on investments	16,793	99,914	57,777	174,484
Cash flows from noncapital financing activities				
Transfers in	–	–	306,000	306,000
Net change in cash and cash equivalents	29,462	114,733	(1,808,149)	(1,663,954)
Cash and investments				
Beginning of year	418,218	2,331,078	2,976,068	5,725,364
End of year	$ 447,680	$ 2,445,811	$ 1,167,919	$ 4,061,410
Reconciliation of operating income to net cash flows from operating activities				
Operating income (loss)	$ 14,051	$ (51,949)	$ 100,950	$ 63,052
Adjustments to reconcile operating income (loss) to net cash flows from operating activities				
Depreciation	–	–	1,591,210	1,591,210
Change in assets and liabilities				
Receivables				
Accounts	–	(83,666)	–	(83,666)
Prepaids	(1,547)	(3,308)	–	(4,855)
Accounts payable	–	(11,275)	–	(11,275)
Due to other governmental units	–	18,146	–	18,146
Claims payable	165	–	–	165
Accrued compensated absences	–	146,871	–	146,871
Net cash flows from operating activities	$ 12,669	$ 14,819	$ 1,692,160	$ 1,719,648
Noncash capital activities				
Accounts payable for capital assets	$ –	$ –	$ 373,989	$ 373,989
Net book value of capital asset disposals	$ –	$ –	$ 218,205	$ 218,205
Capital assets additions from trade-ins	$ –	$ –	$ 229,897	$ 229,897

STATISTICAL SECTION

TAB

STATISTICAL SECTION (UNAUDITED)

This part of the City of Apple Valley, Minnesota's (the City) Annual Comprehensive Financial Report (ACFR) presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents:

	Page
Financial Trends	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	139
Revenue Capacity	
These schedules contain information to help the reader assess the City's most significant revenue source, including property tax.	149
Debt Capacity	
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	156
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	165
Operating Indicators	
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides, and the activities it performs.	167

Source: Unless otherwise noted, the information in these schedules is derived from the ACFR for the relevant year.

CITY OF APPLE VALLEY

Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Governmental activities				
Net investment in capital assets	$ 86,664,918	$ 93,945,022	$ 99,642,040	$ 83,980,389
Restricted	16,541,831	16,141,535	15,364,368	15,352,356
Unrestricted	26,805,077	24,394,132	24,292,441	28,466,675
Total governmental activities net position	$ 130,011,826	$ 134,480,689	$ 139,298,849	$ 127,799,420
Business-type activities				
Net investment in capital assets	$ 118,288,727	$ 119,417,084	$ 94,851,212	$ 100,261,931
Restricted	178,529	178,977	178,665	–
Unrestricted	14,230,604	17,104,636	15,390,547	12,828,596
Total business-type activities net position	$ 132,697,860	$ 136,700,697	$ 110,420,424	$ 113,090,527
Primary government				
Net investment in capital assets	$ 204,953,645	$ 213,362,106	$ 194,493,252	$ 184,242,320
Restricted	16,720,360	16,320,512	15,543,033	15,352,356
Unrestricted	41,035,681	41,498,768	39,682,988	41,295,271
Total primary government net position	$ 262,709,686	$ 271,181,386	$ 249,719,273	$ 240,889,947

Note 1: Fiscal year 2023 was updated to reflect an error correction reported in fiscal year 2024.

Note 2: The City implemented GASB Statement No. 75 in 2018, resulting in a restatement of beginning net position for the effects of implementing this standard. Net position for previous years has not been restated.

Table 1

2019	2020	2021	2022	2023	2024
$ 92,370,852	$ 100,646,284	$ 103,338,673	$ 115,728,602	$ 119,581,864	$ 126,816,100
16,776,842	17,391,864	17,816,684	17,729,142	24,923,802	26,087,081
29,564,353	34,627,105	41,760,863	36,050,080	38,994,273	38,722,155
$ 138,712,047	$ 152,665,253	$ 162,916,220	$ 169,507,824	$ 183,499,939	$ 191,625,336
$ 103,644,760	$ 108,787,122	$ 110,408,545	$ 107,099,860	$ 111,728,603	$ 114,973,405
–	–	–	–	–	–
13,312,548	12,112,202	15,124,841	21,465,114	24,833,745	27,809,128
$ 116,957,308	$ 120,899,324	$ 125,533,386	$ 128,564,974	$ 136,562,348	$ 142,782,533
$ 196,015,612	$ 209,433,406	$ 213,747,218	$ 222,828,462	$ 231,310,467	$ 241,789,505
16,776,842	17,391,864	17,816,684	17,729,142	24,923,802	26,087,081
42,876,901	46,739,307	56,885,704	57,515,194	63,828,018	66,531,283
$ 255,669,355	$ 273,564,577	$ 288,449,606	$ 298,072,798	$ 320,062,287	$ 334,407,869

CITY OF APPLE VALLEY

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Expenses				
Governmental activities				
General government	$ 5,468,843	$ 6,974,444	$ 6,260,768	$ 7,670,285
Public safety	12,464,603	15,097,659	13,443,699	12,750,741
Public works	7,038,033	7,746,304	8,473,039	9,434,637
Parks and recreation	6,543,162	7,025,281	7,239,268	6,992,203
Interest on long-term debt	1,037,567	912,007	886,283	284,621
Total governmental activities expenses	$ 32,552,208	$ 37,755,695	$ 36,303,057	$ 37,132,487
Business-type activities				
Municipal liquor	$ 7,772,369	$ 7,872,023	$ 8,251,249	$ 8,362,332
Municipal golf course	1,653,759	1,728,605	1,545,792	1,238,125
Sports arena	770,215	770,666	798,402	784,343
Water and sewer	8,154,989	9,336,567	10,031,223	9,203,936
Storm drainage	1,444,800	1,481,121	2,181,086	2,035,266
Cemetery	49,086	60,790	127,469	89,069
Street light utility	446,644	437,439	483,752	485,356
Total business-type activities	20,291,862	21,687,211	23,418,973	22,198,427
Total primary government expenses	$ 52,844,070	$ 59,442,906	$ 59,722,030	$ 59,330,914
Program revenues				
Governmental activities				
Charges for services				
General government	$ 1,696,786	$ 1,768,008	$ 1,956,499	$ 1,987,775
Public safety	496,566	543,950	617,729	615,835
Public works	2,620,283	2,489,539	3,740,394	3,555,717
Parks and recreation	1,989,084	2,740,747	1,461,720	2,396,973
Operating grants and contributions	771,220	1,531,412	1,082,234	1,985,278
Capital grants and contributions	5,918,652	5,489,541	3,206,571	3,741,660
Total governmental activities program revenues	$ 13,492,591	$ 14,563,197	$ 12,065,147	$ 14,283,238

2019	2020	2021	2022	2023	2024
$ 7,490,933	$ 7,639,974	$ 7,491,796	$ 8,253,575	$ 8,535,673	$ 8,815,746
13,294,656	13,712,210	12,116,115	15,362,005	16,937,626	17,706,018
9,414,499	9,886,859	9,793,408	11,621,460	11,637,069	12,350,317
7,191,984	5,990,903	7,425,649	9,419,650	10,417,136	10,574,892
268,829	240,927	329,266	555,535	694,490	913,196
$ 37,660,901	$ 37,470,873	$ 37,156,234	$ 45,212,225	$ 48,221,994	$ 50,360,169
$ 8,631,173	$ 9,558,251	$ 9,886,246	$ 9,962,867	$ 10,075,982	$ 10,108,572
1,218,830	1,199,737	1,500,829	–	–	–
756,399	968,349	958,195	1,031,625	1,107,393	1,152,583
9,746,090	10,126,431	10,035,490	11,281,814	11,851,009	12,129,081
2,217,257	2,228,700	2,160,173	2,402,836	2,678,546	2,705,264
140,545	181,331	196,488	204,912	231,435	232,972
543,694	550,641	522,752	544,161	652,585	577,306
23,253,988	24,813,440	25,260,173	25,428,215	26,596,950	26,905,778
$ 60,914,889	$ 62,284,313	$ 62,416,407	$ 70,640,440	$ 74,818,944	$ 77,265,947
$ 2,085,398	$ 2,522,643	$ 1,870,521	$ 1,985,335	$ 2,066,062	$ 2,073,456
712,423	448,227	495,630	1,022,604	733,863	886,149
2,592,303	1,829,755	3,475,821	3,494,874	2,871,247	3,157,914
1,646,122	445,404	1,815,649	3,749,238	3,950,890	3,876,097
1,400,053	900,830	1,322,061	1,922,964	4,566,304	1,520,536
7,514,679	7,388,877	5,155,677	8,147,595	7,451,604	6,702,771
$ 15,950,978	$ 13,535,736	$ 14,135,359	$ 20,322,610	$ 21,639,970	$ 18,216,923

(continued)

CITY OF APPLE VALLEY

Changes in Net Position (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Program revenues (continued)				
Business-type activities				
Charges for services				
Municipal liquor	$ 8,480,414	$ 8,738,804	$ 9,185,736	$ 9,456,705
Municipal golf course	1,387,821	1,356,436	1,180,209	864,579
Sports arena	722,270	783,962	732,979	790,989
Water and sewer	8,995,642	9,754,601	9,917,074	10,365,726
Storm drainage	1,631,761	1,718,352	1,866,306	1,967,313
Cemetery	132,305	160,716	187,589	150,703
Street light utility	483,680	500,877	507,360	522,977
Operating grants and contributions	–	–	–	–
Capital grants and contributions	2,110,667	3,631,836	1,057,916	1,693,236
Total business-type activities program revenues	23,944,560	26,645,584	24,635,169	25,812,228
Total primary government program revenues	$ 37,437,151	$ 41,208,781	$ 36,700,316	$ 40,095,466
Net (expense) revenue				
Governmental activities	$ (19,059,617)	$ (23,192,498)	$ (24,237,910)	$ (22,849,249)
Business-type activities	3,652,698	4,958,373	1,216,196	3,613,801
Total primary government net expense	$ (15,406,919)	$ (18,234,125)	$ (23,021,714)	$ (19,235,448)
General revenues and other changes in net position				
Governmental activities				
Property taxes	$ 23,038,450	$ 23,894,359	$ 24,758,299	$ 25,784,612
Tax increments	489,617	199,214	346,675	761,862
Franchise taxes	1,259,271	1,309,757	1,288,426	1,306,360
Lodging tax	93,492	90,592	92,958	99,960
Gravel tax	39,215	40,794	37,902	–
Unallocated state and county aids	40,061	37,719	56,751	124,430
Other general revenue	7,387	6,888	8,440	10,786
Unrestricted investment earnings (losses)	863,798	801,038	551,119	886,459
Gain on sale of assets	–	–	–	–
Transfers	4,681,392	1,281,000	1,915,500	1,317,600
Total governmental activities	$ 30,512,683	$ 27,661,361	$ 29,056,070	$ 30,292,069
Business-type activities				
Unrestricted investment earnings (losses)	$ 235,424	$ 204,464	$ 151,206	$ 268,297
Property taxes	121,000	121,000	121,000	121,000
Other	–	–	–	–
Transfers	(4,681,392)	(1,281,000)	(1,915,500)	(1,317,600)
Total business-type activities	(4,324,968)	(955,536)	(1,643,294)	(928,303)
Total primary government	$ 26,187,715	$ 26,705,825	$ 27,412,776	$ 29,363,766
Change in net position				
Governmental activities	$ 11,453,066	$ 4,468,863	$ 4,818,160	$ 7,442,820
Business-type activities	(672,270)	4,002,837	(427,098)	2,685,498
Total primary government	$ 10,780,796	$ 8,471,700	$ 4,391,062	$ 10,128,318

Note 1: Fiscal year 2023 was updated to reflect an error correction reported in fiscal year 2024.

Note 2: In fiscal 2022, the City changed the Municipal Golf Course Enterprise Fund to a governmental fund.

2019	2020	2021	2022	2023	2024
$ 9,890,386	$ 10,879,761	$ 11,129,516	$ 10,885,748	$ 10,782,448	$ 11,105,403
898,673	1,137,608	1,579,699	–	–	–
749,377	529,760	643,024	721,758	904,452	856,283
10,596,646	11,430,876	12,804,651	13,090,004	14,165,617	13,836,387
2,114,258	2,346,728	2,587,492	2,864,250	3,233,332	3,855,243
209,288	365,242	700,732	372,553	328,023	430,272
555,175	574,731	590,897	618,160	685,833	751,833
–	–	–	50	–	–
2,804,912	2,038,868	1,788,782	2,288,860	5,969,129	550,561
27,818,715	29,303,574	31,824,793	30,841,383	36,068,834	31,385,982
$ 43,769,693	$ 42,839,310	$ 45,960,152	$ 51,163,993	$ 57,708,804	$ 49,602,905
$ (21,709,923)	$ (23,935,137)	$ (23,020,875)	$ (24,889,615)	$ (26,582,024)	$ (32,143,246)
4,564,727	4,490,134	6,564,620	5,413,168	9,471,884	4,480,204
$ (17,145,196)	$ (19,445,003)	$ (16,456,255)	$ (19,476,447)	$ (17,110,140)	$ (27,663,042)
$ 26,326,044	$ 27,447,076	$ 28,539,972	$ 29,846,259	$ 31,979,205	$ 35,466,821
862,195	1,054,985	1,102,461	1,106,803	586,954	151,661
1,291,703	1,312,562	1,282,491	1,277,756	1,229,429	1,136,492
96,018	53,190	80,874	101,839	89,663	–
–	–	–	–	–	–
140,114	4,238,261	109,083	255,541	125,944	415,111
7,083	825	213,783	49,836	18,148	10,957
2,113,838	2,397,744	(385,982)	(2,877,931)	3,691,110	3,306,895
406,035	–	203,160	95,926	210,686	377,204
1,379,520	1,383,700	2,126,000	1,625,190	2,643,000	(596,498)
$ 32,622,550	$ 37,888,343	$ 33,271,842	$ 31,481,219	$ 40,574,139	$ 40,268,643
$ 560,574	$ 598,794	$ (124,086)	$ (877,390)	$ 1,039,595	$ 1,006,041
121,000	121,000	121,000	121,000	121,000	121,000
–	115,788	198,528	–	7,895	16,442
(1,379,520)	(1,383,700)	(2,126,000)	(1,625,190)	(2,643,000)	596,498
(697,946)	(548,118)	(1,930,558)	(2,381,580)	(1,474,510)	1,739,981
$ 31,924,604	$ 37,340,225	$ 31,341,284	$ 29,099,639	$ 39,099,629	$ 42,008,624
$ 10,912,627	$ 13,953,206	$ 10,250,967	$ 6,591,604	$ 13,992,115	$ 8,125,397
3,866,781	3,942,016	4,634,062	3,031,588	7,997,374	6,220,185
$ 14,779,408	$ 17,895,222	$ 14,885,029	$ 9,623,192	$ 21,989,489	$ 14,345,582

CITY OF APPLE VALLEY

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
General Fund				
Nonspendable	$ 345,004	$ 119,947	$ 325,282	$ 145,644
Restricted	–	–	–	–
Committed	405,990	693,145	595,215	367,510
Assigned	20,000	56,000	64,300	75,000
Unassigned	15,321,110	15,740,362	16,351,616	17,052,177
Total General Fund	$ 16,092,104	$ 16,609,454	$ 17,336,413	$ 17,640,331
All other governmental funds				
Nonspendable	$ 1,750	$ 600	$ 1,730	$ –
Restricted	27,424,225	27,079,147	13,431,367	13,593,428
Committed	–	140,000	15,000	–
Assigned	27,008,733	28,454,255	28,779,829	29,390,606
Unassigned	(9,539,062)	(8,921,232)	(8,738,893)	(6,108,464)
Total all other governmental funds	$ 44,895,646	$ 46,752,770	$ 33,489,033	$ 36,875,570
Total all funds	$ 60,987,750	$ 63,362,224	$ 50,825,446	$ 54,515,901

Table 3

2019	2020	2021	2022	2023	2024
$ 77,640	$ 93,991	$ 267,439	$ 157,494	$ 199,136	$ 404,756
–	–	–	–	2,463,493	2,382,303
576,705	509,600	731,900	583,645	333,800	168,000
–	–	–	100,000	–	–
17,391,762	18,584,372	18,887,081	19,970,658	21,306,237	22,378,977
$ 18,046,107	$ 19,187,963	$ 19,886,420	$ 20,811,797	$ 24,302,666	$ 25,334,036
$ –	$ –	$ –	$ 33,814	$ 67,672	$ 63,296
14,985,848	15,202,775	20,958,860	30,073,303	22,743,945	34,694,987
–	–	–	180,355	419,261	437,877
29,212,412	33,110,641	34,161,614	26,032,259	26,289,905	26,570,055
(4,431,204)	(3,623,032)	(2,267,622)	(2,914,456)	(1,301,356)	(1,579,288)
$ 39,767,056	$ 44,690,384	$ 52,852,852	$ 53,405,275	$ 48,219,427	$ 60,186,927
$ 57,813,163	$ 63,878,347	$ 72,739,272	$ 74,217,072	$ 72,522,093	$ 85,520,963

CITY OF APPLE VALLEY

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Revenues				
General property taxes	$ 22,969,161	$ 23,910,991	$ 24,729,659	$ 25,728,652
Tax increments	489,617	199,214	346,675	761,862
Other taxes	186,512	185,568	182,377	150,340
Special assessments	3,859,401	4,150,527	1,559,609	1,823,441
Licenses and permits	2,147,477	2,052,043	3,244,654	2,254,309
Intergovernmental	2,330,695	2,605,769	2,002,385	2,735,824
Charges for services	2,711,884	2,739,163	2,962,769	3,086,720
Franchise taxes	1,259,271	1,309,757	1,288,426	1,306,360
Fines and forfeits	225,804	273,372	315,087	302,494
Investment income (losses)	817,230	756,341	523,891	823,798
Rentals	806,915	832,854	720,100	198,276
Contributions and donations	4,852	7,309	3,760	100
Administrative fees	809,000	2,054,475	722,490	2,984,900
Other	312,708	202,540	300,200	929,646
Refunds and reimbursements	90,148	236,416	68,257	47,985
	39,020,675	41,516,339	38,970,339	43,134,707
Expenditures				
Current				
General government	5,014,867	6,264,368	5,705,708	7,270,172
Public safety	11,467,187	12,105,588	12,279,935	13,107,793
Public works	3,621,872	3,956,049	4,131,796	5,145,724
Parks and recreation	5,198,446	5,728,049	5,766,554	5,727,112
Capital outlay	6,462,646	8,425,307	8,464,983	8,096,679
Debt service				
Principal	3,575,000	2,650,000	3,425,000	1,100,000
Interest and fiscal charges	1,100,649	964,997	940,431	345,208
Total expenditures	36,440,667	40,094,358	40,714,407	40,792,688
Excess (deficiency) of revenues over expenditures	2,580,008	1,421,981	(1,744,068)	2,342,019
Other financing sources (uses)				
Transfers in	9,678,084	8,046,274	8,743,125	12,827,991
Transfers out	(8,139,084)	(7,226,274)	(7,653,625)	(11,510,391)
Debt issued	4,255,000	–	–	–
Payment of refunded debt	(1,030,000)	–	(11,925,000)	–
Premium on debt issued	113,988	–	–	–
Sale of capital assets	95,252	132,493	42,790	30,836
Total other financing sources (uses)	4,973,240	952,493	(10,792,710)	1,348,436
Net change in fund balances	$ 7,553,248	$ 2,374,474	$ (12,536,778)	$ 3,690,455
Debt service as a percentage of noncapital expenditures	15.3%	11.4%	13.2%	4.4%

Table 4

2019	2020	2021	2022	2023	2024
$ 26,198,973	$ 27,327,036	$ 28,403,637	$ 29,765,752	$ 31,814,181	$ 34,535,670
862,195	1,054,985	1,102,461	1,106,803	586,954	928,905
196,347	142,737	138,386	206,597	213,044	151,661
1,259,795	3,610,828	3,624,650	1,119,475	717,644	814,322
1,590,903	1,090,784	2,626,496	2,966,177	2,291,146	1,994,880
8,113,023	8,999,699	2,111,981	6,461,984	9,726,603	5,720,041
2,852,593	2,125,215	2,940,609	4,776,068	5,240,126	5,975,102
1,291,703	1,312,562	1,282,491	1,277,756	1,229,429	1,136,492
311,235	169,426	193,785	187,077	213,974	255,565
1,962,973	2,243,089	(359,003)	(2,691,504)	3,458,502	3,132,411
231,220	886,446	921,000	937,746	948,175	936,819
–	3,668	654	12,288	5,409	11,707
408,511	817,000	841,600	865,500	515,933	99,003
1,507,452	240,889	(321,388)	1,519,865	84,954	1,014,833
60,499	96,478	57,836	66,177	114,765	51,268
46,847,422	50,120,842	43,565,195	48,577,761	57,160,839	56,758,679
6,930,005	7,403,874	7,208,179	7,486,584	7,979,915	8,249,420
13,294,523	13,830,125	14,170,700	15,159,874	16,238,132	17,894,422
5,010,451	4,826,038	5,351,149	7,187,423	6,372,582	6,841,773
5,849,687	4,476,361	6,209,378	7,939,317	8,334,180	10,955,814
12,721,433	13,369,176	8,918,802	13,646,076	20,480,095	27,851,178
1,180,000	1,245,000	1,025,000	1,140,000	1,419,154	1,604,117
318,216	291,884	375,349	596,876	727,679	992,260
45,304,315	45,442,458	43,258,557	53,156,150	61,551,737	74,388,984
1,543,107	4,678,384	306,638	(4,578,389)	(4,390,898)	(17,630,305)
6,046,370	13,656,038	11,981,487	10,529,552	9,237,655	8,717,342
(4,698,250)	(12,272,338)	(9,855,487)	(12,649,200)	(6,594,655)	(7,306,342)
–	–	5,985,000	7,995,000	–	26,626,139
–	–	–	–	–	–
–	–	383,036	164,138	–	2,550,392
406,035	3,100	60,251	16,699	52,919	41,644
1,754,155	1,386,800	8,554,287	6,056,189	2,695,919	30,629,175
$ 3,297,262	$ 6,065,184	$ 8,860,925	$ 1,477,800	$ (1,694,979)	$ 12,998,870
4.5%	4.7%	4.1%	4.4%	5.1%	5.8%

CITY OF APPLE VALLEY

Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Payable Year	Residential Property	Commercial Property	Industrial and Utility Property	Agricultural Property	Apartments
2015	$ 34,412,031	$ 9,071,960	$ 859,888	$ 85,694	$ 2,864,337
2016	36,561,330	9,186,796	874,912	78,636	3,038,517
2017	38,063,519	9,379,705	842,612	75,901	3,572,226
2018	40,870,116	9,633,311	947,308	44,601	4,844,046
2019	45,045,801	8,706,320	2,161,700	30,521	5,974,480
2020	48,514,736	8,794,969	2,287,202	10,084	6,722,687
2021	50,570,595	9,268,001	2,485,447	10,457	7,555,449
2022	53,360,270	9,508,544	2,525,060	10,457	7,950,785
2023	63,358,703	9,414,396	2,799,205	7,427	8,978,993
2024	65,808,768	10,263,196	3,374,188	7,671	9,868,234

Note: The tax capacity (assessed taxable value) of the property is calculated by applying a statutory formula to the estimated market value of the property.

Source: Dakota County

Table 5

Other	Personal Property	Total Taxable Assessed Value	Total Direct Tax Capacity Rate	Estimated Actual Taxable Market Value	Taxable Assessed Value as a Percentage of Actual Value
$ 2,369	$ 790,695	$ 48,086,974	45.274	$ 4,228,421,500	1.14 %
2,564	835,973	50,578,728	44.721	4,464,893,416	1.13
2,521	872,987	52,809,471	44.473	4,669,204,881	1.13
2,524	928,330	57,270,236	42.475	5,072,183,189	1.13
2,754	942,941	62,864,517	39.603	5,599,680,777	1.12
3,041	871,574	67,204,293	38.782	6,017,596,968	1.12
3,185	904,513	70,797,647	38.192	6,322,184,874	1.12
3,172	615,360	73,973,648	38.182	6,627,143,834	1.12
3,664	662,835	85,225,223	35.273	7,696,833,655	1.11
3,669	624,486	89,950,212	36.789	8,068,846,970	1.11

CITY OF APPLE VALLEY

Property Tax Capacity Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	City Direct Tax Capacity Rate			Overlapping Tax Capacity Rates		
	General	Debt Service	Total City Direct	Dakota County	School District (1)	Other (2)
2015	45.265	0.009	45.274	29.633	23.271	5.033
2016	44.711	0.010	44.721	28.570	24.317	5.063
2017	44.462	0.011	44.473	28.004	23.336	4.907
2018	42.467	0.008	42.475	26.580	25.759	3.878
2019	39.596	0.007	39.603	25.386	26.202	3.824
2020	38.775	0.007	38.782	24.133	19.860	4.030
2021	38.190	0.002	38.192	22.716	20.046	3.802
2022	38.176	0.006	38.182	21.630	19.971	3.729
2023	35.261	0.012	35.273	18.816	17.904	3.201
2024	–	0.012	36.789	18.323	23.624	3.264

Fiscal Year	City Direct Market Value Tax Rate		Overlapping Market Value Tax Rates			Total Direct and Overlapping Tax Rate
	Debt Service	Total City Direct	Dakota County	School District (1)	Total Overlapping	
2015	0.000204	0.000204	–	0.002548	0.002548	0.002752
2016	0.000199	0.000199	–	0.002700	0.002700	0.002899
2017	0.000197	0.000197	–	0.002738	0.002738	0.002935
2018	0.000180	0.000180	–	0.002672	0.002672	0.002851
2019	0.000172	0.000172	–	0.002616	0.002616	0.002788
2020	0.000165	0.000165	–	0.003437	0.003437	0.003601
2021	0.000162	0.000162	–	0.003271	0.003271	0.003433
2022	0.000159	0.000159	–	0.003134	0.003134	0.003293
2023	0.000142	0.000142	–	0.002977	0.002977	0.003119
2024	0.000139	0.000139	–	0.003007	0.003007	0.003146

Note 1: Overlapping rates are those of local and county governments that apply to property owners within the City.

Note 2: Not all overlapping rates apply to all of the City's property owners.

(1) Independent School District No. 196.

(2) Includes Metropolitan Council, Metropolitan Mosquito Control District, Metro Transit, Dakota County CDA, and Vermillion River Watershed.

Source: Dakota County

Total Overlapping	Total Direct and Overlapping Tax Rate
57.937	103.211
57.950	102.671
56.247	100.720
56.217	98.692
55.412	95.015
48.023	86.805
46.564	84.756
45.330	83.512
39.921	75.194
45.211	82.000

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CITY OF APPLE VALLEY

Table 7

Principal Property Taxpayers
Current Fiscal Year and Nine Years Prior

Taxpayer	2024 Net Tax Capacity Value	2024 Rank	2024 Percentage of Total City Tax Capacity Value	2015 Net Tax Capacity Value	2015 Rank	2015 Percentage of Total City Tax Capacity Value
Kingston Green Limited Partnership	$ 843,279	1	0.94 %	$ –	–	– %
Continental 313 Fund, LLC	782,313	2	0.87	–	–	–
PHS Apple Valley Senior Housing, Inc.	720,243	3	0.80	–	–	–
Apple Valley Leased Housing Association	588,337	4	0.65	325,237	5	0.68
Continental 432 Fund, LLC	577,093	5	0.64	–	–	–
Bigos-Gabella, LLC	565,448	6	0.63	–	–	–
Roers Apple Valley Apartments, LLC	564,003	7	0.63	–	–	–
USPP Fischer Market Place	545,702	8	0.61	–	–	–
Uponor North America, Inc.	497,790	9	0.55	–	–	–
Bigos-Nuvelo, LLC	470,738	10	0.52	–	–	–
Principal Life Insurance Co.	–	–	–	510,934	1	1.06
Individual	–	–	–	472,934	2	0.98
CAR Apple Valley Square, LLC	–	–	–	372,974	3	0.78
Centro Bradley Southport Centre, LLC	–	–	–	329,028	4	0.68
Dakota Electric Association	–	–	–	302,468	6	0.63
Regent at Apple Valley, LLC	–	–	–	293,908	7	0.61
Target Corporation	–	–	–	278,290	8	0.58
Menards	–	–	–	277,134	9	0.58
Wal-Mart	–	–	–	264,752	10	0.55
Total	$6,154,946		6.84 %	$3,427,659		7.13 %

Source: Dakota County

CITY OF APPLE VALLEY

Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year: Gross Operating Tax Levy	MVHC/ Ag Credit and Fiscal Disparities Received	Total Net Tax Levy	Collected Within the Fiscal Year of Levy: Amount	Percentage of Levy
2015	$ 23,134,000	$ (2,881,124)	$ 20,252,876	$ 20,069,635	99.10 %
2016	24,058,000	(2,784,776)	21,273,224	21,138,944	99.37
2017	24,840,000	(2,915,340)	21,924,660	21,783,179	99.35
2018	25,793,000	(3,141,511)	22,651,489	22,536,290	99.49
2019	26,350,000	(3,244,841)	23,105,159	22,959,711	99.37
2020	27,381,000	(3,242,130)	24,138,870	23,984,199	99.36
2021	28,568,781	(3,355,030)	25,213,751	25,065,862	99.41
2022	29,825,000	(3,613,880)	26,211,120	26,055,497	99.41
2023	32,039,000	(3,724,785)	28,314,215	28,139,983	99.38
2024	34,744,000	(3,531,498)	31,212,502	30,983,425	99.27

Table 8

Delinquencies Collected as of Most Recent Report	Total Collections to Date	
	Amount	Percentage of Levy
$ 146,686	$ 20,216,321	99.82 %
103,255	21,242,199	99.85
137,967	21,921,146	99.98
100,518	22,636,808	99.94
145,448	23,105,159	100.00
144,184	24,128,383	99.96
104,094	25,169,956	99.83
143,189	26,198,686	99.95
151,165	28,291,148	99.92
–	30,983,425	99.27

CITY OF APPLE VALLEY

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities					Business-Type Activities				
Fiscal Year	General Obligation Bonds	Special Assessments Bonds	MSA Road Bonds	Financed Purchases	Subscription Liabilities	Revenue Bonds	General Obligation Revenue Notes	Financed Purchases	Lease Liabilities	Subscription Liabilities
2015	$ 29,669,149	$ 2,637,976	$ 590,000	$ –	$ –	$ 13,420,425	$ –	$ 97,919	$ –	$ –
2016	27,900,442	2,298,265	–	–	–	12,653,255	–	56,285	–	–
2017	14,191,734	608,554	–	–	–	10,277,288	–	175,526	–	–
2018	13,158,026	493,843	–	–	–	8,581,651	379,941	335,739	–	–
2019	12,049,318	374,132	–	–	–	8,001,014	4,000,000	315,115	–	–
2020	10,879,095	249,421	–	–	–	7,410,377	3,578,330	177,964	–	–
2021	16,264,485	153,100	–	–	–	6,817,339	3,143,732	247,029	–	–
2022	23,367,393	–	–	138,319	–	8,235,964	2,696,196	–	1,166,177	–
2023	22,126,163	–	–	85,390	333,384	7,563,665	2,235,360	–	1,034,750	160,024
2024	49,652,805	–	–	2,178	157,702	6,871,366	1,760,829	–	900,103	44,690

N/A – Not Available

Note 1: In fiscal 2022, the City changed the Municipal Golf Course Enterprise Fund to a governmental fund.

Note 2: Details regarding the City's outstanding debt can be found in the notes to basic financial statements. All figures are presented net of related premiums, discounts, and adjustments, if applicable.

(1) See the Demographic and Economic Statistics schedule for personal income and population data.

(2) City personal income not available for 2024.

Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
$ 46,415,469	2.44 %	$ 925
42,908,247	2.16	836
25,253,102	1.20	482
22,949,200	1.03	430
24,739,579	1.08	455
22,295,187	0.91	395
26,625,685	1.07	473
35,604,049	1.34	640
33,538,736	1.22	596
59,389,673	N/A (2)	1,054

CITY OF APPLE VALLEY

Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Special Assessments Bonds	MSA Road Bonds	Less Amounts Available for Debt Service (3)	Total
2015	$ 41,504,574	$ 2,637,976	$ 590,000	$ 17,807,062	$ 26,925,488
2016	40,553,697	2,298,265	–	17,649,041	25,202,921
2017	24,469,022	608,554	–	4,152,062	20,925,514
2018	21,739,677	493,843	–	2,318,259	19,915,261
2019	20,050,332	374,132	–	2,415,660	18,008,804
2020	18,289,472	249,420	–	358,735	18,180,157
2021	23,081,824	153,100	–	354,320	22,880,604
2022	31,603,357	–	–	412,778	31,190,579
2023	29,689,828	–	–	540,153	29,149,675
2024	56,524,171	–	–	922,032	55,602,139

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. All debt is presented net of related premiums, discounts, and adjustments if applicable.

(1) See the Demographic and Economic Statistics schedule for personal income and population data.

(2) City personal income not available for 2024.

(3) Amounts shown here are the total restricted amounts for all applicable debt service activities and include restricted amounts held in escrow for advance refunding bond issues.

Percentage of Taxable Market Value of Property	Percentage of Personal Income	Per Capita (1)
0.64 %	1.41 %	$ 537
0.56	1.27	491
0.45	0.99	400
0.39	0.89	373
0.32	0.79	331
0.30	0.74	322
0.36	0.92	406
0.47	1.17	560
0.38	1.06	518
0.69	N/A (2)	987

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CITY OF APPLE VALLEY

Table 11

Direct and Overlapping Governmental Activities Debt
December 31, 2024

	Net Debt Outstanding (1)	Percentage of Debt Applicable to the City	City of Apple Valley's Share of Overlapping Debt
Overlapping			
Dakota County (2)	$ –	– %	$ –
School districts			
ISD No. 191, Burnsville-Eagan-Savage	99,160,000	0.54	535,464
ISD No. 196, Rosemount-Apple Valley-Eagan	372,305,000	29.66	110,425,663
Metropolitan Council (3)	7,645,000	1.29	98,621
Metro Transit (4)	230,580,000	1.47	3,389,526
Total overlapping	709,690,000		114,449,274
City of Apple Valley direct debt	49,812,685	100.00	49,812,685
Total direct and overlapping debt	$ 759,502,685		$ 164,261,959

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt, of each term debt, the entire debt burden borne by the residents and businesses should be taken into account.

(1) As of December 31, 2024, unless noted otherwise.

(2) Dakota County has bond indebtedness of $66,145,000 as of December 31, 2023, of which $66,145,000 has been excluded as it is payable from housing revenues.

(3) Metropolitan Council has $7,645,000 of general obligation debt outstanding as of December 31, 2023. This debt is payable from ad valorem taxes levied on all taxable property within the Metropolitan Taxing District. This amount excludes $1,185,889,000 of general obligation debt payable from wastewater and sewer revenues, and lease agreements.

(4) Metro Transit has bond indebtedness of $230,580,000 as of December 31, 2023. Transit debt is issued by the Metropolitan Council for all public transit operations in the transit district and is payable from ad valorem taxes levied on all taxable property within the Metropolitan Transit District.

Source: Dakota County. Percentage of debt applicable is calculated by dividing a portion of tax capacity of the authority that lies in the City divided by the total tax capacity that lies in Dakota County.

CITY OF APPLE VALLEY

Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year			
	2015	2016	2017	2018
Debt limit	$ 126,852,645	$ 133,946,802	$ 140,076,146	$ 152,165,496
Total net debt applicable to the limit	29,275,000	27,550,000	13,885,000	12,895,000
Legal debt margin	$ 97,577,645	$ 106,396,802	$ 126,191,146	$ 139,270,496
Total net debt applicable to the limit as a percentage of the debt limit	23.08%	20.57%	9.91%	8.47%

Note: Minnesota Statutes limit the amount of general obligation debt a governmental entity may issue to 3 percent of its total market valuation.

Table 12

2019	2020	2021	2022	2023	2024
$ 167,990,423	$ 180,527,909	$ 189,665,546	$ 198,814,315	$ 230,905,010	$ 242,065,409
11,830,000	10,705,000	15,785,000	22,760,000	21,555,000	46,695,000
$ 156,160,423	$ 169,822,909	$ 173,880,546	$ 176,054,315	$ 209,350,010	$ 195,370,409
7.04%	5.93%	8.32%	11.45%	9.34%	19.29%

Legal Debt Margin Calculation for Fiscal Year 2024

Market value	$ 8,068,846,970
Debt limit (3% of assessed value)	242,065,409
Debt applicable to the limit	46,695,000
Legal debt margin	$ 195,370,409

CITY OF APPLE VALLEY

Pledged Revenue Coverage
Last Ten Fiscal Years

	Liquor Store – Revenue Bonds						G.O. Storm Water – Revenue Bonds		
Fiscal Year	Operating Revenues/ Gross Profit	Less Operating Expense	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage	Operating Revenues/ Gross Profit	Less Operating Expense	Net Available Revenue
2015	$2,443,210	$1,626,498	$ 816,712	$ 200,000	$ 71,256	3.011	$1,629,361	$1,376,670	$ 252,691
2016	2,567,113	1,682,574	884,539	230,000	29,127	3.414	1,717,350	1,399,093	318,257
2017	2,709,997	1,750,717	959,280	235,000	27,288	3.657	1,769,842	2,116,752	(346,910)
2018	2,877,251	1,766,068	1,111,183	1,120,000	22,837	0.972	1,901,319	1,998,341	(97,022)
2019	2,951,063	1,691,424	1,259,639	–	–	–	2,113,725	2,180,725	(67,000)
2020	3,152,365	1,807,010	1,345,355	–	–	–	2,346,263	2,166,413	179,850
2021	3,135,270	1,887,723	1,247,547	–	–	–	2,584,937	2,139,293	445,644
2022	3,252,041	2,320,251	931,790	–	–	–	2,863,316	2,342,911	520,405
2023	3,198,597	2,503,069	695,528	–	–	–	3,232,972	2,546,757	686,215
2024	3,320,905	2,328,096	992,809	–	–	–	3,694,576	2,602,338	1,092,238

Note: Details regarding the City's outstanding debt can be found in the notes to basic financial statements.

(1) Excludes principal refunded from the proceeds of refunding bond issues.

Table 13

			G.O. Water – Revenue Bonds					
Debt Service			Operating Revenues/	Less Operating	Net Available	Debt Service		
Principal (1)	Interest	Coverage	Gross Profit	Expense	Revenue	Principal (1)	Interest	Coverage
$ 150,000	$ 73,036	1.133	$8,988,411	$7,950,081	$1,038,330	$ 365,000	$ 215,125	1.79
155,000	84,979	1.326	9,450,362	9,130,962	319,400	370,000	207,825	0.55
160,000	81,870	(1.434)	9,910,773	9,785,093	125,680	380,000	200,425	0.22
180,000	32,388	(0.457)	10,352,835	9,040,542	1,312,293	385,000	192,824	2.27
175,000	28,787	(0.329)	10,577,669	9,501,118	1,076,551	395,000	249,571	1.67
180,000	25,288	0.876	11,402,252	9,785,313	1,616,939	821,670	292,555	1.45
180,000	21,688	2.210	12,795,642	9,859,046	2,936,596	864,598	253,877	2.63
156,611	93,617	2.080	13,063,988	11,051,955	2,012,033	875,925	185,702	1.90
230,000	108,017	2.030	14,136,582	11,691,046	2,445,536	865,836	193,447	2.31
240,000	96,588	3.245	13,765,456	11,995,446	1,770,010	889,531	167,602	1.67

CITY OF APPLE VALLEY

Table 14

Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income	Per Capita Personal Income (2)	School Enrollment (3)	Unemployment Rate (4)
2015	50,161	$ 1,903,961,077	$ 37,957	11,272	2.60%
2016	51,338	1,985,959,192	38,684	11,883	3.00%
2017	52,361	2,104,650,395	40,195	12,070	2.50%
2018	53,429	2,226,546,717	41,673	11,996	2.50%
2019	54,400	2,287,193,600	42,044	11,967	2.60%
2020	56,374	2,453,058,236	43,514	12,186	4.00%
2021	56,318	2,498,773,342	44,369	12,093	2.00%
2022	55,673	2,657,717,674	47,738	11,919	2.20%
2023	56,252	2,749,316,500	48,875	12,194	2.00%
2024	56,361	N/A	N/A	12,188	2.10%

N/A – Not Available

Sources:

(1) U.S. Census Bureau, Population Division and Metropolitan Council.

(2) City of Apple Valley, American Community Survey, U.S. Census Bureau.

(3) Schools located in the City's boundaries: Independent School District No. 196, including Dakota Ridge School. School enrollment defined as adjusted ADMs (average daily membership).

(4) Minnesota Department of Employment and Economic Development.

CITY OF APPLE VALLEY

Table 15

Principal Employers
Current Fiscal Year and Nine Years Prior

Taxpayer	2024 Employees	2024 Rank	2024 Percentage of Total Employment	2015 Employees	2015 Rank	2015 Percentage of Total Employment
ISD No. 196, Rosemount-Apple Valley-Eagan	1,831	1	10.96 %	1,448	1	9.79 %
Wings Financial Federal Credit Union	648	2	3.88	292	8	1.97
Uponor North America, Inc.	604	3	3.62	480	3	3.25
Target Corporation	436	4	2.61	515	2	3.48
Walmart	410	5	2.45	365	4	2.47
Dakota County	409	6	2.45	364	5	2.46
Apple Valley Ford	325	7	1.95	284	10	1.92
Menards	289	8	1.73	–	–	–
Minnesota Zoological Gardens	258	9	1.54	331	6	2.24
Apple Valley Medical Clinic	250	10	1.50	–	–	–
Apple Valley Redi-Mix	–	–	–	302	7	2.04
Augustana Health Care Center	–	–	–	285	9	1.93
Total	5,460		32.68 %	4,666		31.55 %

Source: City of Apple Valley Community Development Department

CITY OF APPLE VALLEY

Full-Time Equivalent (FTE) City Government Employees by Function
Last Ten Fiscal Years

	Fiscal Year			
	2015	2016	2017	2018
General government				
Administration	3.00	3.00	3.00	3.00
Finance and data processing	4.00	4.00	4.58	5.00
Information and technology	3.64	3.78	3.11	4.06
Human resources	5.00	5.00	5.00	5.02
City clerk/elections	2.00	5.39	1.92	5.32
General government buildings	2.00	2.00	1.92	2.00
Community development	4.77	4.35	5.00	5.00
Code enforcement	2.44	2.40	2.36	2.39
Total general government	26.85	29.92	26.89	31.79
Public safety				
Police	62.27	62.58	62.74	64.18
Fire	15.46	15.54	16.02	17.89
Building inspections	6.93	6.76	7.72	7.90
Total public safety	84.66	84.88	86.48	89.97
Public works				
Public works administration	3.83	3.80	4.20	4.31
Central maintenance facility	5.51	5.29	5.30	5.25
Streets	16.92	16.95	17.07	16.75
Engineering	4.03	4.48	4.91	5.32
Natural Resources	–	–	–	–
Total public works	30.29	30.52	31.48	31.63
Culture and recreation				
Park and recreation administration	7.83	7.45	7.85	7.89
Recreation programs	6.88	6.23	5.91	5.66
Park maintenance	22.97	24.18	23.79	24.70
Redwood Pool	2.35	2.63	2.26	2.21
Aquatic swim center	12.25	12.65	12.14	12.55
Community center	4.64	4.72	4.55	4.12
Apple Valley Senior Center	3.03	3.36	3.43	3.70
Cable TV	2.61	2.74	2.84	3.01
Municipal golf (2)	–	–	–	–
Total culture and recreation	62.56	63.96	62.77	63.84
Total general government	204.36	209.28	207.62	217.23
Enterprise funds				
Municipal liquor	17.51	17.47	17.57	17.43
Municipal golf	19.68	18.89	19.15	13.18
Sports arena	6.57	6.85	6.47	5.71
Stormwater drainage utility	1.96	2.00	2.00	0.08
Water and sewer	18.07	17.61	17.35	18.86
Total enterprise funds	63.79	62.82	62.54	55.26
Total	268.15	272.10	270.16	272.49

(1) In fiscal 2022, the City changed the Municipal Golf Course Enterprise Fund to a governmental fund.

Source: City of Apple Valley Human Resources Office – FTEs based on hours worked during the fiscal year. Part-time employees converted to FTE based on 2,080 hours per year.

Table 16

2019	2020	2021	2022	2023	2024
3.00	3.02	3.59	4.05	4.00	3.94
5.00	5.00	5.00	4.61	4.37	5.00
4.50	5.00	5.00	4.49	3.71	4.95
4.62	4.97	4.75	4.88	5.00	3.83
1.99	6.58	2.00	4.90	3.11	5.95
2.00	2.00	1.39	2.34	2.30	2.56
4.96	4.13	4.73	4.68	4.04	4.69
2.27	2.67	2.00	1.95	2.97	3.00
28.34	33.37	28.46	31.90	29.50	33.92
62.46	62.72	61.88	60.95	63.24	67.20
18.37	18.36	19.31	19.27	19.54	20.30
7.20	6.72	5.86	5.20	5.50	5.92
88.03	87.80	87.05	85.42	88.28	93.42
4.07	4.26	4.41	3.85	3.68	2.70
5.64	6.53	6.34	6.18	6.28	6.47
16.53	16.42	15.33	16.31	15.63	16.67
6.04	6.19	6.80	6.80	7.75	8.40
–	–	–	–	0.77	1.94
32.28	33.40	32.88	33.14	34.11	36.18
7.86	7.62	7.97	7.11	7.28	7.63
4.12	1.90	2.20	2.37	2.50	2.21
23.85	18.41	21.69	21.15	22.90	22.51
1.95	–	2.45	2.95	2.92	2.31
13.32	0.02	11.78	11.90	12.02	10.99
3.82	2.27	3.07	4.71	4.62	5.31
3.61	3.32	2.18	2.61	3.32	3.34
3.38	3.09	3.31	3.51	3.46	3.47
–	–	–	15.18	15.68	15.91
61.91	36.63	54.65	71.49	74.70	73.68
210.56	191.20	203.04	221.95	226.59	237.20
17.44	17.42	17.93	19.70	20.36	20.05
13.22	13.70	15.96	–	–	–
5.57	5.39	6.20	5.61	5.62	5.61
–	–	–	–	–	–
20.29	19.00	19.23	19.92	20.48	19.26
56.52	55.51	59.32	45.23	46.46	44.92
267.08	246.71	262.36	267.18	273.05	282.12

CITY OF APPLE VALLEY

Operating Indicators by Function
Last Ten Years

Function/Program	Fiscal Year 2015	2016	2017	2018
General government				
Elections	N/A	2	N/A	2
Registered voters	N/A	35,836	N/A	35,544
Number of voters casting votes	N/A	29,853	N/A	27,170
Number of absentee ballots received	N/A	8,692	N/A	7,759
Percentage of absentee ballots to total votes	N/A	29.1%	N/A	28.6%
Voter participation (registered) (elections are held every other year)	N/A	83.30%	N/A	76.44%
Public safety				
Police				
Crimes – Part I/Group A	1,207	1,232	1,237	1,039
Crimes – Part II/Group B	1,833	1,936	1,993	1,939
Total arrests	969	1,234	1,206	1,198
DWI arrests	120	87	176	224
Traffic citations issued	4,246	5,441	4,471	4,831
Total calls for service	35,510	39,548	40,079	40,864
Fire				
Calls for service	1,397	1,622	1,787	2,074
Medical	668	812	1,097	1,363
Fire	729	810	690	711
Fire call responses times under 5 minutes	43%	38%	43%	44%
Fire call responses times 5–10 minutes	48%	51%	48%	49%
Fire call responses times over 10 minutes	9%	11%	9%	7%
Public works				
Building permits issued	1,785	1,883	1,902	1,750
Permits issued for new dwelling units	115	140	167	65
Commercial building permits issued	197	98	184	99
Plumbing permits issued	1,334	1,560	1,620	1,572
Heating permits issued	951	1,076	1,170	1,043
Building inspections	10,543	10,702	11,794	12,406
Streets maintained (lane miles)	416	418	418	418
Cul-de-sacs maintained	324	325	325	325
Snow/ice events	29	29	32	34
Signs replaced	451	354	402	425
Boulevard trees trimmed	1,250	939	1,565	1,063
Fleet division vehicle work orders	1,486	2,138	1,507	1,122
Diseased elm and oak trees mitigated	322	326	444	289
Lakes and ponds monitored with water quality samples	18	18	18	18
Sump catch basins cleaned	983	1,106	1,282	873
Sewage pumped (billion gallons)	1.2	1.1	1.1	1.1
Miles of sanitary sewer cleaned	54.0	62.0	47.0	38.0
Sanitary lift station inspections	1,716	1,716	1,716	1,716
Water produced (billion gallons)	2.0	2.0	2.0	2.0
Water samples taken	1,098	1,098	1,098	1,098
Fire hydrants maintained	2,466	2,484	2,489	2,494
Pressure stations inspected	13	13	13	13
Air relief manholes inspected	16	16	16	16
Hydrant flushing (minutes)	24,916	26,687	24,688	25,005
Water breaks repaired	16	8	10	8
Burial sites sold	69	75	108	62
Burials	50	46	58	58

N/A – Not Available

Source: Various city departments

Table 17

2019	2020	2021	2022	2023	2024
N/A	3	N/A	2	1	3
N/A	38,989	N/A	36,811	35,649	36,633
N/A	33,904	N/A	25,209	8,809	32,486
N/A	22,381	N/A	7,476	1,431	16,256
N/A	66.0%	N/A	29.7%	16.2%	45.0%
N/A	86.96%	N/A	68.50%	24.70%	83.00%
1,130	1,004	2,515	2,036	2,103	1,901
1,594	1,460	1,059	1,119	1,056	931
1,152	521	521	675	815	679
216	71	84	82	126	127
4,482	2,081	3,157	2,247	2,532	3,912
41,752	34,524	36,389	37,319	40,843	38,408
2,148	2,094	2,307	2,372	2,357	2,448
1,388	1,441	1,572	1,598	1,581	1,501
760	653	735	774	776	947
43%	42%	42%	40%	40%	42%
47%	51%	51%	53%	53%	52%
10%	7%	7%	7%	7%	6%
2,207	2,054	2,490	3,694	2,461	1,966
27	5	3	4	10	40
102	82	183	130	114	113
1,453	1,304	1,479	1,426	1,143	1,497
966	833	932	986	888	972
7,825	6,741	8,229	10,786	10,763	9,829
423	418	419	419	419	419
325	325	325	339	339	339
30	39	30	48	15	16
412	409	195	200	303	344
1,566	2,036	1,681	2,074	894	2,143
2,640	955	877	852	764	883
368	194	178	59	23	12
9	9	9	9	9	9
1,181	1,378	1,113	1,147	1,355	1,278
1.1	1.1	1.2	1.1	1.1	1.1
47.2	50.9	43.8	40.4	41.0	60.0
1,716	1,716	1,716	1,716	1,716	1,716
1.9	2.1	2.1	2.0	2.1	2.1
1,098	1,098	1,098	1,098	1,098	1,098
2,556	2,565	2,574	2,618	2,623	2,624
15	15	15	13	13	13
12	12	12	16	16	19
18,431	18,787	12,115	29,149	26,246	25,965
10	5	11	8	6	11
85	156	168	143	119	115
67	67	71	76	59	87

CITY OF APPLE VALLEY

Capital Assets Statistics by Function/Program
Last Ten Years

Function/Program	Fiscal Year 2015	2016	2017	2018
Public safety				
Police				
Stations	1	1	1	1
Marked squad units	24	24	25	25
Fire				
Stations	3	3	3	3
Fire engine trucks	5	5	5	5
Fire ladder trucks	2	2	2	2
Fire brush/rescue trucks	1	1	1	1
Public works				
City-owned lights	271	302	308	310
Dakota Electric Association-owned	3,167	3,303	3,112	3,115
Xcel owned lights	301	343	343	343
Streets (centerline miles)	177	179	180	180
Cul-de-sacs	324	325	325	325
Roundabouts	4	4	4	4
Trees (number of boulevard trees)	9,175	9,100	8,800	8,400
Parks				
Parks	50	50	50	51
Total park acreage	879	879	879	888
Trails – street side trails (miles)	65	75	78	78
Athletic complexes	5	5	5	5
Golf course	1	1	1	1
Community centers	2	2	2	2
Senior center	1	1	1	1
Pools/aquatic centers	2	2	2	2
Ice arenas	2	2	2	2
Water				
Number of connections	15,874	16,024	16,226	16,342
Miles of water mains and laterals	248	250	266	287
Wells	19	20	20	20
Water valves	3,836	3,872	3,886	3,917
Fire hydrants	2,466	2,484	2,489	2,494
Water reservoirs	5	5	5	5
Reservoir capacity (millions of gallons)	13	13	13	13
Sanitary sewer				
Number of connections	15,422	15,563	15,764	15,877
Miles of sanitary sewer mains and laterals	204	204	212	223
Sanitary lift stations	9	9	9	9
Sanitary manholes	5,538	5,587	5,596	5,603
Storm sewer				
Lift stations	12	12	12	12
Miles of storm sewers	170	173	196	196

Source: Various city departments

Table 18

2019	2020	2021	2022	2023	2024
1	1	1	1	1	1
22	22	22	22	22	23
3	3	3	3	3	3
4	4	4	4	4	4
2	2	2	2	2	2
1	1	1	1	1	1
315	315	315	315	321	321
3,224	3,244	3,252	3,272	3,288	3,290
343	370	370	27	27	27
183	184	184	184	196	184
325	325	325	339	339	339
4	4	4	5	5	5
8,329	8,429	8,029	8,099	7,286	7,297
51	51	51	51	51	51
888	888	888	888	888	888
79	80	80	80	80	80
5	5	5	5	5	5
1	1	1	1	1	1
2	2	2	2	2	2
1	1	1	1	1	1
2	2	2	2	2	2
2	2	2	2	2	2
16,409	16,431	16,466	16,537	16,602	16,649
287	269	250	292	276	276
20	20	20	20	20	20
5,103	4,352	4,546	4,552	4,611	4,622
2,556	2,565	2,574	2,591	2,623	2,624
5	5	5	5	5	5
13	13	13	13	13	13
15,935	15,938	15,983	16,040	16,105	16,145
223	215	199	220	215	215
9	9	9	9	9	9
5,700	5,723	5,744	5,769	5,804	5,805
12	12	12	12	12	12
216	190	191	217	223	196

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Management Report

for

City of Apple Valley, Minnesota

December 31, 2024

LB | CARLSON

Certified Public Accountants Business Consultants

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LB | CARLSON

To the City Council and Management
City of Apple Valley, Minnesota

We have prepared this management report in conjunction with our audit of the City of Apple Valley, Minnesota's (the City) financial statements for the year ended December 31, 2024. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- Enterprise Funds Overview
- Government-Wide Financial Statements
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND *GOVERNMENT AUDITING STANDARDS*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2024. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2024:

- We have issued unmodified opinions on the City's basic financial statements.
- We reported no deficiencies in the City's internal control over financial reporting that we considered to be material weaknesses.
- The results of our testing disclosed no instances of noncompliance required to be reported under *Government Auditing Standards.*
- We reported no findings based on our testing of the City's compliance with Minnesota laws and regulations.

ALTERNATIVE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS (CSLFRF) COMPLIANCE EXAMINATION ENGAGEMENT

- We examined the City's compliance with the compliance requirements "activities allowed or unallowed" and "allowable cost/cost principles" (the specified requirements) as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving CSLFRF." In our opinion, the City complied, in all material respects, with the specified requirements referenced above during the year ended December 31, 2024.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2024.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Depreciation/Amortization** – Management's estimates of depreciation/amortization expense are based on the estimated useful lives of the assets.

- **Other Post-Employment Benefits (OPEB) and Pension Liabilities** – The City has recorded liabilities and activity for OPEB and pension benefits. These obligations are calculated using actuarial methodologies described in Governmental Accounting Standards Board Statement Nos. 68 and 75. These actuarial calculations include significant assumptions, including projected changes, healthcare insurance costs, investment returns, retirement ages, proportionate share, and employee turnover.

- **Compensated Absences** – Management's estimate is based on current rates of pay, unused compensated absence balances, and the likelihood compensated absences will be paid out over the course of employment or at termination.

- **Self-Insurance Reserves** – Management's estimates of self-insurance reserves are based on the estimated liability for incurred, but not reported claims.

- **Land Held for Resale** – Management's estimates of these assets are based on the lower of cost or acquisition value.

We evaluated the key factors and assumptions used by management to develop these accounting estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to OPEB and pension benefits are particularly sensitive, due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole, except for the prior period error correction discussed previously. Prior year comparative amounts included throughout this management report have been restated to reflect this correction.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated June 23, 2025.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the pension and OPEB-related required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information, as described in the table of contents, which accompanies the financial statements, but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

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GOVERNMENTAL FUNDS OVERVIEW

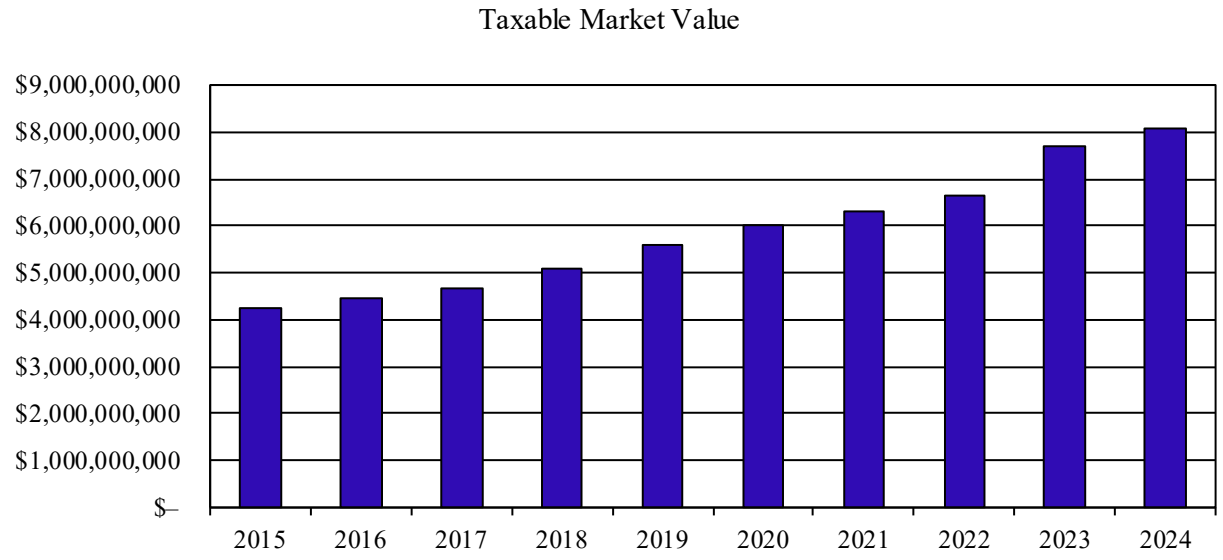
This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital projects funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance and the sufficiency of each governmental fund's current assets to finance its current liabilities.

PROPERTY TAXES

Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2022 fiscal year (the most recent comparative state-wide data available), local ad valorem property tax levies provided 44.1 percent of the total governmental fund revenues for cities over 2,500 in population, and 35.2 percent for cities under 2,500 in population. Total property taxes levied by all Minnesota cities for taxes payable in 2024 increased 7.5 percent compared to the prior year, and 7.7 percent for taxes payable in 2025.

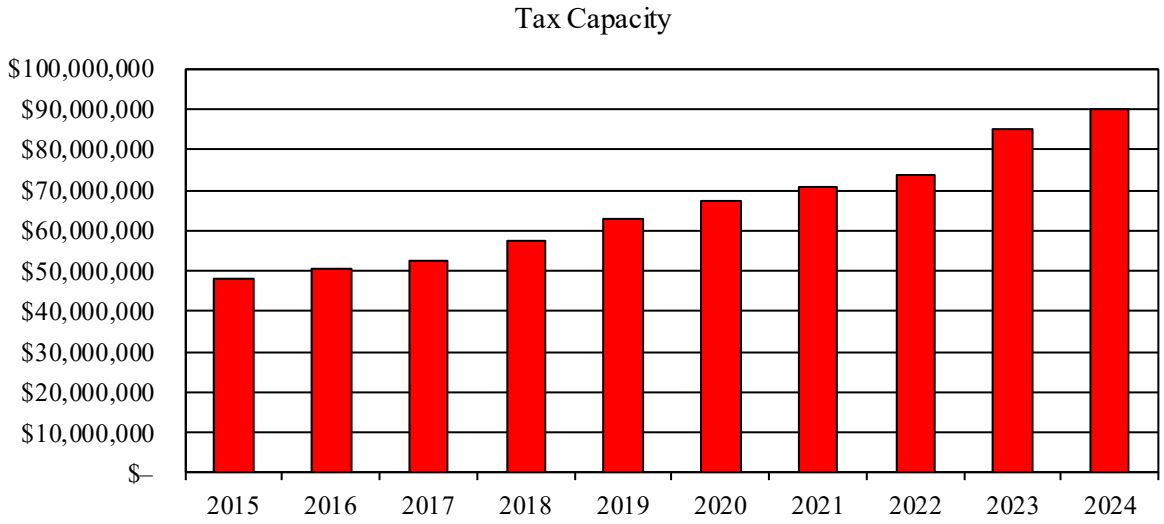
The total tax capacity value of property in Minnesota cities increased about 8.4 percent for the 2024 levy year. The tax capacity values used for levying property taxes are based on the assessed market values for the previous fiscal year (e.g., tax capacity values for taxes levied in 2024 were based on assessed market values as of January 1, 2023), so the trend of change in these tax capacity values lags somewhat behind the housing market and economy in general.

The City's taxable market value increased 16.1 percent for taxes payable in 2023 and 4.8 percent for taxes payable in 2024. The following graph shows the City's changes in taxable market value over the past 10 years:



Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity increased 15.2 percent and 5.5 percent for taxes payable in 2023 and 2024, respectively.

The following graph shows the City's change in tax capacities over the past 10 years:



The following table presents the average tax rates applied to city residents for each of the last three levy years:

Rates Expressed as a Percentage of Net Tax Capacity

	City of Apple Valley		
	2022	2023	2024
Average tax rate			
City	38.2	35.3	36.8
County	21.6	18.8	18.3
School	20.0	17.9	23.6
Special taxing	3.7	3.2	3.3
Total	83.5	75.2	82.0

Both the City portion of the tax rate and the overall tax rate for residents increased for the 2024 levy year with the largest increase in the school rate.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2024, presented both by fund balance classification and by fund:

Governmental Funds Change in Fund Balance

	Fund Balance as of December 31, 2023	Fund Balance as of December 31, 2024	Change
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 266,808	$ 468,052	$ 201,244
Restricted	25,207,438	37,077,290	11,869,852
Committed	753,061	605,877	(147,184)
Assigned	26,289,905	26,570,055	280,150
Unassigned	20,004,881	20,799,689	794,808
Total governmental funds	$ 72,522,093	$ 85,520,963	$ 12,998,870
Total by fund			
General	$ 24,302,666	$ 25,334,036	$ 1,031,370
American Rescue Plan Act	(51,862)	–	51,862
Closed Bond Issues	8,882,682	8,890,501	7,819
Road Improvements	(1,049,532)	(1,395,729)	(346,197)
Facilities C.I.P. Construction	5,138,470	3,049,516	(2,088,954)
Parks Development	(17,206)	10,943,226	10,960,432
Construction Projects	1,482,763	3,026,255	1,543,492
Future Capital Projects	11,888,037	11,266,349	(621,688)
Nonmajor	21,946,075	24,406,809	2,460,734
Total governmental funds	$ 72,522,093	$ 85,520,963	$ 12,998,870

In total, the fund balances of the City's governmental funds increased by $12,998,870 during the year ended December 31, 2024. Most of the increase is in the Parks Development Fund, the result of debt issued in the current year under the Park Bond Referendum authority. A portion of these proceeds are unspent, which is causing an increase in restricted fund balance.

GOVERNMENTAL FUND REVENUES

The following table presents the per capita revenue of the City's governmental funds for the past three years, along with state-wide averages.

We have included the most recent comparative state-wide averages available from the Office of the State Auditor to provide a benchmark for interpreting the City's data. The amounts received from the typical major sources of governmental fund revenue will naturally vary between cities based on factors such as a city's stage of development, location, size and density of its population, property values, services it provides, and other attributes. It will also differ from year-to-year, due to the effect of inflation and changes in its operation. Also, certain data in these tables may be classified differently than how they appear in the City's financial statements in order to be more comparable to the state-wide information, particularly in separating capital expenditures from current expenditures.

We have designed this section of our management report using per capita data in order to better identify unique or unusual trends and activities of the City. We intend for this type of comparative and trend information to complement, rather than duplicate, information in the MD&A. An inherent difficulty in presenting per capita information is the accuracy of the population count, which for most years is based on estimates.

Governmental Funds Revenue per Capita
With State-Wide Averages by Population Class

	State-Wide	City of Apple Valley		
Year	December 31, 2022	2022	2023	2024
Population	20,000–100,000	55,673	56,252	56,361
Property taxes	$ 584	$ 538	$ 566	$ 613
Tax increments	46	20	10	16
Franchise and other taxes	58	23	26	23
Special assessments	50	20	13	14
Licenses and permits	55	53	41	35
Intergovernmental revenues	223	116	173	101
Charges for services	137	86	93	106
Other	(21)	16	95	98
Total revenue	$ 1,132	$ 872	$ 1,017	$ 1,006

The City generated $56,758,679 of total revenue in its governmental funds in 2024, a decrease of $402,160 (0.7 percent) from the prior year. The City's per capita governmental funds revenue for 2024 was $1,006, a decrease of $11 from the prior year. The largest increase of $47 per capita was in property tax revenues, due to an increase in the tax levy. Intergovernmental revenues were $72 per capita lower than last year, mainly due to additional public safety aid received from the state of Minnesota in the prior year.

GOVERNMENTAL FUND EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources, such as taxes and intergovernmental revenues.

- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented, and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.

- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources, such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The City's expenditures per capita of its governmental funds for the past three years, together with comparative state-wide averages, are presented in the following table:

Governmental Funds Expenditures per Capita
With State-Wide Averages by Population Class

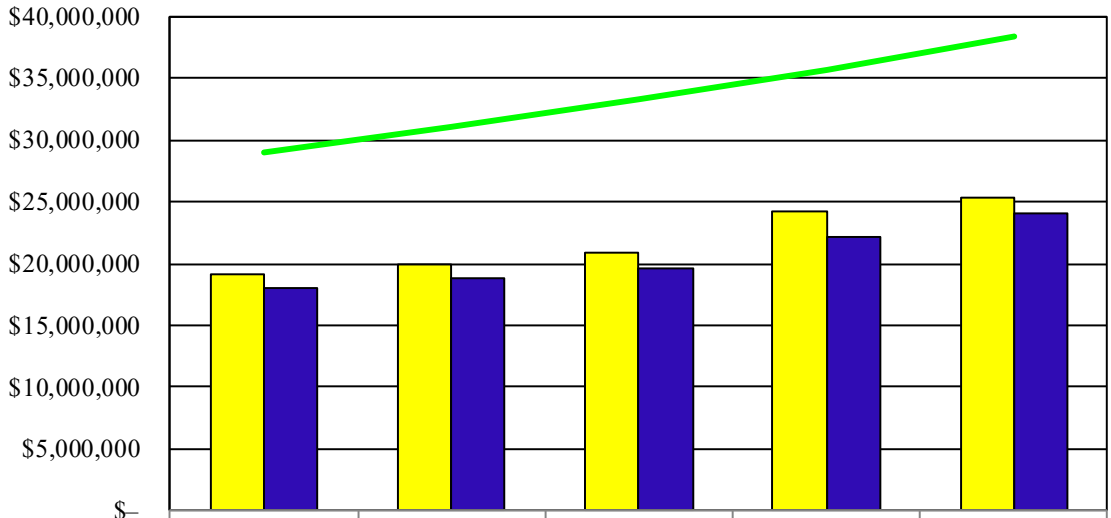
	State-Wide	City of Apple Valley		
Year	December 31, 2022	2022	2023	2024
Population	20,000–100,000	55,673	56,252	56,361
Current				
General government	$ 126	$ 134	$ 142	$ 146
Public safety	347	272	289	317
Street maintenance	120	129	113	122
Parks and recreation	117	143	148	194
All other	92	–	–	–
Total current	802	678	692	779
Capital outlay and construction	346	245	364	494
Debt service				
Principal	117	20	25	28
Interest and fiscal	32	11	13	18
Total debt service	149	31	38	46
Total expenditures	$ 1,297	$ 954	$ 1,094	$ 1,319

Total expenditures in the City's governmental funds for 2024 were $74,388,984, an increase of $12,837,247. The City's per capita governmental funds total expenditures increased $225. Public safety increases were mostly for police personal service-related costs. Parks and recreation increases were mostly related to increased consultation services related to the planning of park referendum projects in the current year. Capital outlay and construction increased $130 per capita, mainly from the increase in parks and facility development projects, which increased $4,962,419 and $7,023,611, respectively.

GENERAL FUND

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, streets and highway maintenance, and parks and recreation. The graph below illustrates the change in the General Fund financial position over the last five years. We have also included a line representing annual expenditures to reflect the change in the size of the General Fund operation over the same period.

General Fund Financial Position
Year Ended December 31,



	2020	2021	2022	2023	2024
Fund Balance	$19,187,963	$19,886,420	$20,811,797	$24,302,666	$25,334,036
Cash Balance	$18,017,356	$18,794,098	$19,563,512	$22,190,877	$24,139,151
Expenditures	$28,959,733	$31,010,828	$33,289,024	$35,626,763	$38,338,888

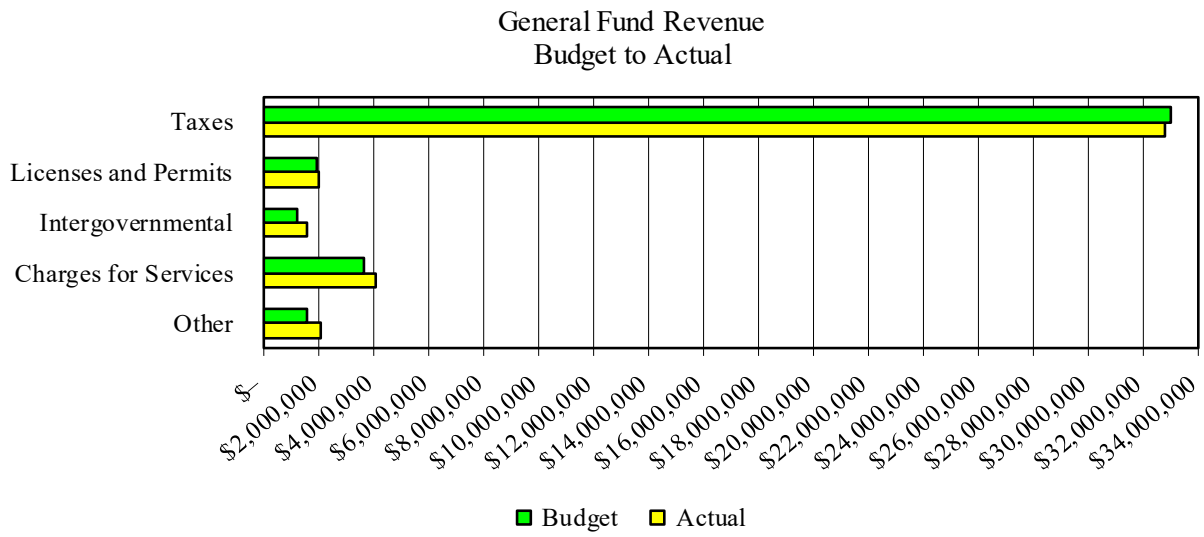
The City's General Fund cash and investments balance at December 31, 2024 was $24,139,151, an increase of $1,948,274 from the prior year. Total fund balance at December 31, 2024 was $25,334,036, an increase of $1,031,370 from the prior year.

As the graph illustrates, the City has generally been able to maintain healthy cash and fund balance levels as the volume of financial activity has grown. This is an important factor because a government, like any organization, requires a certain amount of equity to operate. A healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and is a factor in determining the City's bond rating and resulting interest costs. Maintaining an adequate fund balance has become increasingly important given the fluctuations in state funding for cities in recent years.

A trend that is typical to Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are made fairly evenly during the year, other than the impact of seasonal services, such as snowplowing, street maintenance, and park activities. Cash receipts of the General Fund are quite a different story. Taxes comprise about 77.0 percent of the fund's total annual revenue. Approximately half of these revenues are received by the City in July and the rest in December. Consequently, the City needs to have adequate cash reserves to finance its everyday operations between these payments.

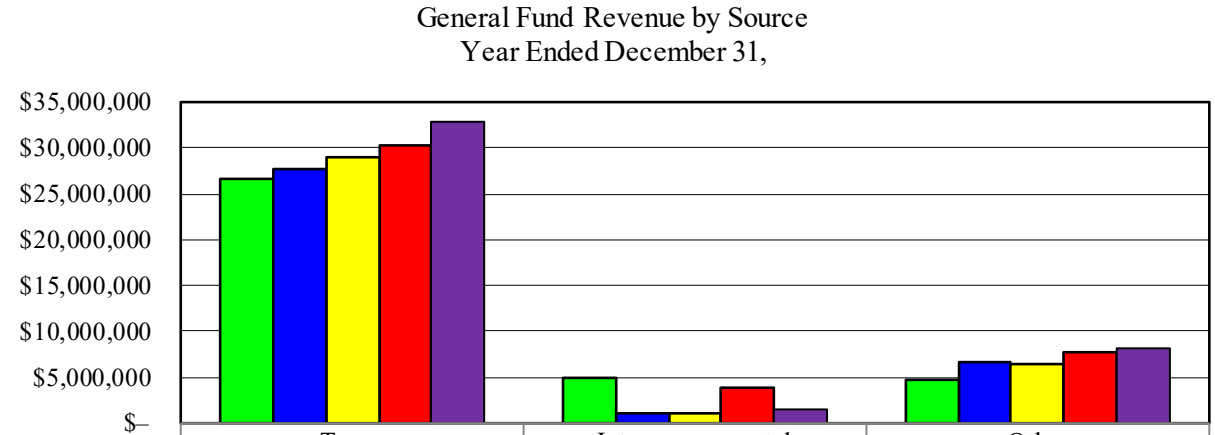
The City Council has formally adopted a fund balance policy that states the City will strive to maintain a minimum unassigned General Fund balance of 50.0 percent of the subsequent year's budgeted expenditures. At December 31, 2024, the unassigned fund balance of the General Fund was 53.6 percent of the subsequent year's budgeted expenditures.

The following graph reflects the City's General Fund revenue sources for 2024 compared to budget:



Total General Fund revenues for 2024 were $1,137,925 over the final budget. Intergovernmental revenues were over budget by $370,072. Charges for services were over budget by $444,274 for engineering charges. Revenue from other sources, as shown above, was $496,999 over budget, which was mainly attributable to higher than anticipated investment earnings of $597,400 on the City's investment portfolio, due to improved market conditions.

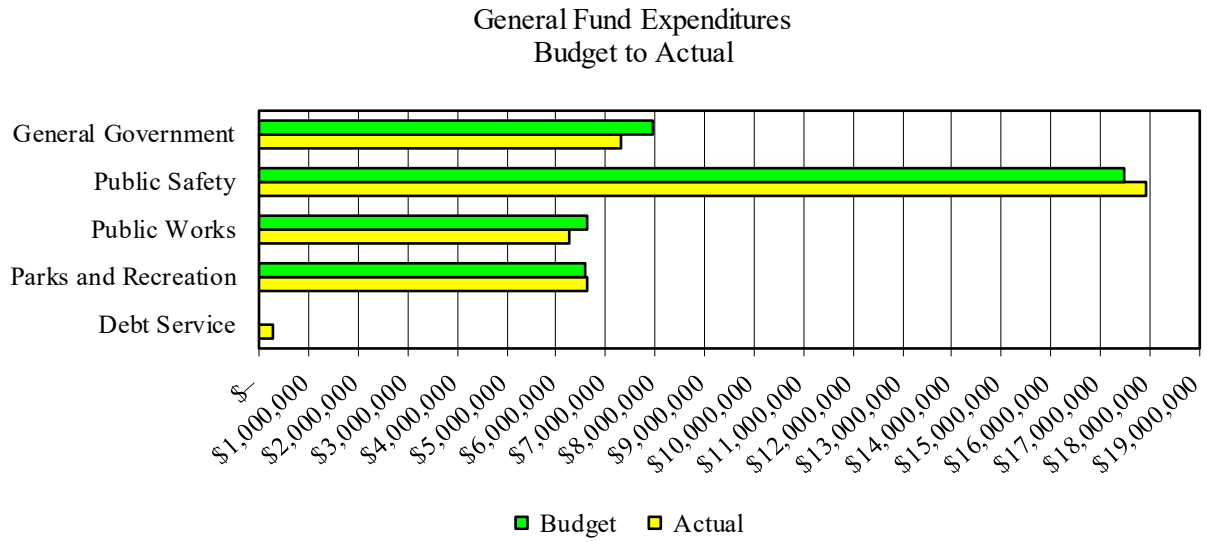
The following graph presents the City's General Fund revenues by source for the last five years:



	Taxes	Intergovernmental	Other
2020	$26,551,478	$5,037,676	$4,806,847
2021	$27,641,204	$1,006,547	$6,600,783
2022	$28,965,949	$1,134,754	$6,482,562
2023	$30,207,386	$3,940,316	$7,812,465
2024	$32,792,065	$1,578,572	$8,164,838

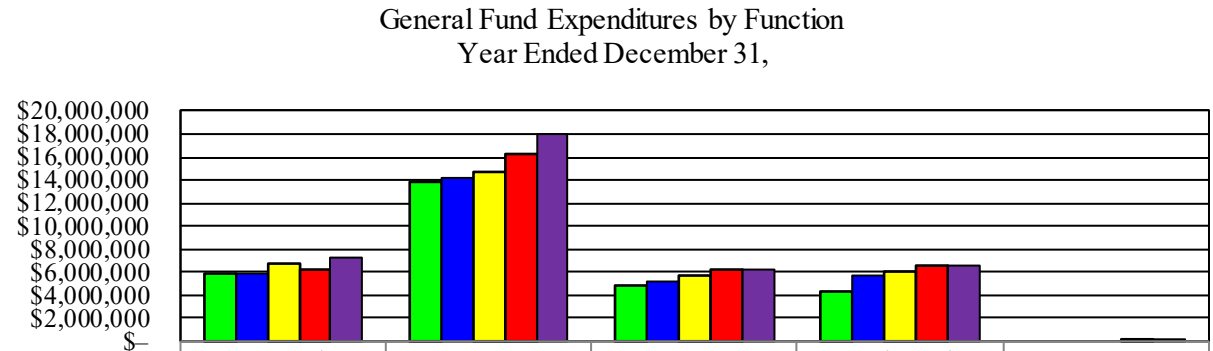
Total General Fund revenues for 2024 were $42,535,475, an increase of $575,308 from the previous year. Taxes increased $2,584,679, due to an increase in the general tax levy. Intergovernmental revenue decreased $2,361,744, primarily due to public safety state aid received in 2023 that was not received in 2024.

The following graph reflects the City's General Fund expenditures compared to budget for 2024:



Total General Fund expenditures for 2024 were $38,338,888, which was $337,772 less than budget. General government expenditures were under budget by $681,152, spread across multiple departments. Public safety was $438,446 higher than budget, mostly in personal services for police protection. Public works was lower than budget by $357,547, spread across multiple departments, with the highest variance in streets.

The following graph presents the City's General Fund expenditures by function for the last five years:



	General Government	Public Safety	Public Works	Parks and Recreation	Debt Service
2020	$5,905,485	$13,822,867	$4,826,893	$4,404,488	$–
2021	$5,945,008	$14,142,295	$5,140,348	$5,783,177	$–
2022	$6,716,079	$14,747,628	$5,700,490	$6,124,827	$–
2023	$6,261,692	$16,195,310	$6,302,143	$6,646,013	$221,605
2024	$7,289,493	$17,921,356	$6,266,223	$6,608,113	$253,703

General Fund expenditures increased by $2,712,125 from the prior year, with increases spread across most functional areas. The largest increase was in public safety totaling $1,726,046, mostly in police personal service-related costs.

ENTERPRISE FUNDS OVERVIEW

The City maintains several enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds, which include the Municipal Liquor, Sports Arena, Water and Sewer, Storm Drainage, Street Light Utility, and Cemetery Funds.

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the year ended December 31, 2024, presented both by classification and by fund:

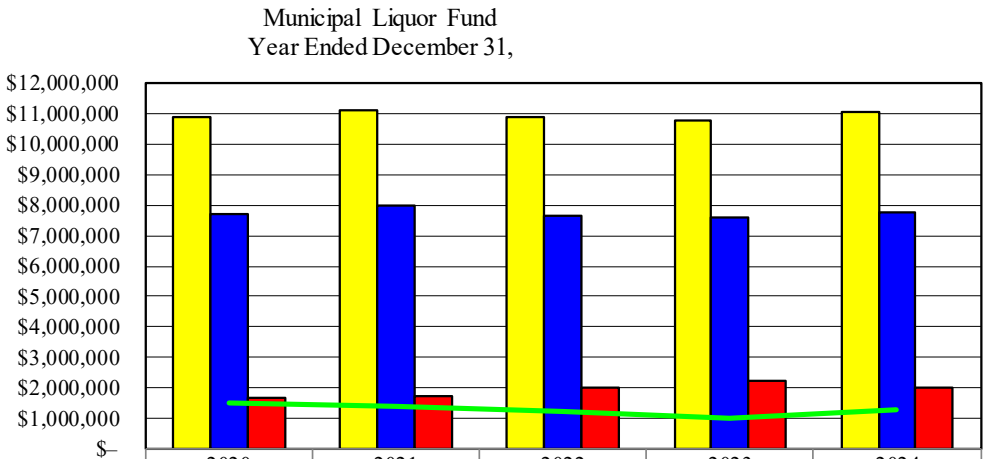
Enterprise Funds Change in Financial Position

	Net Position as of December 31,		
	2023 (Restated)	2024	Change
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 111,728,603	$ 114,973,405	$ 3,244,802
Unrestricted	25,117,754	28,097,874	2,980,120
Total enterprise funds	$ 136,846,357	$ 143,071,279	$ 6,224,922
Total by fund			
Municipal Liquor	$ 5,702,090	$ 5,895,788	$ 193,698
Sports Arena	1,684,680	3,823,843	2,139,163
Water and Sewer	85,741,885	87,680,132	1,938,247
Storm Drainage	40,023,064	41,555,245	1,532,181
Street Light Utility	531,192	723,346	192,154
Cemetery	3,163,446	3,392,925	229,479
Total enterprise funds	$ 136,846,357	$ 143,071,279	$ 6,224,922

In total, the net position in the City's enterprise funds increased by $6,224,922 during the year ended December 31, 2024. The net investment in enterprise capital assets increased $3,244,802, including a capital contribution of $2,313,498 to the Sports Areana Fund resulting from a project funded with the General Obligation Park Referendum Bond proceeds. The increase in unrestricted net position is mainly from positive operating results in the current year.

MUNICIPAL LIQUOR FUND

The following graph presents five years of operating results for the Municipal Liquor Fund:



	2020	2021	2022	2023	2024
Sales	$10,878,589	$11,128,773	$10,882,866	$10,782,386	$11,087,409
Cost of Sales	$7,726,224	$7,993,503	$7,630,825	$7,583,789	$7,766,504
Operating Expenses (Excluding Depreciation/Amortization)	$1,656,776	$1,736,162	$2,026,902	$2,214,327	$2,030,871
Operating Income (Excluding Depreciation/Amortization)	$1,495,589	$1,399,108	$1,225,139	$984,270	$1,290,034

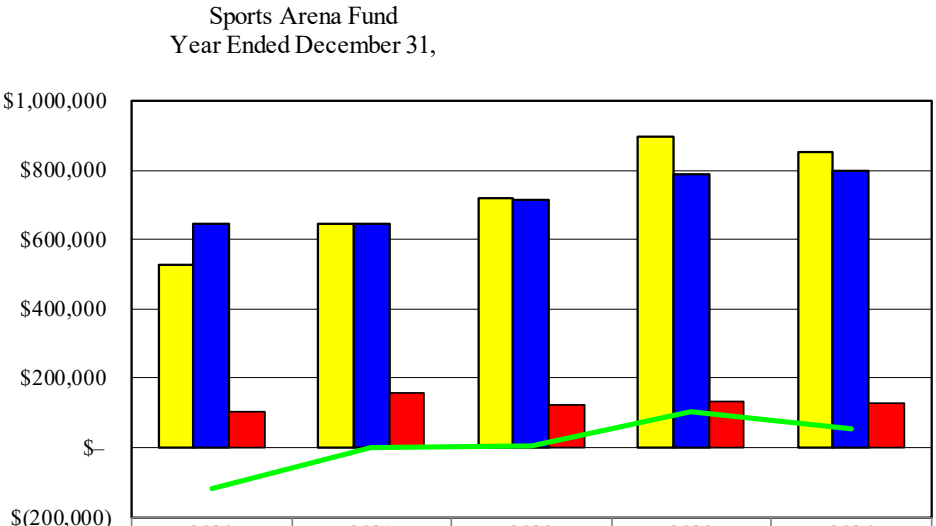
The Municipal Liquor Fund ended 2024 with a net position of $5,895,788, an increase of $193,698 from the prior year. Of this net position, $2,946,615 represents the investment in liquor capital assets, and $2,949,173 is in unrestricted net position.

Liquor sales for 2024 were $11,087,409, which was $305,023 (2.8 percent) higher than the prior year. The Municipal Liquor Fund generated operating income (excluding depreciation/amortization) of $1,290,034 in 2024, or 11.6 percent of gross sales, which is an increase from the 9.1 percent reported in fiscal 2023.

The Municipal Liquor Fund gross profit margin was 30.0 percent in fiscal 2024, slightly more than 29.7 percent in fiscal 2023.

SPORTS ARENA FUND

The following graph presents five years of operating results for the Sports Arena Fund:



	2020	2021	2022	2023	2024
Sales and User Fees	$529,325	$642,781	$720,909	$894,589	$851,563
Operating Expenses (Excluding Depreciation/Amortization)	$647,496	$644,194	$716,392	$789,032	$798,631
Nonoperating Revenue (Expense)	$100,738	$156,243	$121,849	$130,863	$126,685
Operating Income (Loss) (Excluding Depreciation/Amortization)	$(118,171)	$(1,413)	$4,517	$105,557	$52,932

The Sports Arena Fund ended 2024 with a net position of $3,823,843, an increase of $2,139,163 from the prior year, as restated. Of the net position balance, $4,672,636 represents the investment in sports arena capital assets, leaving a deficit ($848,793) of unrestricted net position.

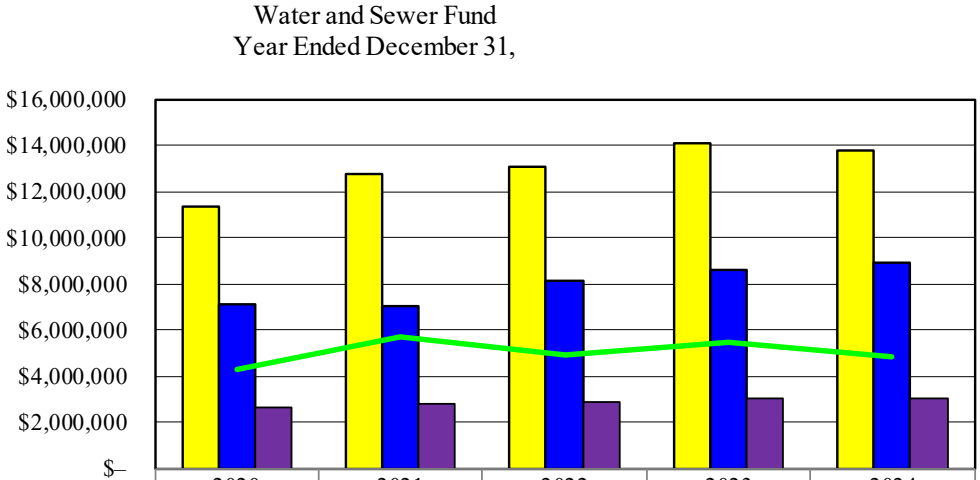
Sports Arena Fund operating revenues for 2024 were $851,563, a decrease of $43,026 from the prior year. Operating expenses, including cost of goods sold and excluding depreciation/amortization, were $798,631, an increase of $9,599 from the prior year. Nonoperating revenue includes an annual property tax levy of $121,000.

The Sports Arena Fund received $2,313,498 in capital contributions from governmental activities capital assets, which is reported in transfers, for improvements to the ice arena which are funded by General Obligation Bonds.

During 2020, this fund had to borrow from other funds to fund capital needs. The interfund borrowing balance is $1,020,006 at December 31, 2024.

WATER AND SEWER FUND

The following graph presents five years of operating results for the Water and Sewer Fund:



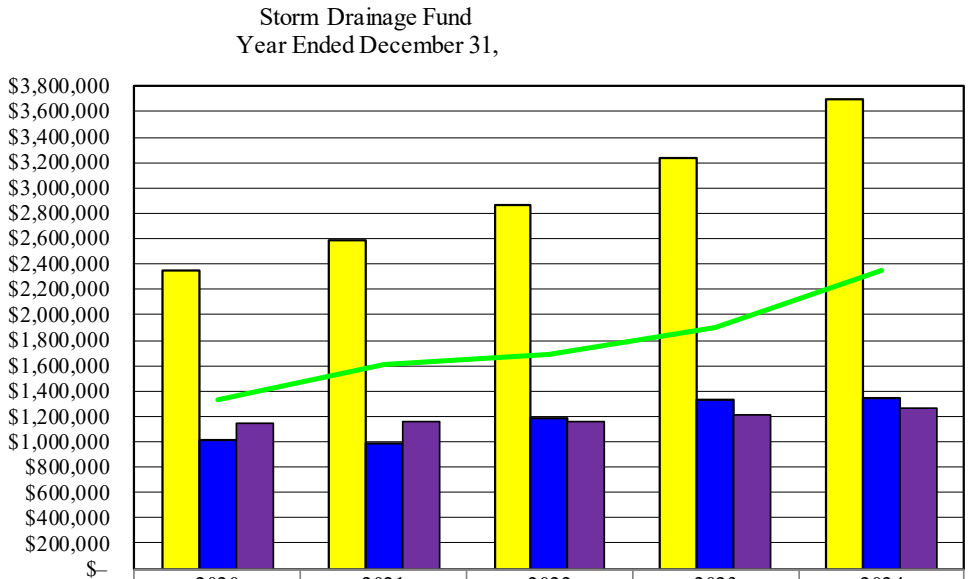
	2020	2021	2022	2023	2024
Operating Revenue	$11,402,252	$12,795,642	$13,063,988	$14,136,582	$13,765,456
Operating Expenses (Excluding Depreciation/Amortization)	$7,137,600	$7,071,089	$8,147,310	$8,630,041	$8,926,146
Depreciation/Amortization	$2,647,713	$2,787,957	$2,904,645	$3,061,005	$3,069,300
Operating Income (Excluding Depreciation/Amortization)	$4,264,652	$5,724,553	$4,916,678	$5,506,541	$4,839,310

The Water and Sewer Fund ended 2024 with a net position of $87,680,132, an increase of $1,938,247 from the prior year. Of this net position, $69,217,534 represents the investment in water and sewer distribution system capital assets, leaving $18,462,598 of unrestricted net position.

Water and Sewer Fund operating revenue was $13,765,456 for 2024, a decrease of $371,126 (2.6 percent) from the prior year, due to lower consumption offset by increased rates. Operating expenses (excluding depreciation/amortization) of $8,926,146 were $296,105 (3.4 percent) higher than last year, mostly in sewer charges.

STORM DRAINAGE FUND

The following graph presents five years of operating results for the Storm Drainage Fund:



	2020	2021	2022	2023	2024
Operating Revenue	$2,346,263	$2,584,937	$2,863,316	$3,232,972	$3,694,576
Operating Expenses (Excluding Depreciation/Amortization)	$1,017,614	$982,447	$1,181,951	$1,332,485	$1,343,040
Depreciation/Amortization	$1,148,799	$1,156,846	$1,160,960	$1,214,272	$1,259,298
Operating Income (Excluding Depreciation/Amortization)	$1,328,649	$1,602,490	$1,681,365	$1,900,487	$2,351,536

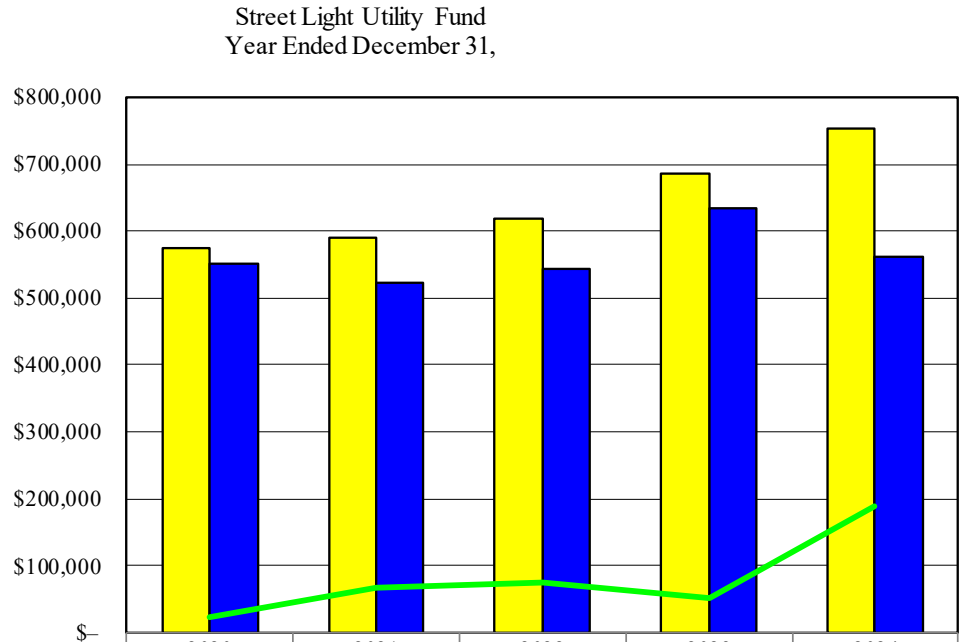
The Storm Drainage Fund ended 2024 with a net position of $41,555,245, an increase of $1,532,181 from the prior year. Of this, $35,747,624 represents the investment in storm drainage capital assets and $5,807,621 of unrestricted net position.

Storm Drainage Fund operating revenues for 2024 were $3,694,576, which was an increase of $461,604 (14.3 percent) from the prior year, due to increased rates.

Operating expenses (excluding depreciation/amortization) for 2024 were $1,343,040, which was $10,555 higher than the prior year.

STREET LIGHT UTILITY FUND

The following graph presents five years of operating results for the Street Light Utility Fund:



	2020	2021	2022	2023	2024
Operating Revenue	$574,731	$590,897	$618,160	$685,833	$751,833
Operating Expenses (Excluding Depreciation/Amortization)	$550,641	$522,752	$544,161	$634,174	$562,795
Operating Income (Excluding Depreciation/Amortization)	$24,090	$68,145	$73,999	$51,659	$189,038

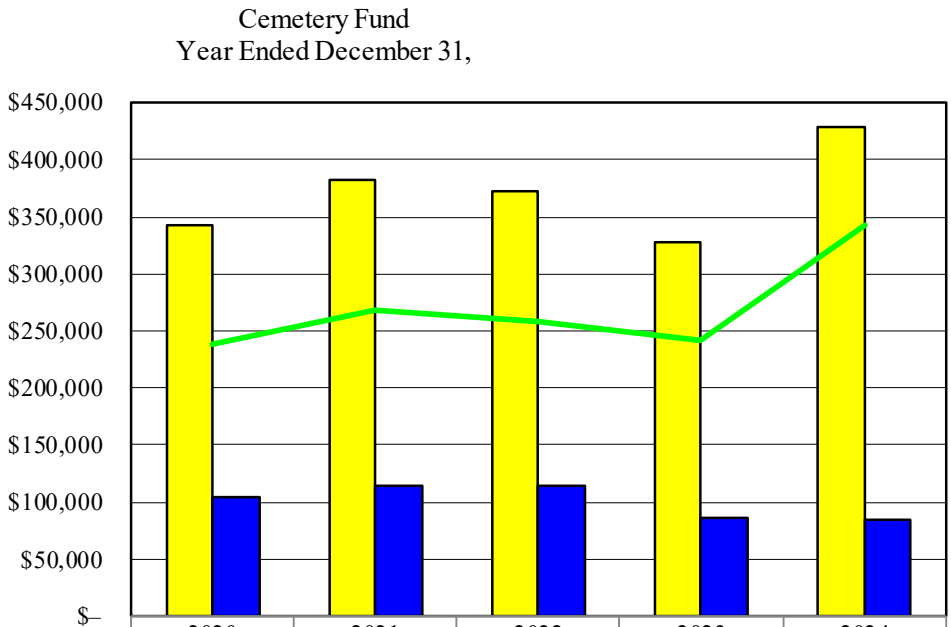
The Street Light Utility Fund ended 2024 with a net position of $723,346, an increase of $192,154 from the prior year. Of this, ($8,718) represents the investment in storm drainage capital assets and $732,064 of unrestricted net position.

Street Light Utility Fund operating revenues for 2024 were $751,833, an increase of $66,000 from the prior year.

Operating expenses (excluding depreciation/amortization) for 2024 were $562,795, a decrease of $71,379 from the prior year.

CEMETERY FUND

The following graph presents five years of operating results for the Cemetery Fund:



	2020	2021	2022	2023	2024
Operating Revenue	$342,102	$382,162	$372,553	$328,023	$428,660
Operating Expenses (Excluding Depreciation/Amortization)	$104,411	$113,825	$114,800	$85,958	$85,375
Operating Income (Excluding Depreciation/Amortization)	$237,691	$268,337	$257,753	$242,065	$343,285

The Cemetery Fund ended 2024 with a net position of $3,392,925, an increase of $229,479 from the prior year. Of the net position balance, $2,397,714 represents investments in cemetery capital assets, leaving $995,211 of unrestricted net position.

Cemetery Fund operating revenues for 2024 were $428,660, an increase of $100,637 from the prior year, due to increased activity. Operating expenses (excluding depreciation/amortization) for 2024 were $85,375, a decrease of $583 from the prior year.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what the City owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of the City's net position as of December 31, 2024 and 2023, for governmental activities and business-type activities:

	As of December 31,		
	2023 (Restated)	2024	Change
Net position			
Governmental activities			
Net investment in capital assets	$ 119,581,864	$ 126,816,100	$ 7,234,236
Restricted	24,923,802	26,087,081	1,163,279
Unrestricted	38,994,273	38,722,155	(272,118)
Total governmental activities	183,499,939	191,625,336	8,125,397
Business-type activities			
Net investment in capital assets	111,728,603	114,973,405	3,244,802
Unrestricted	24,833,745	27,809,128	2,975,383
Total business-type activities	136,562,348	142,782,533	6,220,185
Total net position	$ 320,062,287	$ 334,407,869	$ 14,345,582

The City's total net position at December 31, 2024 was $14,345,582 greater than the previous year-end. Net position in the governmental activities increased $8,125,397. Capital assets additions financed with grants, a property tax levy, and available internal resources caused the increase in net investment in capital assets.

Business-type activities net position increased $6,220,185, for reasons discussed earlier in this report.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net position. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation/amortization of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2024 and 2023:

	Change in Net Position	
	2023 (Restated)	2024
Net (expense) revenue		
Governmental activities		
General government	$ (5,673,805)	$ (6,611,613)
Public safety	(12,420,896)	(15,350,579)
Public works	(1,326,587)	(2,569,063)
Parks and recreation	(6,466,246)	(6,698,795)
Interest and fiscal charges	(694,490)	(913,196)
Business-type activities		
Municipal liquor	706,466	996,831
Sports arena	(202,941)	(296,300)
Water and sewer	5,014,313	2,082,124
Storm drainage	3,824,210	1,325,722
Street light utility	33,248	174,527
Cemetery	96,588	197,300
Total net (expense) revenue	(17,110,140)	(27,663,042)
General revenues		
Property taxes	32,629,106	35,587,821
Other taxes	147,716	151,661
Franchise taxes	1,229,429	1,136,492
Grants and contributions not restricted to specific programs	125,944	415,111
Other general revenues	18,148	10,957
Investment earnings (net of market value adjustment)	4,730,705	4,312,936
Gain on sale of assets	218,581	393,646
Total general revenues	39,099,629	42,008,624
Change in net position	$ 21,989,489	$ 14,345,582

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and unrestricted grants. It also shows that, for the most part, the City's business-type activities are generating sufficient program revenues (service charges and program-specific grants) to cover expenses.

ACCOUNTING AND AUDITING UPDATES

The following is a summary of Governmental Accounting Standards Board (GASB) standards expected to be implemented in the next few years.

GASB STATEMENT NO. 102, *CERTAIN RISK DISCLOSURES*

The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

This statement defines a *concentration* as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

A government will be required to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, a government must assess whether an event or events associated with a concentration or constraint that could cause the substantial impact to have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information (as outlined in the standard) in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosures should also include any actions taken by the government to mitigate the risk.

The requirements of this statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 103, *FINANCIAL REPORTING MODEL IMPROVEMENTS*

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

This statement defines unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence, and requires governments to display the inflows and outflows related to each unusual or infrequent item separately.

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for operating income (loss) and noncapital subsidies be presented before reporting other nonoperating revenues and expenses.

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in the notes to RSI.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 104, *DISCLOSURE OF CERTAIN CAPITAL ASSETS*

The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets.

This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by GASB Statement No. 34. Lease assets recognized in accordance with Statement No. 87, *Leases,* and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this statement requires intangible assets other than those three types to be disclosed separately by major class.

This statement also requires additional disclosures for capital assets held for sale. A capital asset is considered held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. Capital assets held for sale are required to be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Special Purpose Audit Reports

Year Ended
December 31, 2024

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Certified Public Accountants Business Consultants

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CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2024

Table of Contents

	Page
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*	1–2
Independent Auditor's Report on Minnesota Legal Compliance	3

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the City Council and Management
City of Apple Valley, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Apple Valley, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 23, 2025.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

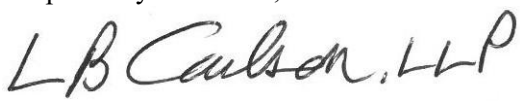
REPORT ON COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,



LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

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INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Apple Valley, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Apple Valley, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 23, 2025.

MINNESOTA LEGAL COMPLIANCE

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the contracting – bid laws, depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minnesota Statutes § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

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REPORT ON COMPLIANCE FOR THE U.S. DEPARTMENT OF THE TREASURY CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS (CSLFRF) PROGRAM REQUIREMENTS FOR AN ALTERNATIVE CSLFRF COMPLIANCE EXAMINATION ENGAGEMENT

INDEPENDENT ACCOUNTANT'S REPORT

To the City Council and Management
City of Apple Valley, Minnesota

We have examined the City of Apple Valley, Minnesota's (the City) compliance with the compliance requirements "activities allowed or unallowed" and "allowable cost/cost principles" (the specified requirements) as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State and Local Fiscal Recovery Funds" of the CSLFRF Section of the 2024 Office of Management and Budget *Compliance Supplement* (referred to herein as "Requirements for an Alternative CSLFRF Compliance Examination Engagement") during the year ended December 31, 2024. Management of the City is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants; the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in the "Requirements for an Alternative CSLFRF Compliance Examination Engagement." Those standards and requirements require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, the City complied, in all material respects, with the specified requirements referenced above during the year ended December 31, 2024.

(continued)

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be *significant deficiencies* or *material weaknesses in internal control*; fraud, and noncompliance with provisions of laws, regulations, contracts, or grant agreements that have a material effect on the City's compliance with the specified requirements; and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on the City's compliance with the specified requirements and not for the purpose of expressing an opinion on the internal control over the specified requirements or on compliance and other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this examination report is solely to express an opinion on whether the City complied, in all material respects, with the specified requirements referenced above and on the previous page during the year ended December 31, 2024. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

City of Apple Valley
Popular Annual Financial Report
To The Community

FOR THE YEAR ENDED DECEMBER 31, 2024

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124
952-953-2500
CityofAppleValley.org

Elected Officials:
MAYOR:
Clint Hooppaw

CITY COUNCIL:
John Bergman
Tom Goodwin
Ruth Grendahl
Tom Melander

INSIDE THIS ISSUE:

Introduction	1
Dividing up your Tax Dollar	1
Monthly Bill	2
Tax Cost Comparison	2
General Fund	3
Special Revenue Funds	4
Long-Term Debt	4
Capital Funds	5
Enterprise Funds	5-6
Internal Service Funds	6

Dear Apple Valley Resident, We are pleased to present the City of Apple Valley's Popular Annual Financial Report. This report provides a summary of the City's financial information in a simplified, easy to read format. We trust this report gives you a better understanding on city government and our financial condition.

Information in this report comes from Apple Valley's 2024 Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report was prepared in conformity with Generally Accepted Accounting Principles (GAAP), was audited by MMKR and received an unmodified opinion, which is the best audit opinion possible.

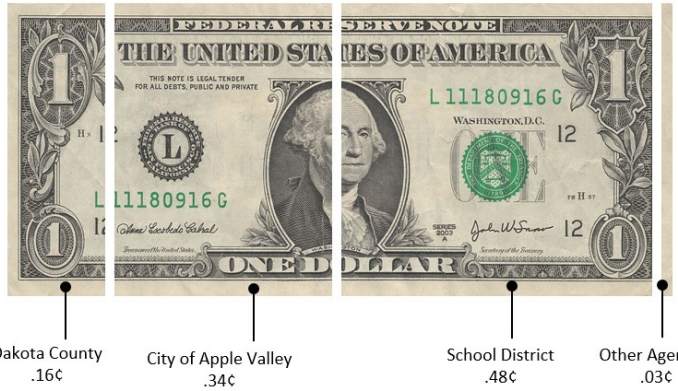
In order for Apple Valley to manage the community finances smoothly, it divides various activities into several different funds. Governmental funds account for tax-supported activities and include:

- **General Fund** activities that provide for *basic operations of the City*, i.e. administration, building maintenance, police & fire, street & park maintenance, recreation activity, community development and planning.

- **Special Revenue Funds** account for activities restricted to *specific purposes* like the City's Economic Development Authority and Valleywood Golf.
- **Debt Service Funds** track revenues and expenses related to *repayment of long-term debt.*
- **Capital Projects Funds** collect revenue from special assessments, state and county aids and allots them toward *construction or major capital expenses*.
- **Proprietary Funds** account for activities that operate as a public enterprise which are paid for by user fees, i.e. water, sanitary sewer, storm sewer, and liquor stores
- **Internal Service Funds** account for the acquisition, operation, and maintenance of governmental facilities and services, which are entirely or predominately self-supported by user charges to the governmental funds.

For a copy of the Annual Comprehensive Financial Report, visit AppleValleyMN.gov or contact the Finance Department at: 952-953-2540

Dividing Up Your Property Tax Dollar



Your tax dollar is divided up into several governmental entities. Apple Valley collects approximately 34 cents of every tax dollar for City services. The remaining portions are divided among Dakota County, the school district, and other agencies. These tax rates are based on a residential home valued at $362,100.

How Tax Dollars Buy City Services

Residents receive a variety of City services for an affordable price. The cost of City services in 2024 for the owner of a single-family home in Apple Valley with an assessor's market value of $362,100 was $113.83 per month. The tax cost per month of $113.83 is the amount left requiring tax support after allocating grants, program fees, lodging taxes and other non-property tax revenue to the appropriate services.

Police $34.56

Parks $17.11

Public Works $18.62

Street Reconstruction $11.08

Fire $8.32

General Gov. $20.06

Quarterly Cost of Utilities

Based on an average usage of 20,000 gallons of water and 15,000 gallons of sewer per quarter, the cost of utilities for a home in Apple Valley was $191.66 in 2024. Apple Valley bills on a quarterly basis. Services include water, sewer, storm water, and street lighting.

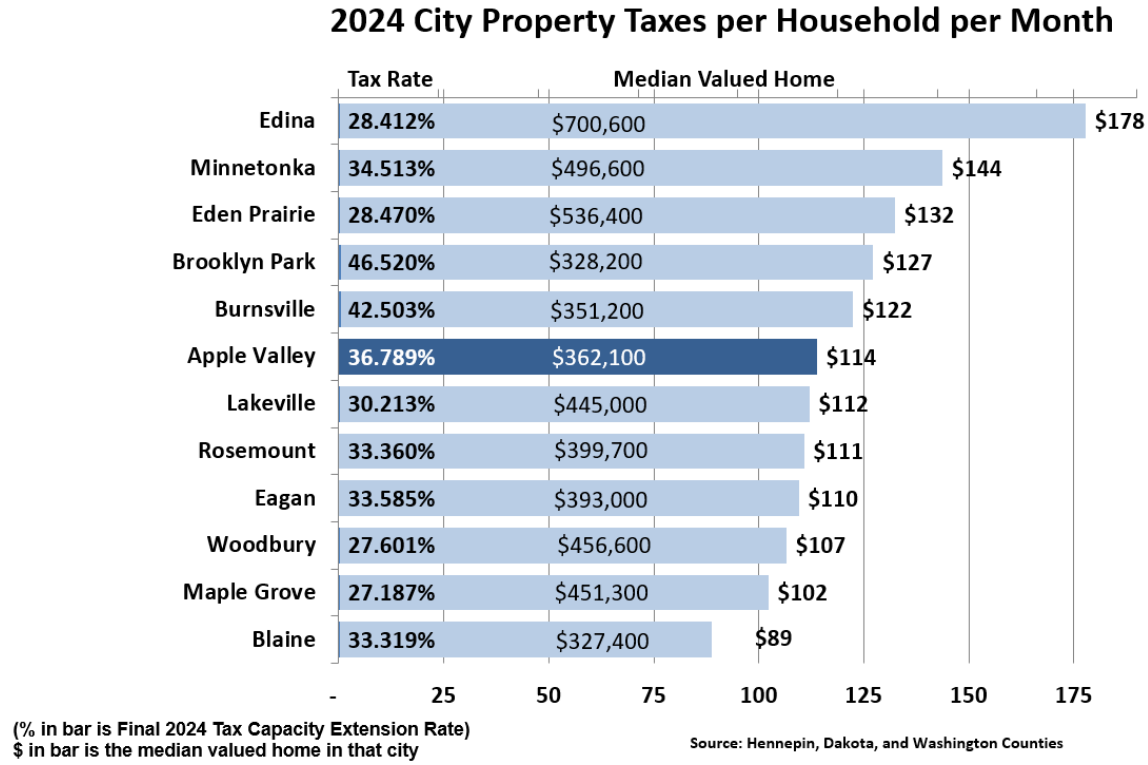
Debt Service $2.88

Insurance $1.20

TOTAL $113.83

Monthly City Property Tax Cost Comparison

Below is a 2024 comparison of monthly city property taxes paid on a median valued home with eleven similar sized communities in the metro area. Using the median home value in each community, we compared the property tax cost per month for each city.

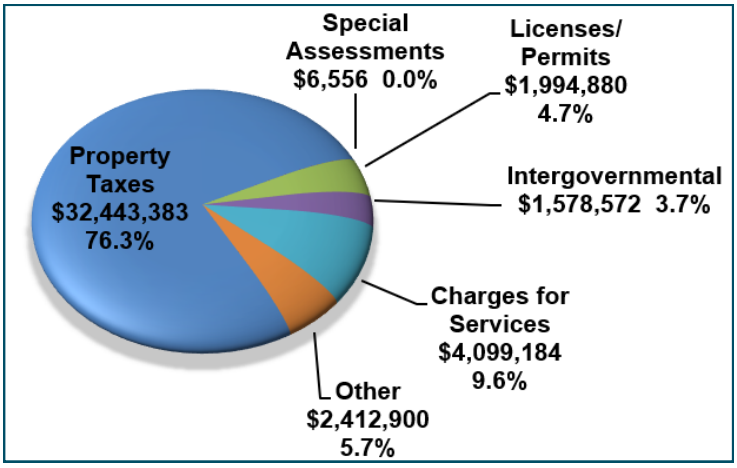


*Apple Valley's tax rate supports road reconstruction projects within the City without the need for special assessments. Other cities routinely levy special assessments against their property owners to support such costs.

General Fund Revenue

The City's General Fund is the largest Governmental fund and also one of the most vital to the City's operation. The General Fund is the primary fund that accounts for everyday general expenditures like street and park maintenance, police protection, and fire protection while at the same time supporting the annual street and utility infrastructure program. Like most funds, the General Fund relies on the inflow of cash, shown as revenues and subsequently the outflow listed as expenditures. The primary revenue for the General Fund is property taxes. Intergovernmental revenues include state or county aids and grants. For the year end of 2024, the City's revenue total was $42,535,475 which was a $575,308 (1.4%) net increase from the previous year. This increase is primarily due to an increase in property taxes (increased $2,629,067) offset by a decrease intergovernmental (decreased $2,361,744) due to public safety aid in 2023 that didn't reoccur in 2024.

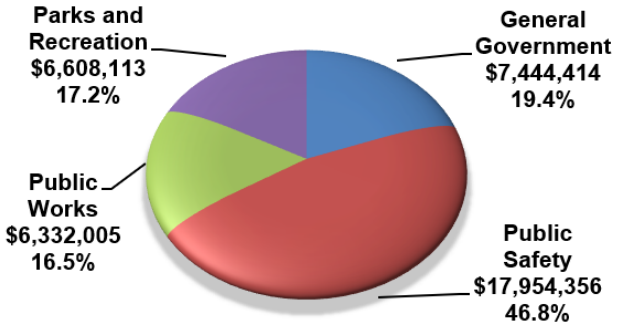
	2023	2024
Property Taxes	$ 29,814,316	$ 32,443,383
Special Assessments	$ 2,369	$ 6,556
Licenses/Permits	$ 2,291,146	$ 1,994,880
Intergovernmental	$ 3,940,316	$ 1,578,572
Charges for Services	$ 3,547,362	$ 4,099,184
Other	$ 2,364,658	$ 2,412,900
Total General Fund Revenues	$ 41,960,167	$ 42,535,475



General Fund Expenditures

The City's total General Fund expenditures for 2024 were $38,338,888 which was $337,772 (0.9%) under the final 2024 budget. Overall, General Fund expenditures increased $2,712,125 (7.6%) primarily due to an increase in personal services costs. The chart below highlights the amount funded to each of the City's functions.

	2023	2024
General Government	$ 6,398,675	$ 7,444,414
Public Safety	$ 16,215,310	$ 17,954,356
Public Works	$ 6,366,765	$ 6,332,005
Parks and Recreation	$ 6,646,013	$ 6,608,113
Total General Fund Expenditures	$ 35,626,763	$ 38,338,888



City Departments

Administration: This department provides the overall direction for the City as determined by the City Council. It is responsible for maintaining City records, issuing licenses, administering Council policies, and overseeing election procedures.

Finance: This department conducts the financial affairs of the City of Apple Valley in accordance with the Government Accounting Standards Board (GASB) and Generally Accepted Accounting Principals (GAAP).

Planning & Community Development: This department is responsible for ensuring that laws, ordinances, and zoning codes are enforced. It is also responsible for Economic Development within the City.

Public Works: This department is responsible for maintaining the City's infrastructure, vehicles, and buildings as well as civil and traffic engineering, inspections, natural resources, and the City cemetery.

Parks & Recreation: This department is responsible for providing recreation activities in the City and maintain the City's parks and trails.

Public Safety: This department is responsible for maintaining the peace and the protection of the community through diligent enforcement of laws and effective response to calls for service.

Special Revenue Funds

Special Revenue Funds are used to account for general government financial resources that are restricted by law or contractual agreement to specific purposes other than debt service or major capital projects. The City of Apple Valley has the following Special Revenue Funds:

- **Cable TV**—This fund accounts for the operating costs of the cable TV functions funded by cable franchise fees.
- **Lodging Tax**—This fund administers the resources from the lodging tax process.
- **Valleywood Golf**—This fund accounts for the revenues and costs of the City's 18-hole, par 71 golf course, including banquet and restaurant activities.

The 2024 activity for these three funds is shown in the accompanying table.

**Please note that ARPA, EDA Operations, Solid Waste Grant, Opioid Settlement, and Police Forfeiture are not recognized in this report, but are included in the Annual Comprehensive Financial Report.*

	Valleywood Golf	Cable TV	Lodging Tax
Revenues	1,896,115	195,722	96,401
Expenditures	1,721,162	369,597	103,598
Other Financing Sources/(Uses)	(156,000)	190,450	-
Net Change in Fund Balance	18,953	16,575	(7,197)
Beginning Fund Balance	464,638	206,343	63,408
Ending Fund Balance	483,591	222,918	56,211

Long-Term Bonded Debt

Apple Valley received a **"AAA"** rating from Standard and Poor's and a **"Aaa"** rating from Moody's. These are the highest possible ratings you can receive. A high bond rating translates into lower future borrowing costs. This rating is based on the City's:

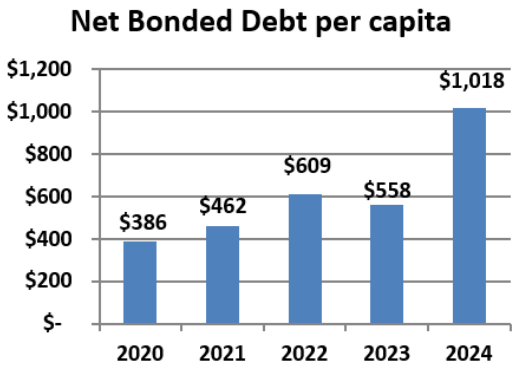
- Moderately-sized tax base with recent improvement in its valuation after a trend decline.
- Sound financial position characterized by healthy reserves.
- Average debt burden with quick principal amortization.
- Favorably located in the Twin Cities metropolitan area.

In 2024, the City issued new debt to cover costs for park improvements. The increase from this new debt, offset slightly by paying down other debts, contributed to the increase in total net bonded debt to $57,362,968 and net debt per capita to $1,018.

Once again the City received the Certificate of Achievement for Excellence in Financial Reporting awarded by the Government Finance Officers Association for the City's Annual Comprehensive Financial Report.

Although the financial numbers in the Annual Comprehensive Financial Report come from an audited source, they are presented in this report in a condensed, unaudited, non-GAAP format.

Year	2020	2021	2022	2023	2024
General Obligation Bonds	10,879,095	16,264,485	23,367,393	22,126,163	49,652,805
G.O. Revenue Bonds	10,988,707	9,961,071	10,932,160	9,799,025	8,632,195
Special Assessment Bonds	249,421	153,100	-	-	-
Total Bonded Debt	**22,117,223**	**26,378,656**	**34,299,553**	**31,925,188**	**58,285,000**
Less: Funds on Hand	(358,735)	(354,320)	(412,778)	(540,153)	(922,032)
Total Net Bonded Debt	**$21,758,488**	**$26,024,336**	**$33,886,775**	**$31,385,035**	**$57,362,968**
Net Bonded Debt per capita	**$386**	**$462**	**$609**	**$558**	**$1,018**
Bond Rating (Moody's)	Aaa	Aaa	Aaa	Aaa	Aaa
Bond Rating (S&P)	AAA	AAA	AAA	AAA	AAA



About this Report

The City of Apple Valley reports financial year-end results in the Annual Comprehensive Financial Report. The Popular Annual Financial Report is an unaudited report that summarizes the most significant data from the 2024 Annual Comprehensive Financial Report, and is consistent with Generally Accepted Accounting Principles. The report reflects the net tax cost by service expenditure, developed by crediting related revenues against appropriate expenditures and allocating local taxes against the remaining balance.

For a complete review of the City's financial position for 2024, consult the 2024 Annual Comprehensive Financial Report available on the City's website at AppleValleyMN.gov, or from the Finance Department at 952-953-2540.

Capital Projects Funds

Road Improvement Fund: This fund accounts for street overlays and reconstruction projects per the City's Pavement Management Plan. The ending balance in this fund for 2024 was negative $1,395,729.

Future Capital Projects Fund: This fund accumulates resources directly from the General Fund. City Council policy calls for amounts in the General Fund that exceed a maximum level to be moved into the Future Capital Projects Fund. Funds are used to pay for any capital improvement costs needed in the future. The ending fund balance in this fund for 2024 was $11,266,349.

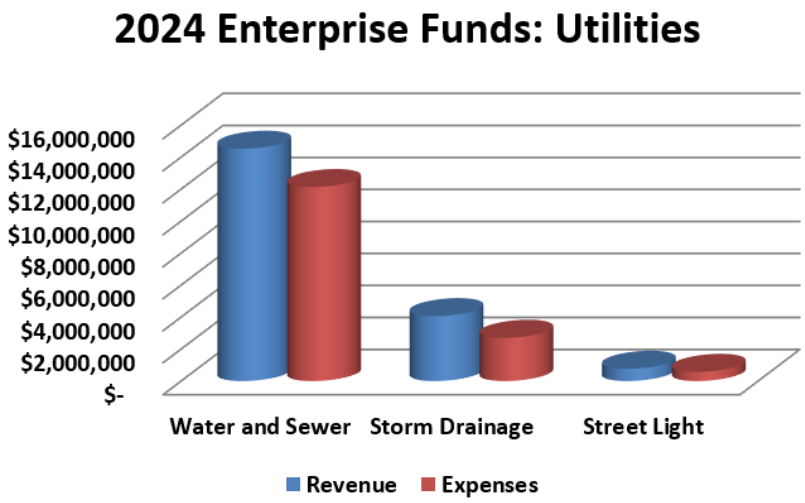
Non-Major Capital Projects Funds: The City has an additional 27, non-major capital project funds that are used to account for various project-related costs. The net ending fund balance in these funds for 2024 was $17,283,535. Please see the 2024 Annual Comprehensive Financial Report for further detail.

Enterprise Funds

The Enterprise Funds account for the City's utilities (water, sewer, storm drainage, and street lights), liquor stores, sports arena, and cemetery, which are all run like businesses in that they rely on fees and charges for revenue to cover expenditures.

Utilities: Water, Sewer, Storm Water, & Street Light

These funds consist of utility services provided to the community by the City such as water & sewer, storm drainage, and street lighting. Revenues from these funds go to support operations, maintenance, and improvements of the City's utilities.



	Water and Sewer	Storm Drainage	Street Light
Revenues	$14,524,510	$4,061,702	$769,460
Expenses	$12,129,081	$2,705,264	$577,306
Quarterly Cost for Avg Home	**$151.22**	**$32.94**	**$7.50**

City Facts

- Population: 56,361
- Per Capita Personal Income $48,875
- High School Graduation Rate 95.5%
- Unemployment Rate 2.1%

Amenities

Home of the MN Zoo

51 parks

80 miles of trails

Valleywood Golf Course

Sports Arena

Aquatic Center

Senior Center

Community Center

History

In the general election of 1968, the residents voted to incorporate the Town of Lebanon as the Village of Apple Valley. A mayor and four councilmembers were elected and took office on January 1, 1969. On January 1, 1974, Apple Valley became a statutory city.

Municipal Liquor

The City owns and operates three municipal liquor stores. Profits from your purchases stay in the City of Apple Valley to help aid in providing funding for police, fire, and public works vehicles, maintaining and improving city parks along with other General Fund services.

Apple Valley Liquor
Giving back to the community

	2024
Operating Revenue	11,087,409
Cost of Goods Sold	7,766,504
Gross Profit Percentage	30.0%
Operating Expenses	2,328,096
Operating Income	992,809

Sports Arena

The Sports Arena offers tennis lessons during the summer and ice skating during the winter.

Hayes Park Arena offers ice time from mid-June to mid-March and indoor turf time from mid-March to mid-June.

	2024
Operating Revenue	851,563
Cost of Goods Sold	-
Operating Expenses	1,152,583
Operating Loss	(301,020)

Internal Service Funds

Internal service funds are an accounting procedure used to accumulate and allocate costs internally among the City's various functions. The City maintains internal service funds for the following services:

	Dental Insurance	Benefits/ Other Insurance	Vehicle Equipment Replacement	Totals for Internal Service Funds
Operating Revenue	249,210	2,465,836	1,692,160	4,407,206
Operating Expenses	235,159	2,517,785	1,591,210	4,344,154
Net Position	444,205	(737,517)	10,560,422	10,267,110

Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

City of Apple Valley
Minnesota

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

City of Apple Valley, Minnesota

Audit Report for Year Ended December 31, 2024

Presented by: Jaclyn H. Huegel, CPA

Principal

952-224-1638◆ jhuegel@lbcarlson.com

Auditor's Role

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Opinion on Financial Statements

- Financial Statements are Fairly Presented in Accordance with Accounting Principles Generally Accepted in the United States of America.

Internal Controls and Compliance

- Financial Statement Audit
- MN Legal Compliance Audit
- Alternative Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) Compliance Examination (ACEE)

Audit Results

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Financial Statements

- Unmodified Opinions on Basic Financial Statements

Internal Control and Compliance

- No Deficiencies in Internal Control over Financial Reporting
- No Instances of Noncompliance

Audit Results

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MN Legal Compliance	No Findings Reported
Alternative CSLFRF Compliance Examination (ACEE)	No Findings Reported

Governmental Funds
Change in Fund Balances

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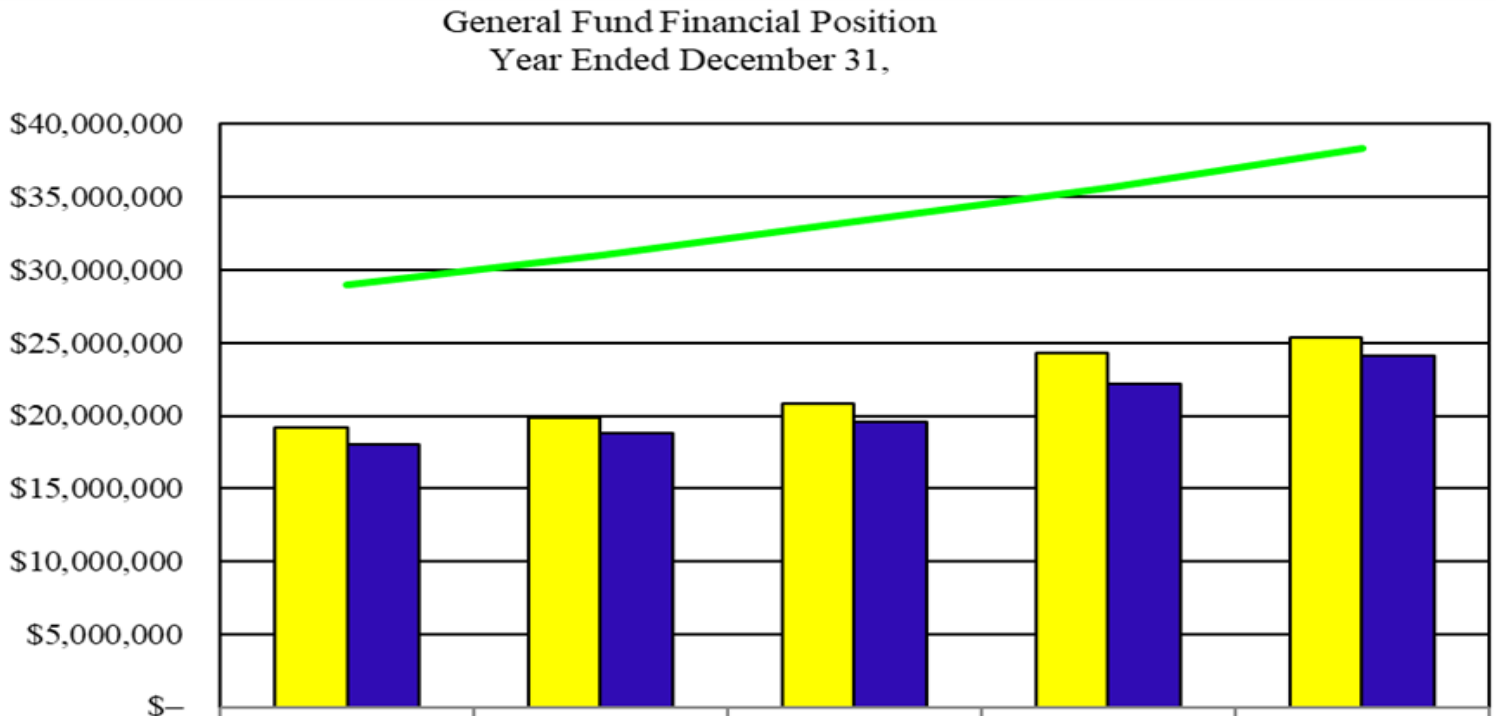
Governmental Funds Change in Fund Balance

	Fund Balance as of December 31, 2023	Fund Balance as of December 31, 2024	Change
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 266,808	$ 468,052	$ 201,244
Restricted	25,207,438	37,077,290	11,869,852
Committed	753,061	605,877	(147,184)
Assigned	26,289,905	26,570,055	280,150
Unassigned	20,004,881	20,799,689	794,808
Total governmental funds	$ 72,522,093	$ 85,520,963	$ 12,998,870
Total by fund			
General	$ 24,302,666	$ 25,334,036	$ 1,031,370
American Rescue Plan Act	(51,862)	–	51,862
Closed Bond Issues	8,882,682	8,890,501	7,819
Road Improvements	(1,049,532)	(1,395,729)	(346,197)
Facilities C.I.P. Construction	5,138,470	3,049,516	(2,088,954)
Parks Development	(17,206)	10,943,226	10,960,432
Construction Projects	1,482,763	3,026,255	1,543,492
Future Capital Projects	11,888,037	11,266,349	(621,688)
Nonmajor	21,946,075	24,406,809	2,460,734
Total governmental funds	$ 72,522,093	$ 85,520,963	$ 12,998,870

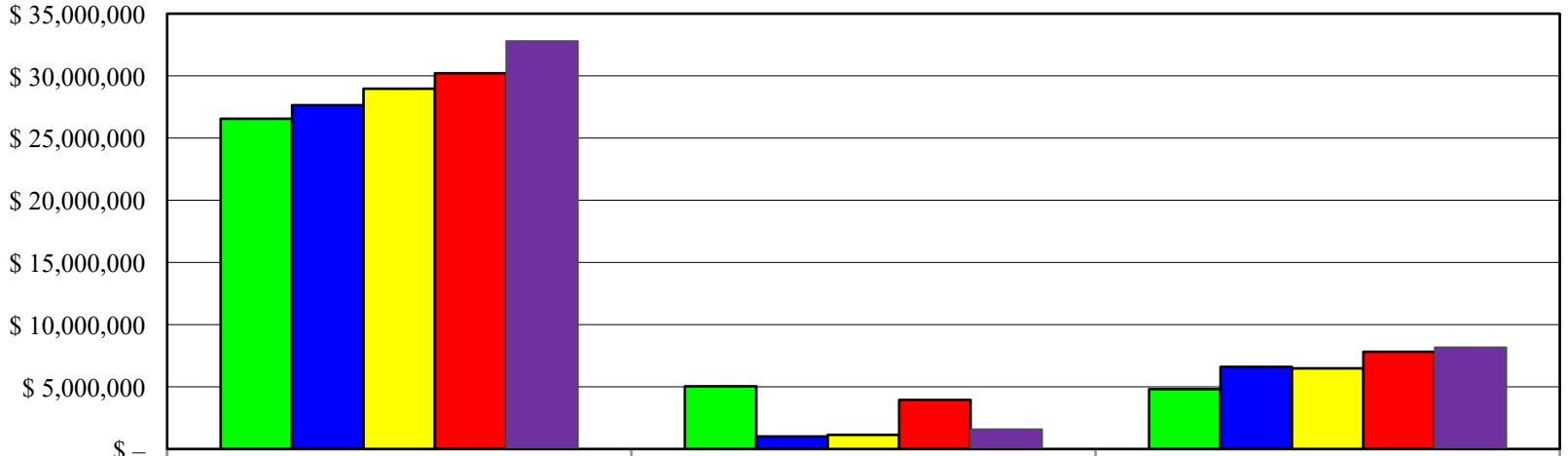
General Fund Financial Position



	2020	2021	2022	2023	2024
Fund Balance	$19,187,963	$19,886,420	$20,811,797	$24,302,666	$25,334,036
Cash Balance	$18,017,356	$18,794,098	$19,563,512	$22,190,877	$24,139,151
Expenditures	$28,959,733	$31,010,828	$33,289,024	$35,626,763	$38,338,888

General Fund Revenues

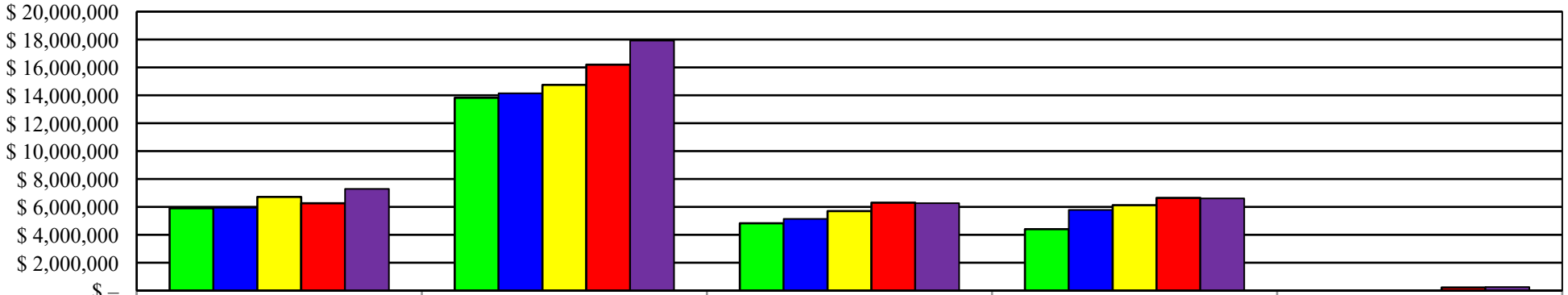
General Fund Revenue by Source
Year Ended December 31,



	Taxes	Intergovernmental	Other
2020	$ 26,551,478	$ 5,037,676	$ 4,806,847
2021	$ 27,641,204	$ 1,006,547	$ 6,600,783
2022	$ 28,965,949	$ 1,134,754	$ 6,482,562
2023	$ 30,207,386	$ 3,940,316	$ 7,812,465
2024	$ 32,792,065	$ 1,578,572	$ 8,164,838

General Fund Expenditures

General Fund Expenditures by Function
Year Ended December 31,



	General Government	Public Safety	Public Works	Parks and Recreation	Debt Service
2020	$ 5,905,485	$ 13,822,867	$ 4,826,893	$ 4,404,488	$ –
2021	$ 5,945,008	$ 14,142,295	$ 5,140,348	$ 5,783,177	$ –
2022	$ 6,716,079	$ 14,747,628	$ 5,700,490	$ 6,124,827	$ –
2023	$ 6,261,692	$ 16,195,310	$ 6,302,143	$ 6,646,013	$ 221,605
2024	$ 7,289,493	$ 17,921,356	$ 6,266,223	$ 6,608,113	$ 253,703

Enterprise Funds
Summary of Changes in Net Position

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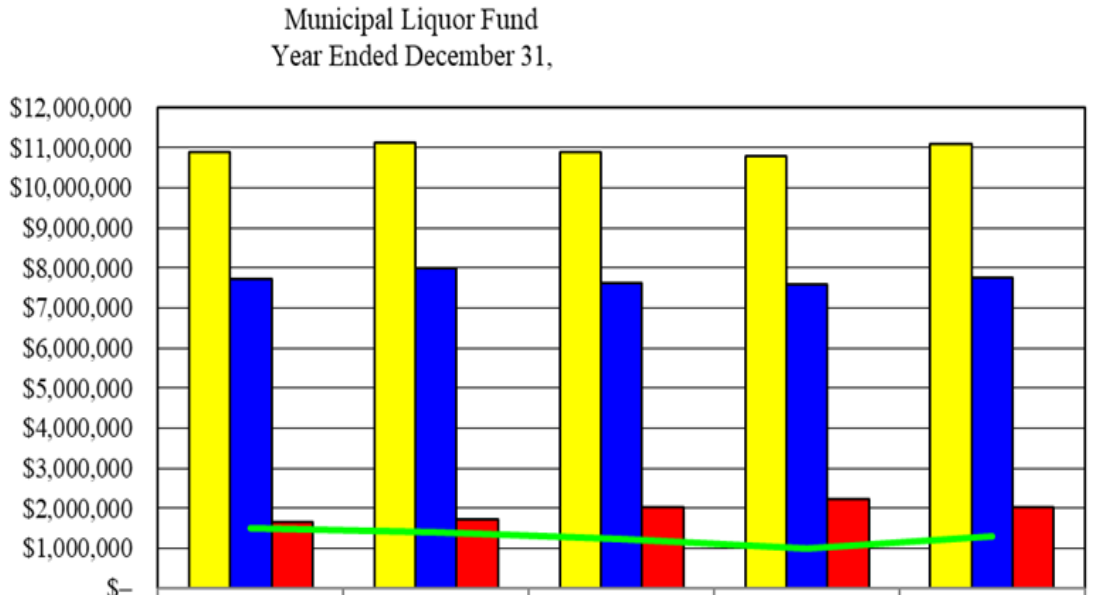
Enterprise Funds Change in Financial Position

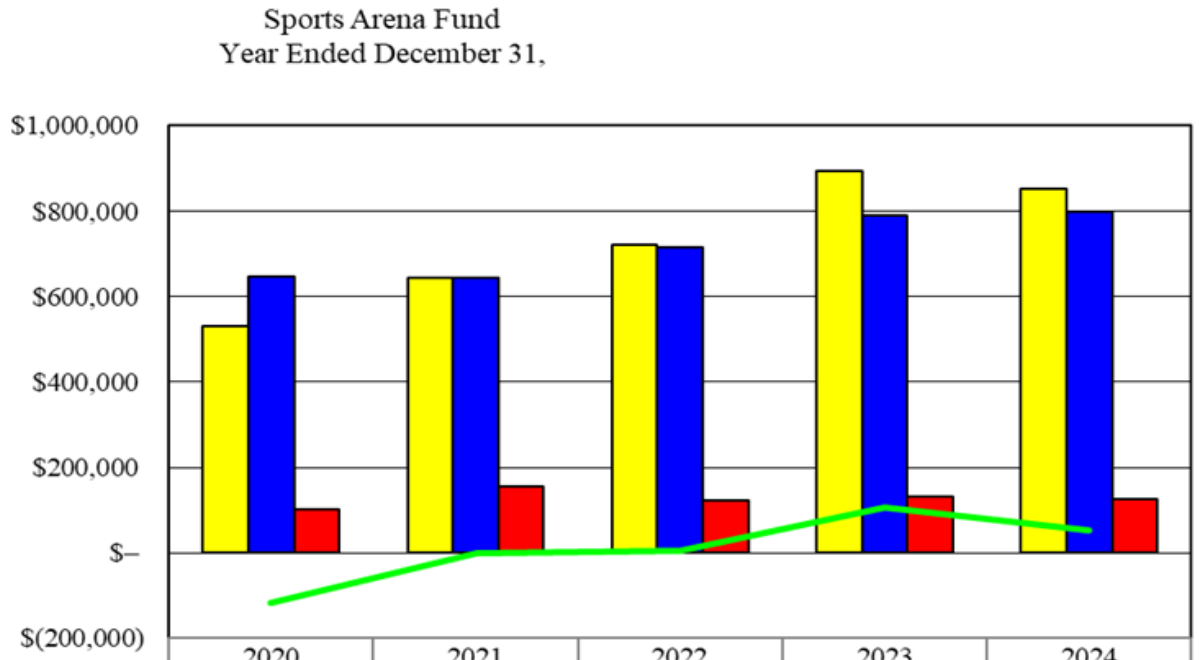
	Net Position as of December 31, 2023 (Restated)	Net Position as of December 31, 2024	Change
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 111,728,603	$ 114,973,405	$ 3,244,802
Unrestricted	25,117,754	28,097,874	2,980,120
Total enterprise funds	$ 136,846,357	$ 143,071,279	$ 6,224,922
Total by fund			
Municipal Liquor	$ 5,702,090	$ 5,895,788	$ 193,698
Sports Arena	1,684,680	3,823,843	2,139,163
Water and Sewer	85,741,885	87,680,132	1,938,247
Storm Drainage	40,023,064	41,555,245	1,532,181
Street Light Utility	531,192	723,346	192,154
Cemetery	3,163,446	3,392,925	229,479
Total enterprise funds	$ 136,846,357	$ 143,071,279	$ 6,224,922

Municipal Liquor Fund



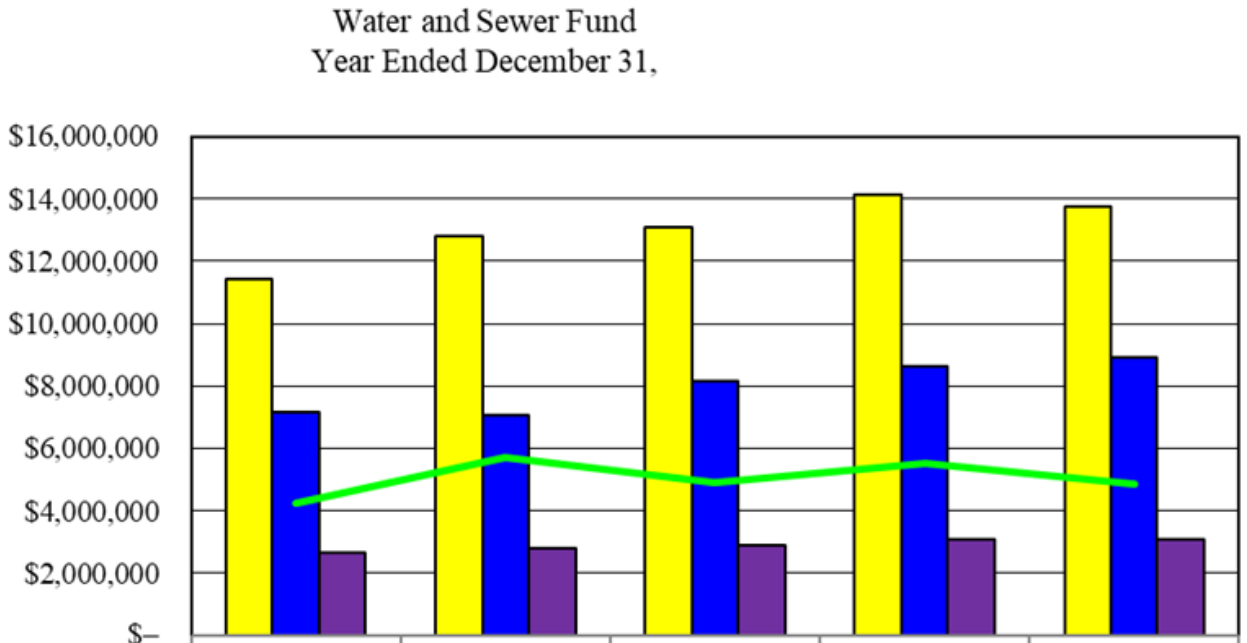
	2020	2021	2022	2023	2024
Sales	$10,878,589	$11,128,773	$10,882,866	$10,782,386	$11,087,409
Cost of Sales	$7,726,224	$7,993,503	$7,630,825	$7,583,789	$7,766,504
Operating Expenses (Excluding Depreciation/Amortization)	$1,656,776	$1,736,162	$2,026,902	$2,214,327	$2,030,871
Operating Income (Excluding Depreciation/Amortization)	$1,495,589	$1,399,108	$1,225,139	$984,270	$1,290,034

Sports Arena Fund



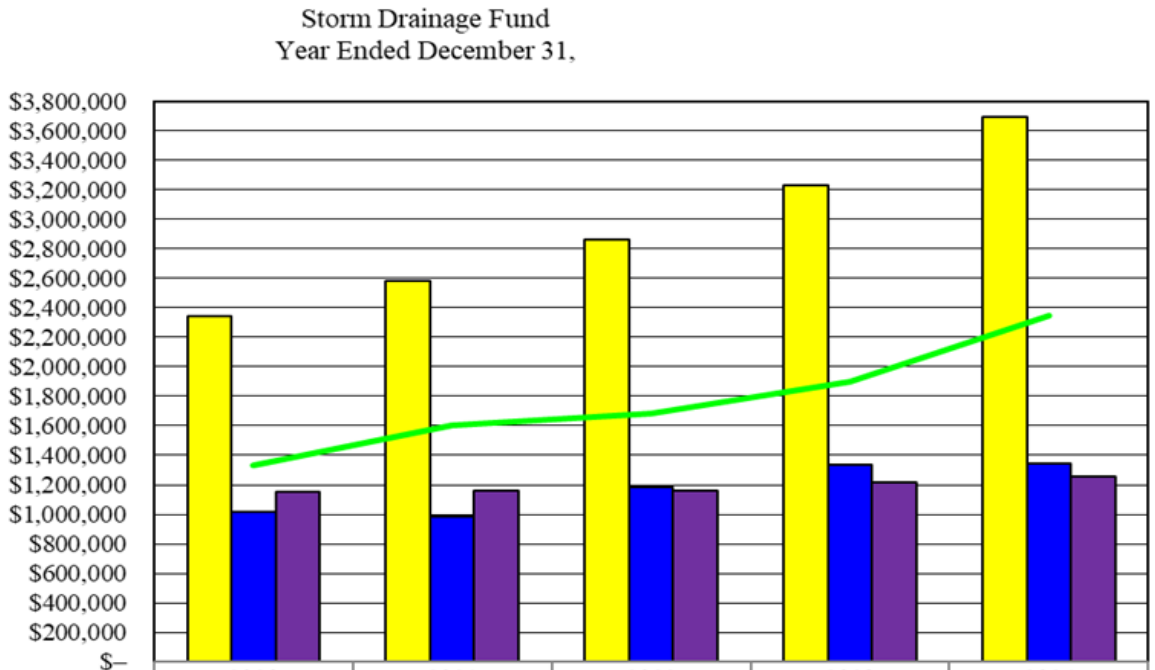
	2020	2021	2022	2023	2024
Sales and User Fees	$529,325	$642,781	$720,909	$894,589	$851,563
Operating Expenses (Excluding Depreciation/Amortization)	$647,496	$644,194	$716,392	$789,032	$798,631
Nonoperating Revenue (Expense)	$100,738	$156,243	$121,849	$130,863	$126,685
Operating Income (Loss) (Excluding Depreciation/Amortization)	$(118,171)	$(1,413)	$4,517	$105,557	$52,932

Water and Sewer Fund



	2020	2021	2022	2023	2024
Operating Revenue	$11,402,252	$12,795,642	$13,063,988	$14,136,582	$13,765,456
Operating Expenses (Excluding Depreciation/Amortization)	$7,137,600	$7,071,089	$8,147,310	$8,630,041	$8,926,146
Depreciation/Amortization	$2,647,713	$2,787,957	$2,904,645	$3,061,005	$3,069,300
Operating Income (Excluding Depreciation/Amortization)	$4,264,652	$5,724,553	$4,916,678	$5,506,541	$4,839,310

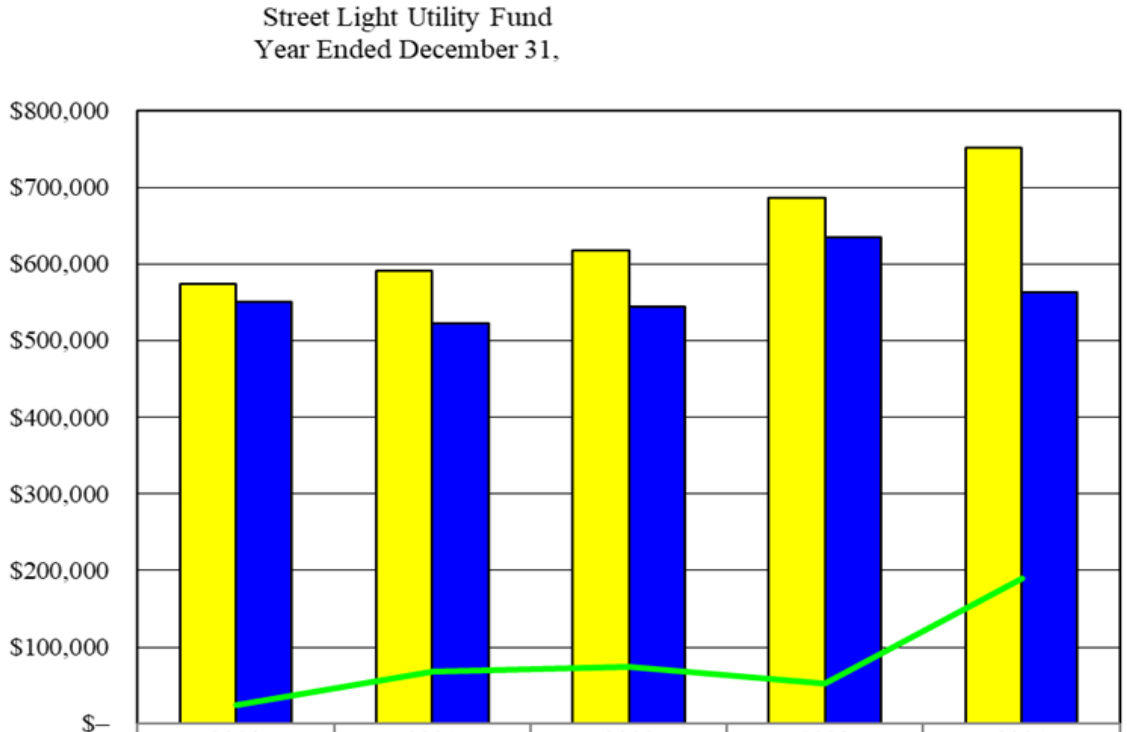
Storm Drainage Fund



	2020	2021	2022	2023	2024
Operating Revenue	$2,346,263	$2,584,937	$2,863,316	$3,232,972	$3,694,576
Operating Expenses (Excluding Depreciation/Amortization)	$1,017,614	$982,447	$1,181,951	$1,332,485	$1,343,040
Depreciation/Amortization	$1,148,799	$1,156,846	$1,160,960	$1,214,272	$1,259,298
Operating Income (Excluding Depreciation/Amortization)	$1,328,649	$1,602,490	$1,681,365	$1,900,487	$2,351,536

Street Light Utility Fund

LB | CARLSON



	2020	2021	2022	2023	2024
Operating Revenue	$574,731	$590,897	$618,160	$685,833	$751,833
Operating Expenses (Excluding Depreciation/Amortization)	$550,641	$522,752	$544,161	$634,174	$562,795
Operating Income (Excluding Depreciation/Amortization)	$24,090	$68,145	$73,999	$51,659	$189,038

Management Report

LB | CARLSON

Accounting and Auditing Updates

- Implementation of GASB Standards on Accounting Changes and Compensated Absences

SUMMARY

LB | CARLSON

- Clean Opinion on Financial Statements
- Certificate of Achievement for Excellence in Financial Reporting
- No Findings to Report
- Improving General Fund Financial Condition
- Adherence to General Fund Balance Policy
- Improving Net Position of Enterprise Funds
- Implemented New Accounting Standards
- Commitment to Audit Process and Results

ITEM: 3.
MEETING DATE: July 10, 2025
SECTION: Informal Agenda

Description:	
Discuss potential sale of Education Partnership Building (former City Hall) property, 14200 Cedar Avenue (30 min.)	
Staff Contact: Tim Benetti, Community Development Director	**Department / Division:** Community Development

Action Requested:

Staff is seeking discussion and direction from the City Council regarding a request from a local charter school group—FIT Academy—to purchase the City's Education Partnership Building (former City Hall) property located at 14200 Cedar Avenue.

Summary:

Since fall 2024, City staff have been in discussions with FIT Academy officials regarding a potential lease arrangement for space within the Education Building. FIT Academy proposed to use the recently vacated Schmitt Music suite and other available areas for its older students and staff. A draft 5-year lease agreement was prepared by the City Attorney and is currently under review by FIT Academy officials.

More recently, FIT Academy approached staff to express interest in purchasing the property outright and submitted a Letter of Intent (LOI), though no purchase price was proposed.

The property is currently zoned **P–Institutional** and guided for **Institutional** use. A charter school is a permitted use under this zoning classification.

If the Council supports exploring a potential sale, the first step would be to obtain a professional appraisal to determine the fair market value of the land and building. Upon completion of the appraisal, staff would return to the Council—likely in closed session—to review the valuation and discuss potential next steps.

Background:

The Education Building includes approximately 21,750 sq. ft. of building area (17,500 sq. ft. main level and 4,250 sq. ft. basement). The overall site is over 8.3 acres; after accounting for adjacent public right-of-way (Cedar Avenue and 142nd Street), approximately 7 acres of usable land remain. The building occupies the western portion of the parcel. The eastern portion includes Largen Park, which the City intends to retain. Any sale of the building would require subdivision of the property to

separate the building site from the park.

Originally constructed in 1967, the building was expanded in 1971, 1978, and 1988. It was vacated in mid-2001 following the completion of the new Municipal Center. At that time, staff were directed to explore potential tenants. When no full-building leases materialized, the City put the property on the open market in 2003. Although multiple proposals were received, all were rejected, and the City opted to lease the building to Dakota County Technical College instead.

Dakota County Technical College operated the building as a collaborative higher education facility that also included St. Mary's University and Inver Hills Community College. In more recent years, the McPhail Center for Music and Schmidt Music occupied the building. The McPhail Center for Music currently occupies part of the building and is in the first of two 5-year lease extension periods (2023–2027, with an option through 2032). FIT Academy has indicated a willingness to honor McPhail's existing lease and expressed an interest in exploring music education partnerships with McPhail.

The building also currently serves as a polling place for local elections. Should the property be sold, the City would need to work with the new owner to arrange for the periodic temporary use of a portion of the building for polling purposes, or identify an alternative location for election activities.

Budget Impact:

There are no immediate budget impacts; however, a potential sale of the property could generate revenue that may be allocated toward future park improvements or other City infrastructure needs. In addition, selling the property would eliminate future maintenance obligations, including scheduled capital improvements, routine repairs, cleaning, and mechanical servicing. It would also reduce staff time currently devoted to managing the building.

Attachments:

1. Letter of Intent
2. Site Map
3. Proposed Lease Space
4. Proposed Lots Map
5. Presentation

JB VANG

June 2, 2025

Mr. Tim Benetti – Community Development Director
City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

Re: Letter of Intent to Purchase 14200 Cedar Ave. South, Apple Valley, MN

Dear Mr. Benetti,

This letter of intent outlines the preliminary terms and conditions on which FIT Academy Charter School or Its Assign ("Buyer") is prepared to commence the negotiation of a purchase agreement with the City of Apple Valley ("Seller") regarding the Property (defined below).

SELLER	City of Apple Valley
BUYER	FIT Academy Charter School or Its Assign
PROPERTY	14200 Cedar Ave. South, Apple Valley, MN See Exhibit A
PURCHASE PRICE	_____
EARNEST MONEY	An earnest money check of _____ will be provided at the time of full execution of a purchase agreement. Earnest money will be applicable towards the purchase price and fully refundable during the initial due diligence period.
DUE DILIGENCE PERIOD	Buyer shall be granted one hundred eighty (180) days from the date of execution of a mutually acceptable purchase agreement to conduct normal due diligence. If the Buyer is not completely satisfied, in Buyer's sole discretion, Buyer shall notify Seller in writing within the Due Diligence Period (in which all earnest money shall be promptly refunded to Buyer). Buyer shall have the option to extend the Due Diligence Period for 2 thirty (30) day periods for purposes of gaining financing and MDE approvals.
CLOSING	Closing shall be contingent upon Buyer obtaining acceptable resolution to the Contingencies outlined in this proposal. Closing shall take place at a mutually agreed upon time at a title company of Buyer's choosing within thirty (30) days after the due diligence period expires.

CONTINGENCES

1. Title: Seller to provide legible copies of all documents in Seller's possession, plotted easements along with a preliminary commitment for title insurance.

2. Survey: Buyer's approval of an ALTA Qualifying Survey completed by the Seller. The survey shall be delivered to Buyer within ten (10) days after the ratification of the Agreement of Sale.

3. Soils, Geology, and Environmental Reports. The Seller shall provide Buyer all existing environmental and geotechnical reports or studies on the Property including a Phase I & II Environmental Reports within five (5) days of the ratification of the Purchase and Sale Agreement. Buyer shall be responsible for any cost to update studies.

4. Regulatory & Zoning Approvals: Buyer, at its expense and with the cooperation of Seller, will be responsible for obtaining all regulatory and zoning approvals.

5. Physical Inspection: Buyer will be allowed access to fully inspect the property's condition.

6. Financing Approvals: Buyer, at its expense and with the cooperation of Seller, will be responsible for obtaining all financing required for the project.

7. Appraisal: The receipt by Buyer at Buyer's cost of an as-is appraisal for the Property in an amount no less than Purchase Price and/or as required to obtain successful financing for the project.

8. Minnesota Department of Education (MDE): As a condition of closing, Buyer shall obtain approval from MDE on its Review and Comment Application.

9. Board Approval: Within the ninety (90) day due diligence period, this LOI and future purchase agreement is subject to Seller's Board of Directors' Approval and Northwest Passage High School's Board of Director's Approval.

TRANSACTION COSTS

Buyer to pay standard closing costs which will be outlined in the purchase agreement.

PRORATIONS, COSTS & TRANSFER TAXES	Prorations for utilities, real estate taxes, security deposits, service contracts and all other items customarily prorated in commercial transactions of this type shall be prorated at the Closing. Buyer and Seller will each be responsible for its own attorneys' fees.
SPECIAL ASSESSMENTS	All special assessments for the property shall be paid off by the Seller at closing.
BUILDING MAINTENANCE	Seller will continue to maintain the building and provide common area maintenance services to the building up to the Closing upon the same standards as Seller currently is maintaining the building.
POSSESSION	Buyer shall take possession of the property upon closing.
COMMISSION	JB Vang Partners, Inc. represents the Buyer. A market rate brokerage fee to be paid by Seller.
NON-BINDING	This LOI is not intended as, and does not constitute, a binding agreement by any party, nor an agreement by any party to enter into a binding agreement but is merely intended to specify some of the proposed terms and conditions of the transaction contemplated herein. Each party hereto fully understands that no party shall have any legal obligations, unless and until all the terms and conditions of the proposed transaction have been negotiated and agreed to by all parties and set forth in a definitive purchase agreement which has been signed and delivered by all parties. The only legal obligations which any party has shall be those contained in such a definitive purchase agreement when fully executed by both parties. Notwithstanding the foregoing, the parties to this LOI do agree to act in good faith and consistent with the practice of fair dealings in all aspects to the transaction contemplated herein.

Upon agreeing to this LOI by Buyer and Seller, a formal purchase agreement will be drafted by the Seller for both parties to review. The purchase agreement shall contain reasonable warranties and representations customarily given by sellers of real property in the State of Minnesota.

AGREED AND ACCEPTED

Seller:
City of Apple Valley

By: _____

Its: _____

Date: _____

Buyer:
FIT Academy Charter School

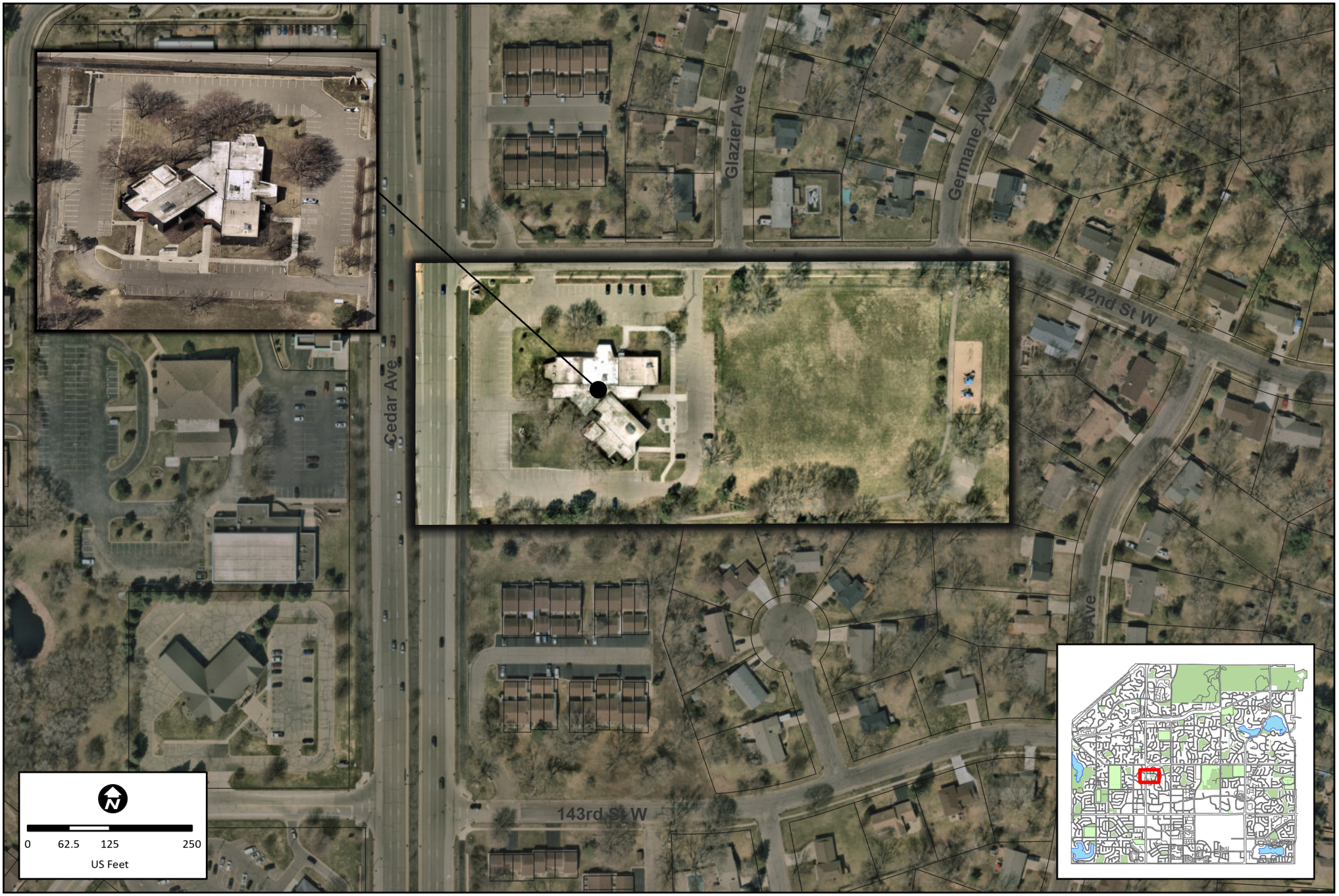
By: _____

Its: _____

Date: _____

JB VANG

EXHIBIT A



COMMUNITY EDUCATION BUILDING

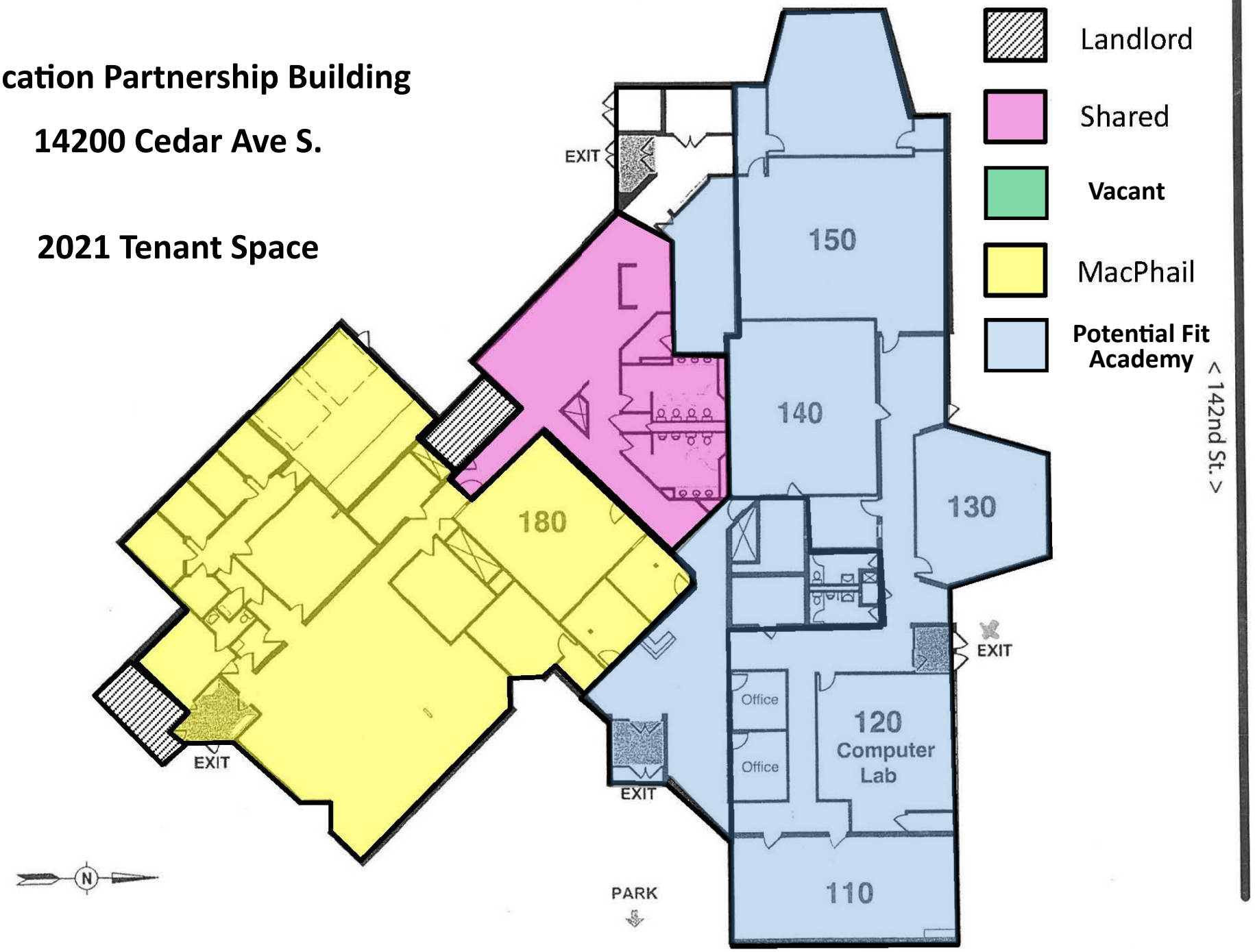
CITY OF APPLE VALLEY

14200 CEDAR AVENUE

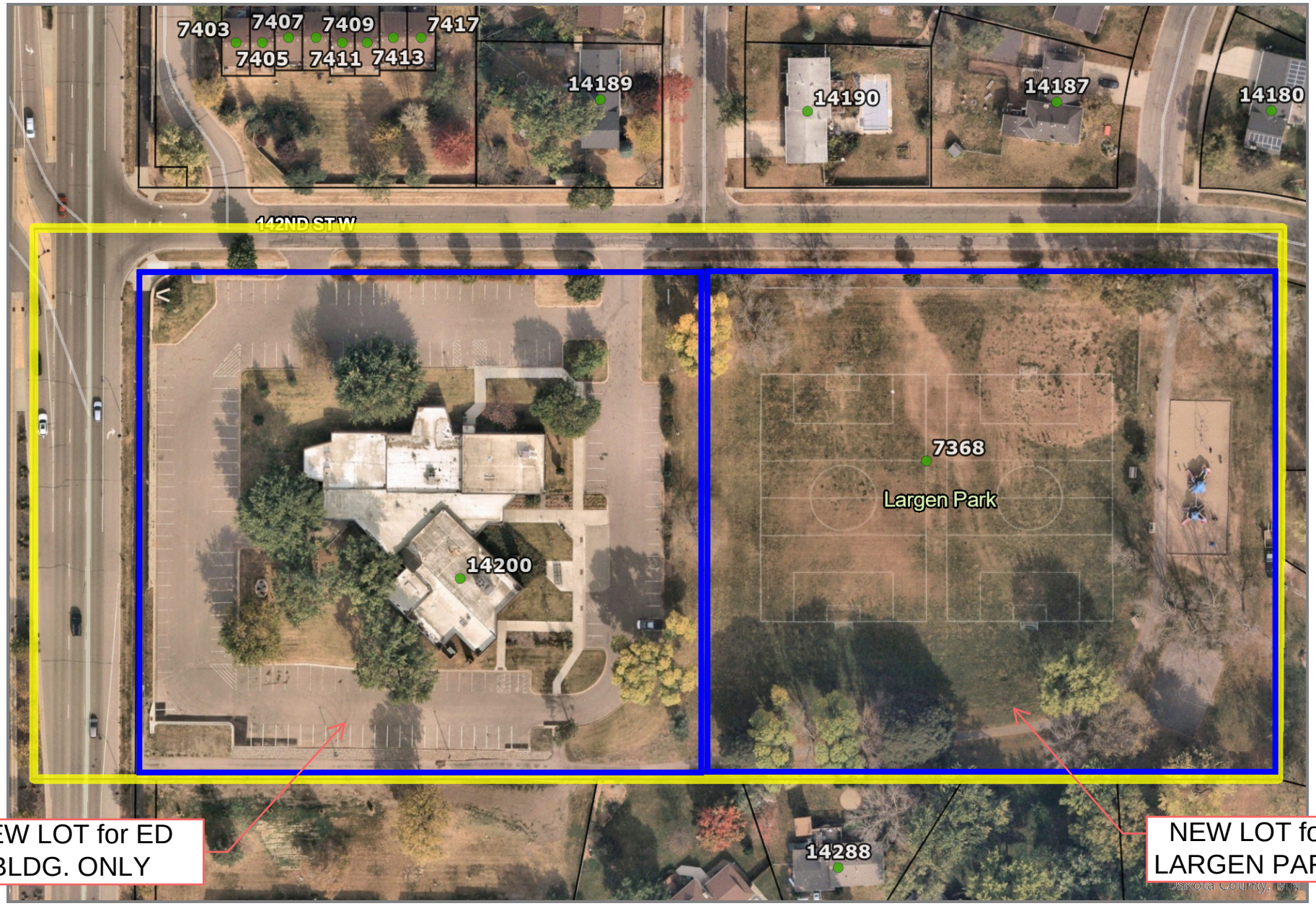
Education Partnership Building

14200 Cedar Ave S.

2021 Tenant Space



EDUCATION BLDG. - 14200 CEDAR AVE.



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
6/30/2025

Discuss Potential Sale of Education Partnership Building (former City Hall)

14200 Cedar Avenue

City Council – Informal Meeting

July 10, 2025

Application Requested

- Staff seeking discussion and direction from the City Council regarding a request from a local charter school group—FIT Academy—to purchase the City's Education Partnership Building

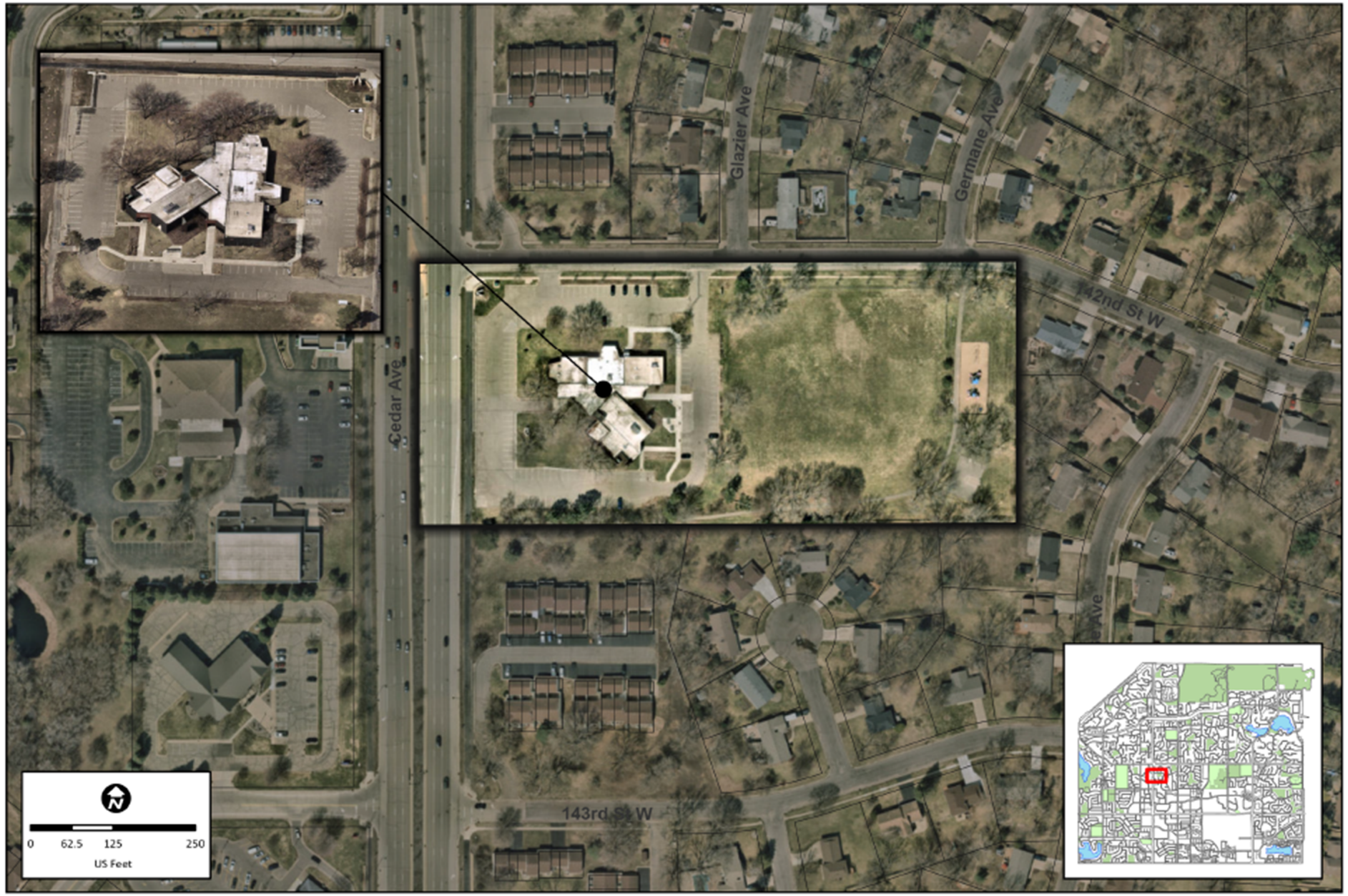
Apple Valley

Site Location

14200 Cedar Ave

(SE Corner of Cedar & 142nd St)

Zoned P-Inst.



COMMUNITY EDUCATION BUILDING

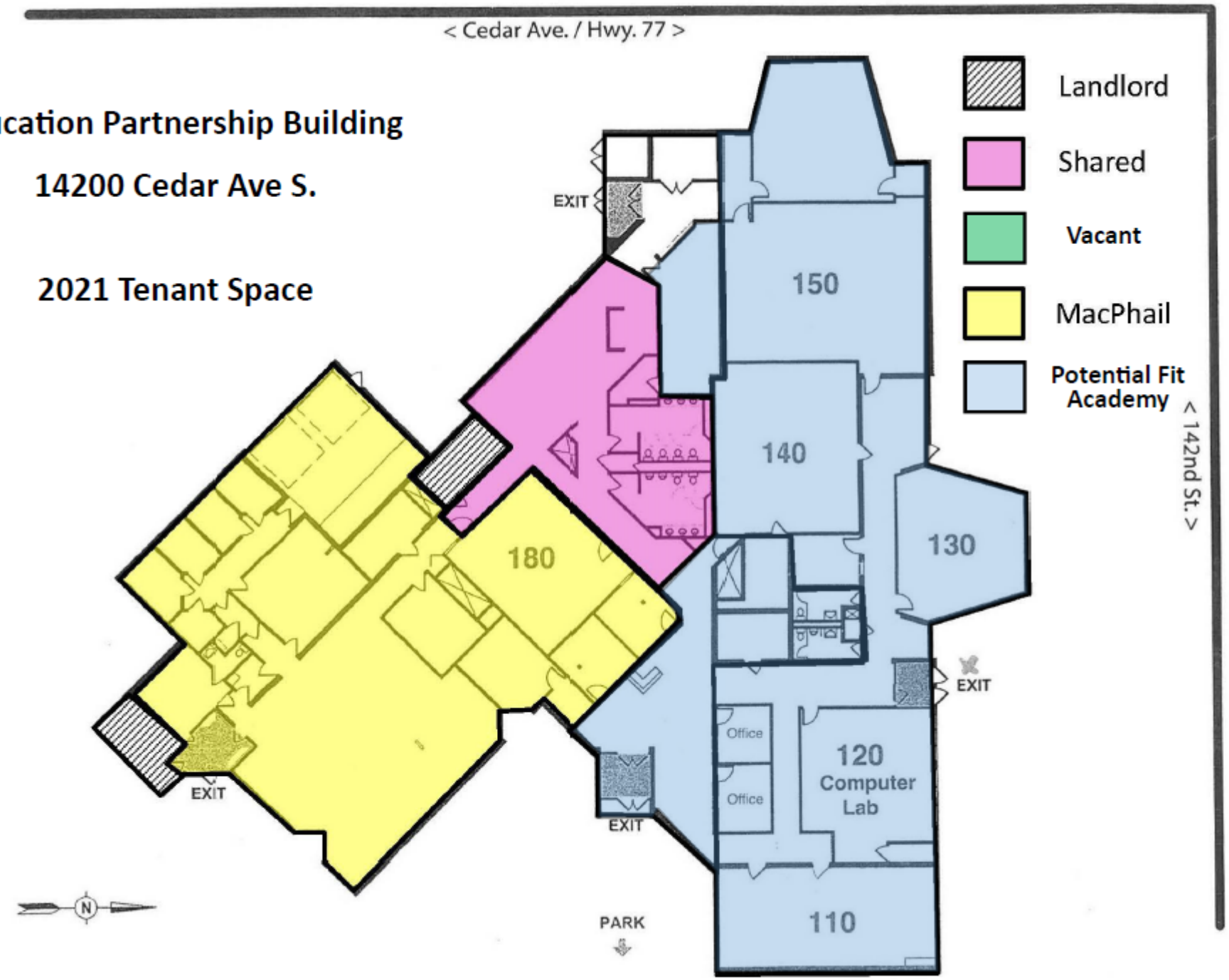
14200 CEDAR AVENUE

CITY OF APPLE VALLEY

Education Partnership Building

14200 Cedar Ave S.

2021 Tenant Space



Site Info

- 8.3 total acres
- 7 acres usable
- 21,750 SF Bldg.
  - 17,500 main
  - 4,250 lower
- 7 acres split into two 3.5 acre lots
- Largen Park

3.5 Acre Lot w/ Bldg.

3.5 Acre Lot w/ Park.

Process…

- If Council supports exploring a potential sale, the first step would be obtaining an appraisal (*typically managed by our City Attorney*)
- Upon completion - staff would return to Council (closed session) to review the valuation and discuss next steps
- Sale may be approved directly to FIT Academy (or other); or Council may direct staff to prepare an RFP or advertise property for Open Market Sale
- If Council wishes to maintain ownership of the property, Staff will continue to work with FIT on the potential lease agreement for their school

Questions?

Apple Valley

ITEM: 4.
MEETING DATE: July 10, 2025
SECTION: Informal Agenda

Description:	
Kelley Park Playground Design (10 min.)	
Staff Contact:	**Department / Division:**
Eric Carlson, Parks and Recreation Director	Parks and Recreation

Action Requested:

N/A

Summary:

The Council will receive an update on the plans for the playground equipment for Kelley Park. The Parks and Recreation Advisory Committee has been involved in the development of the project and a community open house was held on Monday, June 9th.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Presentation

Apple Valley
Parks & Recreation

2023 Park Referendum

Kelley Park Update

City of Apple Valley – Parks & Recreation Department

Experiences That Last A Lifetime

SIGNATURE PROJECT

Kelley Park

152nd St W
152nd St W
152nd St W
152nd St W
152nd St W
Galante St
Kelley Park
Fontana Ave
Fontana Ave
Fortino St
Fortino St
Fortino St
Fortino St
Fortino St
Fortino St
Galante St
Fresco Ter
Fresco Ter

152ND ST W
FORTINO STREET
A EVENT LAWN
B STAGE & GREEN ROOM
C FOCAL PLAYGROUND
D SPLASH PAD
E PAVILION WITH RESTROOMS
F NOT IN USE
G PARKING LOT
H FLEX LAWN
I PLAZA

OBSERVATION TOWER
AND PLAY INTERIOR

STAGE NAME AT KELLEY PARK

SIGNATURE PROJECT

Redwood Park

Walnut Ln
Elm Dr
Elm Dr
Walnut Ln
Walnut Ln
Redwood Park
Redwood
Park Pond
Redwood
Community
Center
Elm Dr
St W
150th St W
150th St W

Redwood Park Update

- Early in process we did do soil borings (didn’t detect anything)
- We did not do a Phase I or Phase II Environmental Assessment
- Buried foundations from previous land use (farm)
- Poor soils
- $150,000 in soil corrections
- Handled by overall project budget

Walnut Ln
Elm Dr
Walnut Ln
Redwood Park
edwood
ark Pond
Redwood
Community
Center
Elm Dr
150th St W
150th St W

ITEM: 4.A.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve minutes of the regular meeting of June 12, 2025	
Staff Contact:	**Department / Division:**
Christina Scipioni, City Clerk	Administration/City Clerk's Office

Action Requested:

Approve minutes of the regular meeting of June 12, 2025

Summary:

The minutes from the last regular City Council meeting are attached for review and approval.

Background:

State statute requires the creation and preservation of meeting minutes which document the official actions and proceedings of public governing bodies.

Budget Impact:

N/A

Attachments:

1. Minutes

CITY OF APPLE VALLEY
Dakota County, Minnesota
June 12, 2025

Minutes of the regular meeting of the City Council of Apple Valley, Dakota County, Minnesota, held June 12, 2025, at 7:00 p.m.

PRESENT: Mayor Hooppaw; Councilmembers, Bergman, Grendahl, Hiebert, and Melander.

ABSENT: None.

City staff members present were: City Clerk Scipioni, City Attorney Hills, City Engineer Anderson, Parks and Recreation Director Carlson, Deputy Police Chief Dahlstrom, City Planner Dill, Police Chief Francis, Assistant City Administrator Grawe, Human Resources Manager Haefner, Fire Chief Nelson, Public Works Director Saam, and Associate Planner Stroeing.

Mayor Hooppaw called the meeting to order at 7:00 p.m. Everyone took part in the Pledge of Allegiance to the flag.

Approval of the Agenda

Ms. Scipioni noted the applicant for item 4.R. Orchard Place 5th Addition has requested the item be removed from the agenda. Additionally, item 4.KK. Authorize helicopter landing and liftoff in Johnny Cake Ridge Park East on July 3, 2025, has been added. Finally, the Council calendar has been updated.

MOTION: of Grendahl, seconded by Bergman, approving the agenda for tonight's meeting, removing Item 4.R. Orchard Place 5th Addition and adding Item 4.KK. Authorize helicopter landing and liftoff in Johnny Cake Ridge Park East on July 3, 2025. Ayes - 5 - Nays - 0.

Audience

Mayor Hooppaw asked if anyone was present to address the Council, at this time, on any item not on this meeting's agenda. No one present wished to speak.

Consent Agenda

Mayor Hooppaw asked if the Council or anyone in the audience wished to pull any item from the consent agenda.

MOTION: of Melander, seconded by Grendahl, approving all items the consent agenda. Ayes - 5 - Nays - 0.

CONSENT AGENDA ITEMS

A. Approve the minutes of the regular meeting of May 22, 2025.

B. Set a Special City Council Meeting on June 4, 2025, at 1:00 p.m. to conduct Finance Director interviews.
C. Adopt **Resolution No. 2025-85** accepting a donation from the Apple Valley Community Crime Prevention Association for use by Police Department.
D. Proclaim July 2025 as "Park and Recreation Month".
E. Adopt **Resolution No. 2025-86** establishing parking restrictions and road closures for Freedom Days celebration events.
F. Approve issuance of Temporary Event License in connection with a Community Festival, "Apple Valley Freedom Days Celebration", for on-sale intoxicating liquor sales to AV Hospitality SBC, d/b/a Patriots Restaurant & Bar.
G. Approve issuance of Temporary Event License in connection with a Community Festival, "Music in Kelley Park", for on-sale intoxicating liquor sales to LoKo Bowling, Inc., d/b/a Bogart's Entertainment Center.
H. LoKo Bowling, Inc., d/b/a Bogart's Entertainment Cetner, 14917 Garrett Avenue, outdoor event on September 20, 2025
    1. Approve Special Event Permit
    2. Approve temporary extension to On-Sale Liquor License premises.
I. Adopt **Resolution No. 2025-87** revoking Lilong, Inc's Massage Therapy Business License.
J. Appoint Councilmember John Bergman as Apple Valley representative to Minneapolis/St. Paul International Airport Noise Oversight Committee At-Large Community Group.
K. Receive Parks and Recreation Advisory Committee 2024 Annual Report.
L. Receive Parks and Recreation Department 2024 Annual Report.
M. Adopt **Resolution No. 2025-88** amending the 2025 Budget for specific items.
N. Adopt **Resolution No. 2025-89** adopting the 2025 Performance Measures and approving participation in the Performance Measurement Program.
O. Approve 2025 ALF Ambulance Budget.
P. Adopt **Resolution No. 2025-90** approving the Deer Management Plan.
Q. Approve release of Natural Resources Management Permit financial guarantee.
R. ~~Orchard Place 5th Addition~~ **Item removed from the agenda**
    1. ~~Adopt Resolution approving Final Plat and Development Agreements for Orchard Place 5th Addition.~~
    2. ~~Approve Planned Development Agreement with Rockport, LLC.~~
S. Adopt **Resolution No. 2025-91** awarding agreement for Project 2022-111, Apple Valley 11th and 12th Additions Electrical Conversion Phase 1.
T. Approve agreement with The Jamar Company for Project 2024-148, City Hall Reroof.
U. Adopt **Resolution No. 2025-92** awarding agreement for Project 2025-113, Galaxie Avenue & CSAH 42 Entrance Monument Improvements.
V. Approve reciprocal fire service agreement with Capital City Regional Firefighter's Association.
W. Approve cost share agreement with Dakota County for election hardware, software, and related services.

X. Approve agreement with DJ Commercial Door, LLC, for FS1 Service Door Replacement.
Y. Approve agreement with JWS Construction, LLC, for FS1 Service Door Landing Pad.
Z. Approve agreement with Loffler Companies, Inc., for multifunction copier rental and maintenance.
AA. Approve amended agreement with Independent School District 196 for Police Liaison Services.
BB. Approve second amendment to JPA with Dakota County for Cost Share related to Project 2021-150, North Creek Greenway Trail Improvement.
CC. Approve Change Order No. 1 to agreement with Spohn Ranch, Inc., for Project 2024-172, Skate Park Construction (2023 Parks Bond Referendum).
DD. Approve Change Order No. 2 and 3 to agreement with Pro-Tec Design, Inc., for Police Operations – Card Readers and Cameras.
EE. Approve Change Order No. 12 for Project 2021-172, Police Garage.
FF. Approve Change Order No. 4 to agreement with Jerry's Transmission Service, Inc., d/b/a North Central Emergency Vehicles, for 2025 Fire Engine, Triple Combination Pumper.
GG. Approve payment to Charter Spectrum to bury overhead cable lines for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum).
HH. Approve acceptance and final payment on agreement with Hallberg Engineering, Inc., for Commissioning Agenda for Apple Valley Fire Station #2 & Improvements to #1 & #3.
II. Approve claims and bills.
JJ. Approve the personnel report.
KK. Authorize helicopter landing and liftoff in Johnny Cake Ridge Park East on July 3, 2025.

END OF CONSENT AGENDA

Regular Agenda

A. Present Police Awards to Residents

Chief Francis presented certificates of recognition to Logan Widgren, Jeffrey Bert Finkelstein, and Steven Hylback. Dr. Garry Allen received the Chiefs Award of Merit.

B. Apple Valley Freedom Days Schedule of Events and Signage

Mrs. Pat Schesso, Co-Chair of the Apple Valley Freedom Days Committee, reviewed the various activities planned for the 59th Annual Apple Valley 4th of July Freedom Days Celebration, which begins on June 27 and concludes on July 4. The parade begins at 1:00 p.m. on July 4 and the fireworks will begin at 10:00 p.m. that evening. Everyone is invited to enjoy the fun and participate in various events.

MOTION: of Bergman, seconded by Grendahl, accepting the Apple Valley Freedom Days Celebration and community festival schedule of events and authorizing temporary placement of signage on public property. Ayes - 5 - Nays - 0.

C. Spice Village, LLC, 7520 149th Street West

Ms. Scipioni reviewed the application from Spice Village, LLC, for On-Sale Wine and 3.2 Percent Malt License Licenses. She noted receipt of the affidavit of public hearing notice. The restaurant is located at 7520 149th Street West. She stated the Police and Fire Departments completed the necessary background and site investigations and found no reason the license could not be authorized at this time.

Mayor Hooppaw called the public hearing to order at 7:24 p.m. to consider the application by Spice Village, LLC, for Wine and 3.2 Percent Malt License Licenses. The Mayor asked for questions or comments from the Council or audience. There were none and the hearing was declared closed at 7:24 p.m.

MOTION: of Grendahl, seconded by Melander, to adopt **Resolution No. 2025-93** approving issuance of 2025 On-Sale Wine and 3.2 Percent Malt License Licenses to Spice Village, LLC, for premises located at 7520 149th Street West. Ayes - 5 - Nays - 0.

Representatives of Spice Village introduced the establishment to the City.

Mayor Hooppaw welcomed Spice Village to Apple Valley.

D. General Obligation Bond, Series 2025A

Mr. Heberg introduced the item, providing the issuance calendar, proposed bond amounts, and planned expenditures.

MOTION: of Melander, seconded by Bergman, to adopt **Resolution No. 2025-94** providing for the competitive negotiated sale of $32,450,000 General Obligation, Series 2025A. Ayes - 5 - Nays - 0.

MOTION: of Melander, seconded by Bergman, to Approve Municipal Advisory Service Agreement with Northland Securities. Ayes - 5 - Nays - 0.

E. Cannabis Microbusiness Text Amendments

Ms. Stroeing stated Jason Sewell, doing business as HiRISH, has requested to amend Planned Development No. 409 to allow cannabis microbusinesses within the PD. Cannabis Microbusinesses are currently not a permitted use in Planned Developments per City Code Section 155.320 (Cannabis Businesses, Hemp Businesses, and Temporary Events). Therefore, the applicant has also requested an amendment to Section 155.320 to allow for cannabis

microbusinesses in Planned Developments. The applicant wishes to operate a cannabis microbusiness at 6950 146th Street West.

Mr. Stroeing stated the amendment to Planned Development No. 409 would apply to all properties within it. The public hearing for the text amendments was held on April 2, 2025. The Planning Commission reviewed the request and the public hearing responses at the May 7, 2025, Planning Commission meeting. The Commission voted to recommend denial of the ordinances by a 4-0 vote for both motions. A summary of the Planning Commission's findings and rationale for the recommendation of denial is as follows:

1. The existing zoning districts that allow cannabis microbusinesses are industrial districts (BP, I-1, I-2), and there are adequate opportunities to find a location that is properly zoned.
2. The industrial zoning districts are best suited for the operations of a cannabis microbusiness.
3. PD-409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Attorney Carol Moss spoke on behalf of the applicant.

Discussion followed.

MOTION: of Grendahl, seconded by Melander, to affirm the Planning Commission's recommendation of denial made at the May 7, 2025, Planning Commission meeting and direct staff to prepare a Resolution of denial for the request to amend Article 16, Planned Development No. 409 of the City Code to allow cannabis microbusinesses, stating the following reasons for denial:

1. The existing zoning districts that allow cannabis microbusinesses are industrial districts (BP, I-1, I-2), and there are adequate opportunities to find a location that is properly zoned.
2. The industrial zoning districts are best suited for the operations of a cannabis microbusiness.
3. PD-409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Ayes - 4 - Nays – 1 (Hiebert).

MOTION: of Grendahl, seconded by Melander, to affirm the Planning Commission's recommendation of denial made at the May 7, 2025, Planning Commission meeting and direct staff to prepare a Resolution of denial for the request to amend Section 155.320(C) of the City Code to allow cannabis microbusinesses in planned developments stating the following reasons for denial:

1. The existing zoning districts that allow cannabis microbusinesses are industrial districts (BP, I-1, I-2), and there are adequate opportunities to find a location that is properly zoned.
2. The industrial zoning districts are best suited for the operations of a cannabis microbusiness.
3. PD-409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Ayes - 4 - Nays – 1 (Hiebert).

F. Snap Fitness, 15115 Dove Trail

Ms. Stroeing stated the City has received a request to allow the use of a health and fitness facility within Planned Development No. 629 (PD-629), Zone 4. Applicant Geoffery Wyatt submitted a building permit application for Snap Fitness to be located at 15115 Dove Trail. This property is within PD-629, Zone 4. During staff review of this building permit, it was determined that a health and fitness facility is not a permitted use within the PD subzone. There is a provision within Section A22-2(D)(5) (PD-629, Zone 4 Permitted Uses) that states "Retail operations selling personal services or goods over-the-counter as limited to the following uses unless otherwise specifically approved by the City Council." The applicant has requested that the City Council review the proposed use of a health and fitness facility within the PD subzone located at the subject property.

MOTION: of Grendahl, seconded by Bergman, adopting **Resolution No. 2025-95** approving a health and fitness facility as a permitted use in "PD-629" (Planned Development No. 629), Zone 4. Ayes - 5 - Nays - 0.

Communications

Councilmembers Grendahl and Bergman raised concerns about traffic issues in the City. They asked the community members to obey traffic laws and thanked the Police Department for their enforcement efforts.

Calendar of Upcoming Events

MOTION: of Grendahl, seconded by Bergman, approving the calendar of upcoming events as included in the Deputy City Clerk’s memo, and noting that each event listed is hereby deemed a Special Meeting of the City Council. Ayes - 5 - Nays - 0.

Adjourn

MOTION: of Grendahl, seconded by Hiebert, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 8:34 p.m.

Respectfully Submitted,

_____
Christina M. Scipioni, City Clerk

Approved by the Apple Valley City Council
on July 10, 2025.

_____
Clint Hooppaw, Mayor

ITEM: 4.B.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve issuance of 2025 License to Sell Tobacco or Tobacco Products to QRA Enterprise, LLC, d/b/a X-Golf Apple Valley, 7541 148th Street W.	
Staff Contact:	**Department / Division:**
Stephanie Marschall, Deputy City Clerk	Administration/City Clerk's Office

Action Requested:

Approve issuance of 2025 License to Sell Tobacco or Tobacco Products to QRA Enterprise, LLC, d/b/a X-Golf Apple Valley, 7541 148th Street W.

Summary:

An application for a new 2025 License to Sell Tobacco or Tobacco Products has been received from QRA Enterprise, LLC, d/b/a X-Golf Apple Valley, located at 7541 148th Street W.

Background:

The Police Department has conducted the necessary background investigation and found no reason to deny the license. The application is on file in the City Clerk's Office.

Tobacco sales licenses are issued on a biennial basis. If approved, the license will expire December 31, 2025.

Budget Impact:

N/A

Attachments:

None

ITEM: 4.C.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve State Gambling Exempt Permit for Apple Valley Ducks Unlimited, Chapter 185, on October 4, 2025, at Bogart's Entertainment Center, 14917 Garrett Avenue	
Staff Contact:	**Department / Division:**
Christina Scipioni, City Clerk	Administration/City Clerk's Office

Action Requested:

Approve State Gambling Exempt Permit for Apple Valley Ducks Unlimited, Chapter 185, on October 4, 2025, at Bogart's Entertainment Center, 14917 Garrett Avenue

Summary:

Apple Valley Ducks Unlimited, Chapter 185, submitted an application for a gambling event to be held at Bogart's Entertainment Center, 14917 Garrett Avenue, on October 4, 2025. The application is on file in the City Clerk's Office.

Background:

Exempt permits to conduct lawful gambling activities, on five or fewer days in a calendar year, for qualified nonprofit organizations, are issued by the State Gambling Control Board. Issuance is subject to approval by the city in which gambling activity is to be conducted. These permits are issued for limited fund-raisers or raffles.

Budget Impact:

N/A

Attachments:

None

ITEM: 4.D.
MEETING DATE: July 10, 2025
SECTION: Informal Agenda

Description:	
Receive 2024 Annual Comprehensive Financial Report	
Staff Contact:	**Department / Division:**
Ron Hedberg, Finance Director	Finance

Action Requested:

Receive 2024 Annual Comprehensive Financial Report

Summary:

Jackie Huegel, Principal, with the City's auditing firm, LB Carlson, LLP presented the 2024 Annual Comprehensive Finance Report and reviewed the Management Report at the informal work session on July 10, 2025.

Background:

Included with the council packet information are three separate bound documents in addition to two unbound reports. The first bound document, and largest, is a copy of the Annual Comprehensive Financial Report, the second is the auditor's Management Report, and the third is Special Purpose Audit Reports including opinions on compliance with Government Auditing Standards and Minnesota Legal Compliance. In addition to the bound reports is a report titled Report on Compliance for the US Department of the Treasury. This report is the Auditor's report on the alternative Coronavirus State and Local Fiscal Recovery Funds compliance engagement. Attached is also a report titled "Popular Annual Financial Report". The intent of this report is to present data included in the Annual Comprehensive Financial Report in an easy-to-understand format. This report adds to the financial transparency for City operations. This report, along with the Annual Comprehensive Financial Report, will be posted on the City's website.

Since the documents are large, a good place to start reviewing the documents would be the Popular Annual Financial Report and the Transmittal Letter in the Annual Comprehensive Financial Report (starting on page iii), the Management Discussion and Analysis letter (starting on page 5) in addition to the Auditor's Management Report starting on page 1 and their financial analysis section beginning on page 5 of that report. The Special Purpose Audit Reports include the results of the state Legal Compliance Audit for the 2024 year. This report includes no audit findings, which is what we strive for. The alternative Coronavirus State and Local Fiscal Recovery Funds compliance report also includes no compliance findings.

Last year was the thirteenth year that the City of Apple Valley participated in the Certificate of

Achievement for Excellence in Financial Reporting program administered by the Governmental Finance Officers Association (GFOA), the City of Apple Valley was recently awarded the Certificate for the 2023 Annual Comprehensive Financial Report. The Popular Annual Financial Report for 2023 received the Award for Outstanding Achievement in Popular Annual Financial Reporting program, administered by the GFOA, for the seventh consecutive year. Staff believe that the current year's submissions will also meet the requirements to continue receiving the award.

Budget Impact:

N/A

Attachments:

1. 2024 Annual Comprehensive Financial Report
2. 2024 Auditor's Management Report
3. 2024 Special Purpose Audit Reports
4. 2024 Auditor's Report on Alternative Coronavirus State and Local Fiscal Recovery Funds Compliance
5. 2024 Popular Annual Financial Report

Annual Comprehensive Financial Report

City of Apple Valley, Minnesota

Year Ended December 31, 2024

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Annual Comprehensive Financial Report
for the Year Ended
December 31, 2024

Prepared by
Finance Department

CITY OF APPLE VALLEY
7100 147th Street West
Apple Valley, Minnesota 55124

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CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Table of Contents

	Page
INTRODUCTORY SECTION	
ELECTED OFFICIALS AND ADMINISTRATION	i
ORGANIZATIONAL STRUCTURE	ii
LETTER OF TRANSMITTAL	iii–xi
CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING	xii
FINANCIAL SECTION	
INDEPENDENT AUDITOR'S REPORT	1–3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4–19
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	20
Statement of Activities	21–22
Fund Financial Statements	
Governmental Funds	
Balance Sheet	23–24
Reconciliation of the Balance Sheet to the Statement of Net Position	25
Statement of Revenue, Expenditures, and Changes in Fund Balances	26–27
Reconciliation of the Statement of Revenue, Expenditures, and Changes in Fund Balances to the Statement of Activities	28
Statement of Revenue, Expenditures, and Changes in Fund Balances – General Fund – Budget and Actual	29
Proprietary Funds	
Statement of Net Position	30–33
Statement of Revenue, Expenses, and Changes in Net Position	34–35
Statement of Cash Flows	36–37
Notes to Basic Financial Statements	38–80
REQUIRED SUPPLEMENTARY INFORMATION	
PERA – General Employees Retirement Fund	
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability	81
Schedule of City Contributions	81
PERA – Public Employees Police and Fire Fund	
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability	82
Schedule of City Contributions	82
Apple Valley Firefighters' Relief Association	
Schedule of Changes in the Relief Association's Net Pension Liability and Related Ratios	83
Schedule of City Contributions	84
Other Post-Employment Benefits Plan	
Schedule of Changes in the City's Total OPEB Liability and Related Ratios	85
Notes to Required Supplementary Information	86–94

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Table of Contents (continued)

	Page
SUPPLEMENTARY INFORMATION	
Combining and Individual Fund Statements and Schedules	
Nonmajor Governmental Funds	
Combining Balance Sheet	95
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	96
Nonmajor Special Revenue Funds	97
Combining Balance Sheet	98–99
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	100–101
Nonmajor Debt Service Funds	102
Combining Balance Sheet	103–104
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	105–106
Nonmajor Capital Projects Funds	107–108
Combining Balance Sheet	109–112
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	113–116
General Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	117–122
Road Improvements Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	123
Future Capital Projects – Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	124
Cable TV Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	125
Opioid Settlement Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	126
Valleywood Golf Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	127
EDA Operations Special Revenue Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	128
Education Building Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	129
Capital Building Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	130

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Table of Contents (continued)

	Page
SUPPLEMENTARY INFORMATION (CONTINUED)	
Combining and Individual Fund Statements and Schedules (continued)	
Cable Capital Equipment Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	131
Cable Capital Equipment/PEG Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	132
Park Facilities Maintenance Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	133
Fire Facilities Maintenance Capital Projects Fund	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget and Actual	134
Internal Service Funds	135
Combining Statement of Net Position	136
Combining Statement of Revenue, Expenses, and Changes in Net Position	137
Combining Statement of Cash Flows	138
STATISTICAL SECTION	
Net Position by Component	139–140
Changes in Net Position	141–144
Fund Balances of Governmental Funds	145–146
Changes in Fund Balances of Governmental Funds	147–148
Assessed and Estimated Actual Value of Taxable Property	149–150
Property Tax Capacity Rates	151–152
Principal Property Taxpayers	153
Property Tax Levies and Collections	154–155
Ratios of Outstanding Debt by Type	156–157
Ratios of General Bonded Debt Outstanding	158–159
Direct and Overlapping Governmental Activities Debt	160
Legal Debt Margin Information	161–162
Pledged Revenue Coverage	163–164
Demographic and Economic Statistics	165
Principal Employers	166
Full-Time Equivalent City Government Employees by Function	167–168
Operating Indicators by Function	169–170
Capital Assets Statistics by Function/Program	171–172

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INTRODUCTORY SECTION

TAB

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Elected Officials and Administration
December 31, 2024

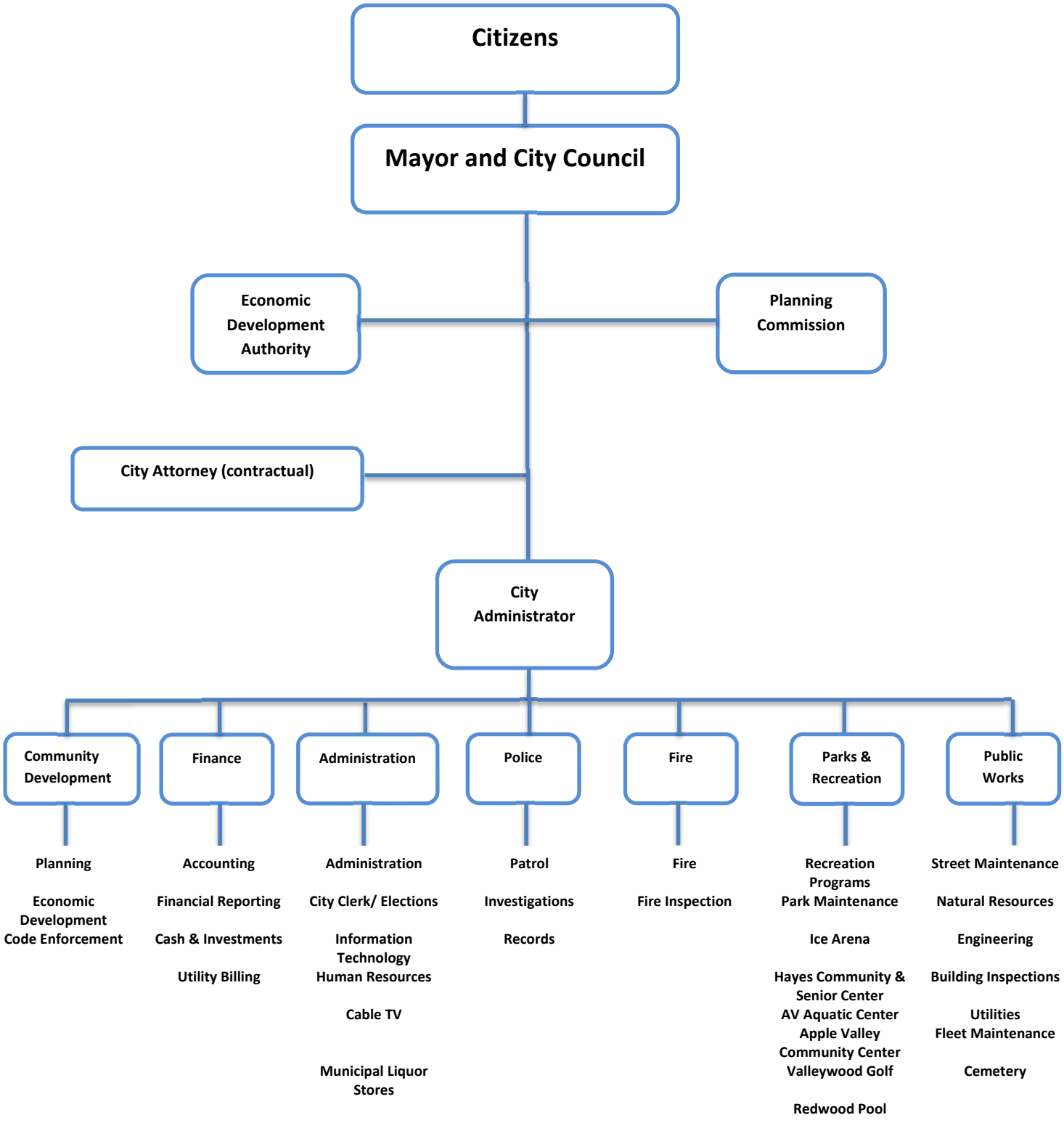
ELECTED OFFICIALS

		Term Expires
Clint Hooppaw	Mayor	December 31, 2026
John Bergman	Councilmember	December 31, 2026
Thomas Goodwin	Councilmember	December 31, 2024
Ruth Grendahl	Councilmember	December 31, 2024
Thomas Melander	Councilmember	December 31, 2026

ADMINISTRATION

M. Thomas Lawell	City Administrator
Christina Scipioni	City Clerk
Ronald Hedberg	Finance Director/Treasurer
Matt Saam	Public Works Director
Nick Francis	Police Chief
Matt Nelson	Fire Chief
Tim Benetti	Community Development Director
Eric Carlson	Parks and Recreation Director
Joe Rotz	Assistant Finance Director
Charles Grawe	Assistant City Administrator
Vacant	Human Resource Manager
Brandon Anderson	City Engineer
Brian Skok	Public Works Superintendent

Organizational Structure
City of Apple Valley



City of Apple Valley
7100 147th St. W
Apple Valley, MN 55124

Telephone (952) 953-2540
Fax (952)953-2515
www.ci.apple-valley.mn.us

June 23, 2025

To the Honorable Mayor, City Council, and Citizens of the City of Apple Valley:

The Annual Comprehensive Financial Report (ACFR) of the City of Apple Valley, Minnesota (the City), for the year ended December 31, 2024, is hereby submitted. The report was prepared in accordance with accounting principles generally accepted in the United States of America as established by the Governmental Accounting Standards Board and meets the requirements of the State Auditor's Office.

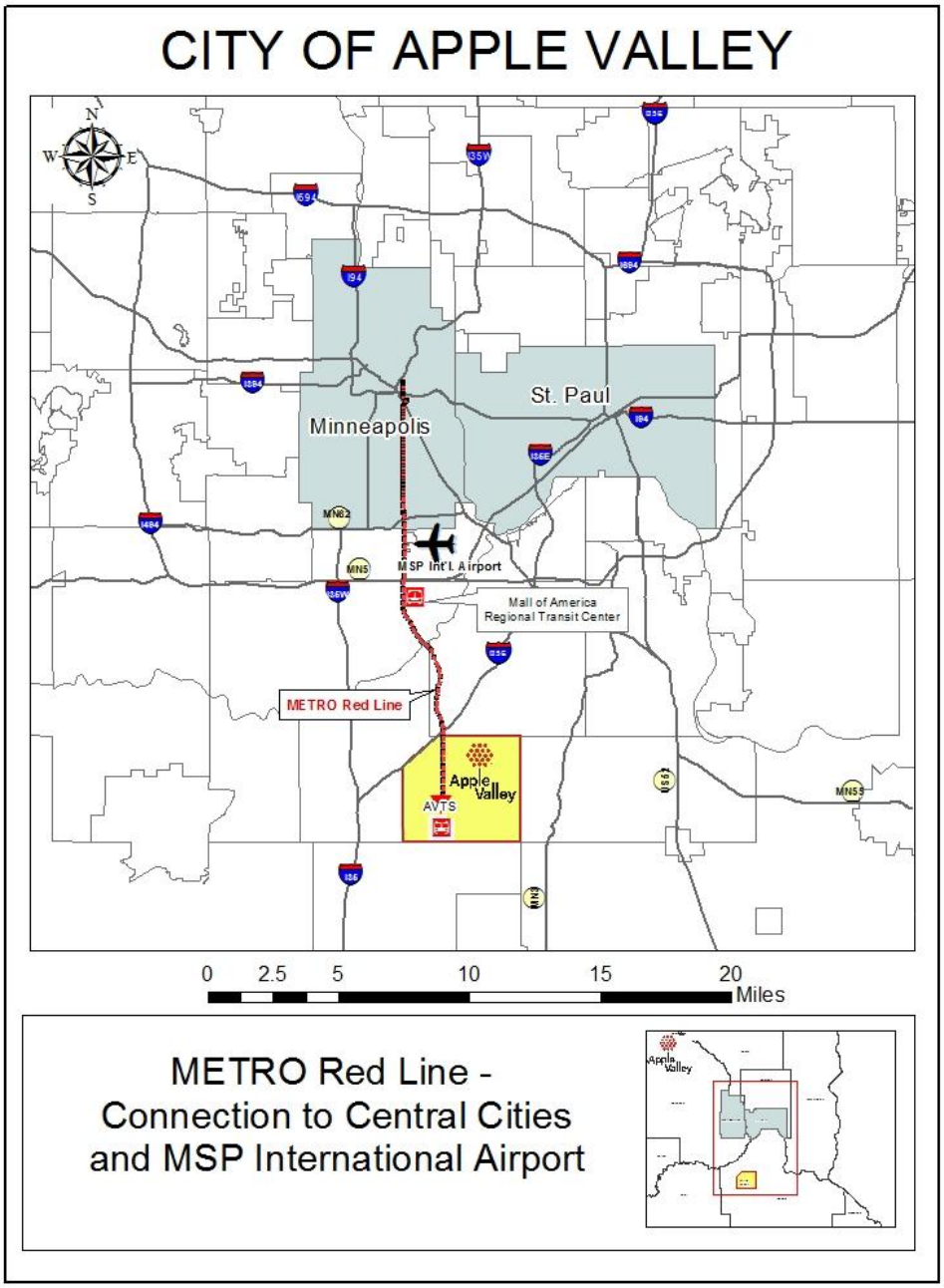
The report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented within this report. To provide a reasonable basis for making these representations, management of the City has established internal controls designed to protect the City's assets from loss, theft, or misuse and to provide sufficient information for the preparation of these financial statements in conformity with accounting principles generally accepted in the United States of America. Because the cost of internal controls should not outweigh the benefits, the City's internal controls have been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatements. As management, we assert that to the best of our knowledge and belief this report is complete and reliable in all material respects.

The City's financial statements have been audited by LB Carlson, LLP. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the year ended December 31, 2024, are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates used by management; and evaluating the overall financial statement presentation. Based upon the audit, the independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements, for the year ended December 31, 2024, are fairly presented in conformity with accounting principles generally accepted in the United States of America. The independent auditor's report is presented in the financial section of this report.

The management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The City's MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the City

The City was incorporated as a village on January 1, 1969, and incorporated as a city on January 1, 1974. The City is a suburban community located 17 miles south of downtown Minneapolis within Dakota County, and has a convenient location with a comprehensive system of highways – Interstate 35E serves the northwest boundary of the City, while State Highway 77 runs north and south through the City. The City is served by a bus rapid transit service that connects to the light rail system serving Minneapolis and St. Paul. The City is seven miles from the Minneapolis-St. Paul International Airport within the seven-county Twin Cities metropolitan region, has a land area of 17.5 square miles, and serves a community with a current estimated 2024 population of 56,361, according to the Metropolitan Council.



The City operates as a Statutory Plan A City, the Mayor-Council form, under Minnesota law. The governing body, consisting of the Mayor and four councilmembers, is elected at large and on a nonpartisan basis. Terms of office are four years, with elections held in each even-numbered year; not more than three councilmembers' terms expire in any one year. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing members to various advisory committees and commissions, and hiring the City Administrator and other city employees. The City Administrator is responsible for carrying out the policies, ordinances, and directions of the City Council and for overseeing the day-to-day operations of the City.

The City provides its residents and businesses with a full range of municipal services consisting of public safety (police, fire, building inspections), public works, parks and recreation, and general government administration. The City also operates a number of enterprise activities including: water and sanitary sewer, three off-sale liquor stores, storm water, street lights, sports arenas, and a cemetery. Sanitary sewage treatment and disposal is operated on a regional basis by the Metropolitan Council Environmental Services (MCES). Refuse collection and disposal are handled on a private basis through contractual arrangements by city residents with private haulers. Further information regarding city services can be obtained from the City's website at www.ci.apple-valley.mn.us.

The Apple Valley Economic Development Authority (EDA) is a separate legal entity organized pursuant to Minnesota Statutes, Section 469, and is included as a blended component unit. The EDA is considered a component unit because the governing body is comprised of City Council members and two other members being appointed by the City Council. Also, the EDA is in a relationship of financial benefit or burden with the City.

The annual budget serves as the foundation for the City's financial planning and control. The budgetary process is outlined in the notes to basic financial statements. The City applies budgetary controls to ensure compliance with legal provisions of the laws of Minnesota. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual budgets are adopted for the General Fund in addition to certain special revenue and capital projects funds. Budget to actual comparisons are presented for each governmental fund for which an annual budget has been adopted.

Factors Affecting Financial Condition

The City is committed to maintaining a strong financial condition, while continuing to provide public services to its residents and businesses. The City's financial position, as reflected in the financial statements presented in the reports, is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

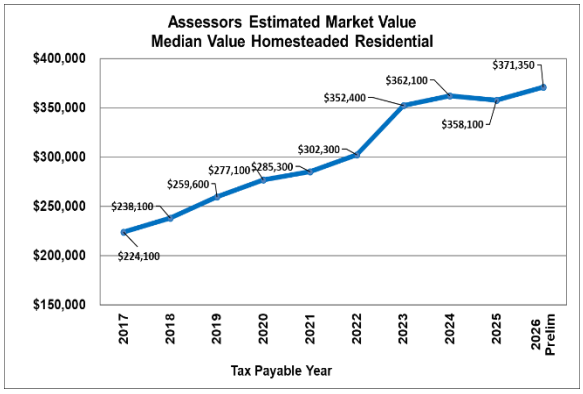
The economic conditions remain better for the City, its residents, and its businesses than at the state and national levels. The City's unemployment rate as of December 2024 remains favorable because of the strength of the Twin Cities Metropolitan area, the rate for example, is 2.1 percent, compared to the State of Minnesota's rate of 3.0 percent and the national unemployment rate of 4.1 percent.

Unemployment Rate	Dec. 2024	Dec. 2023	Dec. 2022	Dec. 2021	Dec. 2020
City of Apple Valley	2.1%	2.1%	2.2%	2.0%	4.0%
Dakota County	2.2%	2.2%	2.7%	2.4%	4.3%
State of Minnesota	3.0%	2.8%	3.2%	2.6%	4.9%
National	4.1%	3.8%	3.3%	3.7%	6.5%

(Source: MN Dept. of Economic Development)

Housing Values

Home values in the City are continuing a positive trend, reflecting the current strength of the local housing market. The County Assessor's estimated residential market value for the median valued home increased approximately 2.8 percent for 2024, which followed a historic increase in 2023. Assessor values for 2025 and 2026 show valuation increases moderating towards more typical annual increases.



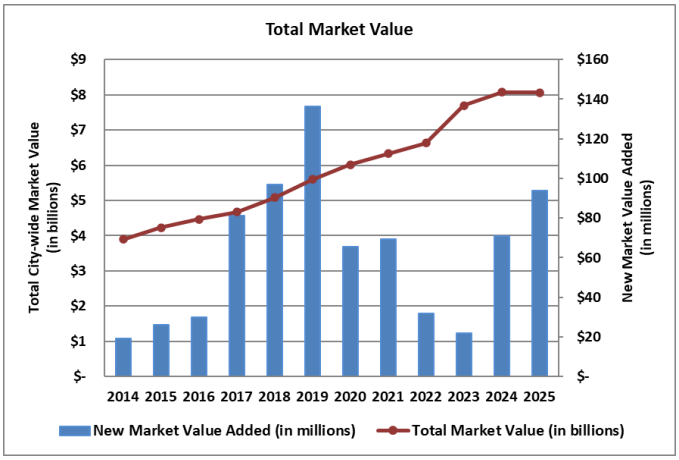
Increase in Median Value Home	
2018	6.2%
2019	9.0%
2020	6.7%
2021	3.0%
2022	6.0%
2023	16.6%
2024	2.8%
2025	(1.1%)
2026 (Preliminary)	3.7%

The population of the City has increased from 585 in 1960 to 56,374 in 2020, according to the 2020 U.S. Census and is estimated at 56,361 by the Metropolitan Council for 2024. The average age is 38 and the median household income is estimated at $99,277 in 2024 by the American Community Survey compared to an average age of 32 and household income of $90,162 as reported in the 2020 Census.

The City is the home to Uponor and Wings Financial Credit Union. Other major employers in the area include Independent School District (ISD) 196, Target, Walmart, Minnesota Zoo, Dakota County, Augustana Health Care, Cub Foods, and Menards.

Market Value Growth

The City consistently adds new tax base each year. In 2024, a total of $70.9 million of market value was added to the City's tax base and market values are increasing for the coming year. Total market value increased, approximately 4.8 percent, to $8.1 billion for 2024 resulting from market value appreciation and additional residential construction. Conditions look to remain stable for 2025 with County Assessor data for payable 2025 remaining flat, this data includes adding $94.0 million of new construction while experiencing a reduction for existing properties, correcting for the larger increase experienced in 2023.

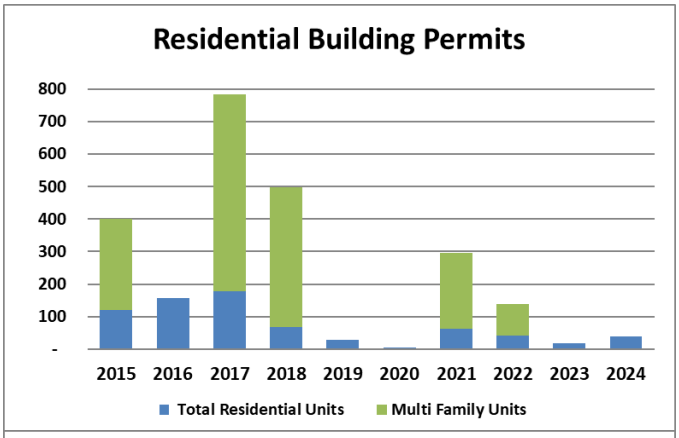


Major Initiatives

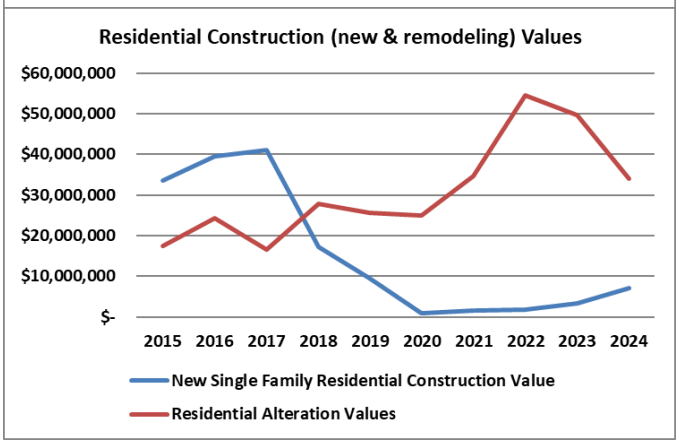
In 2024, investment continued in the City as new businesses opened and new developments were approved. What follows is a sample of some of the development projects that were reviewed, approved, began construction, or were completed in 2024, as well as some of the long-range planning and economic development initiatives that will help maintain the City's high quality of life.

Residential Development

Over the past 10 years, single-family construction has averaged 76 units per year, and 2024 saw 40 single-family units constructed, valued at $12.5 million. In 2024, there were no new multi-family permits issued for construction, as the previous permits projects were completed and are being absorbed into the marketplace. The taxable value of these recent projects will come online for taxes payable in 2024 and into 2025. In late 2023, the construction of Applewood Point, a 98-unit project, was completed.



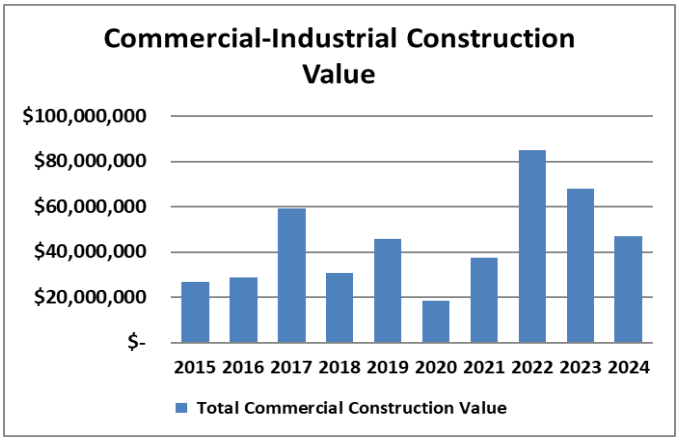
The construction of new single-family properties continues at a lower level than previous history, which results from the lower availability of fully developed lots, however the valuation added by remodeling and renovations is being maintained at a high level, valued at over $33.9 million. This reflects homeowners' continued interest in investing in their properties.



Commercial Development

Commercial and industrial development continue to be strong in 2024, with total improvement values, including commercial alterations, totaling $47.0 million in 2024.

New permitted commercial construction projects included a number of retail locations, including Nordstrom Rack, Urban Air Adventure, Radiant Health, Memorial Blood Center, Associated Clinic of Psychology, Qdoba, Dave's Hot Chicken, Wingstop, Tono Pizzeria, Berry Sweet Kitchen, Vivi Bubble Tea, Ridge Marketplace, Floor and Décor Store, Lunds & Byerlys.



Commercial projects permitted in 2023 and completed in 2024 include the 77,700 ft^2 Floor and Décor Store.

Upcoming initiatives include:

Orchard Place Commercial - Mixed-Use Business Campus

A transformative initiative is the Orchard Place Commercial project, where approximately 350 acres of land are set to be master-planned as a mixed business campus. This expansive plan envisions a synergy between private development and public infrastructure improvements; think roads, trails, carefully designed ponding areas, and refurbishments to existing park spaces. The proposals for 2025 within Orchard Place include a range of complementary projects:

- Residential: A 135-unit Orchard Place Apartments project paired with a 75-unit senior independent living expansion by Orchard Path Presbyterian Homes.

- Entertainment & Services: The multi-entertainment venue Skyline Social and Games is slated to add a vibrant social and recreational component.

- Additional Key Tenants: Established businesses such as Les Schwab Tires and a McDonald's restaurant will serve as key draws, underpinning the economic viability and appeal of the campus.

This multi-layered approach enhances the quality of life and stimulates further growth regionally.

Complementing these commercial endeavors are targeted housing projects designed to meet essential community needs:

New Workforce Housing Apartment Project (Gaslight Site). In early 2024, Real Estate Equities (REE) secured approval to purchase the City's EDA-owned Gaslight Site at 15584 Gaslight Drive. The plan is to develop a 148-unit apartment building characterized as affordable by workforce housing standards. With construction anticipated to begin in Summer 2025 and completion by late 2026, this initiative is pivotal in ensuring accessible housing options for working families.

Apple Valley Village (Cassia) Expansion. In May 2025, Cassia received permission to expand its existing senior care facility with a new 60-unit (or 64-bed) addition. This project underscores the region's commitment to providing quality care and living arrangements for its senior population.

Institutional Development

Apple Valley is investing resources across a broad spectrum of public services to build a resilient, attractive community—one that nurtures both quality of life and economic opportunity. The coordinated investments in parks, education, public safety, and civic infrastructure reveal a proactive vision to make the City a place where residents not only live but thrive.

Parks and Recreation
In November 2023, voters approved a $73 million bonding referendum dedicated to enhancing parks and trails. Projects such as the Apple Valley Family Aquatic Center, Redwood Park, Kelley Park, Hayes Park, and the Apple Valley Community Center are designed to provide vibrant outdoor spaces for recreation, social engagement, and overall community wellness. This investment underlines the City's commitment to creating environments where families can gather, exercise, and enjoy nature—a key ingredient for a dynamic community spirit.

Education Infrastructure
The educational landscape in Apple Valley is also undergoing a significant transformation. On May 9, 2023, ISD 196 voters approved a whopping $493 million in capital improvements through building bond referendums. The first phase, allocating $374 million, focuses on essential safety and security enhancements across the district—including critical upgrades at Scott Highlands Middle School, Dakota Ridge School, and improved science labs and performance spaces at secondary schools. The second phase earmarked $119 million for expansive activity centers at Apple Valley High School and Eastview High School. Additional projects include a secure vestibule upgrade for the Cedar Valley Learning Center and parking and expansion improvements for Dakota Ridge School, all of which signal a robust investment in the educational future and safety of the community.

Public Safety and Civic Amenities
Investments in public safety and essential services include:

- **Apple Valley Fire Station No. 2:** The City approved the phased demolition of the existing facility and constructed a state-of-the-art 30,111 sq. ft. two-story station on the same site, now serving as a modern hub for fire services. This project, completed in August 2024, enhances emergency response capabilities and bolsters community safety.
- **Central Maintenance Facility Expansion Project:** This comprehensive project includes a new 18,240 sq. ft. fleet maintenance building, a 24,800 sq. ft. vehicle storage addition, a 1,400 sq. ft. office space, and a 1,040 sq. ft. parks storage garage. Accompanied by roadway and stormwater treatment improvements, this expansion (set to begin mid-2024 and finish by 2025) underpins the City's commitment to effective municipal service delivery.
- **Police Operations Building Project:** The City has also greenlighted a new 25,000 sq. ft. police operations building designed to support fleet storage, office functions, and meeting spaces. Slated for completion by 2025, this project not only strengthens local law enforcement infrastructure but also ensures smoother administrative operations and heightened community safety.

Together, these projects represent a holistic approach to institutional development. They are a testament to how Apple Valley is willing to invest across the board, recognizing that building a successful and sustainable community means prioritizing recreational, educational, safety, and infrastructural needs simultaneously. This strategy creates a virtuous circle: enhanced public services and amenities attract families and businesses, creating a robust, interconnected community that can "plant, grow and prosper." These initiatives also illustrate how local government and voters are aligning financial commitments with long-term developmental goals. As Apple Valley continues to evolve, the integration of these diverse investments not only meets present-day demands but also sets the stage for a future that is both secure and prosperous.

Open to Business - Since its inception in 2013, the Open to Business (OTB) program has assisted individual businesses and entrepreneurs that need business advice, counseling, and access to capital that is not available from the commercial banking system. Experienced advisors offer their services free of cost due to the collaboratively funded effort with the Apple Valley Economic Development Authority and the Dakota County Community Development Agency. The program has provided direct financing to help fill gaps for these smaller businesses in order to receive larger loans from traditional lenders.

In 2024, OTB provided services to over 33 businesses, including a pizza restaurant, and indoor pickle ball group, a new fish and chips style restaurant, a bubble tea shop, driving school, healthcare/assisted living, salons, event planning, daycares, Italian bakery, spice house / grocery store, and an Ethiopian market. OTB provided over 398 technical assistance hours for Apple Valley clientele, which is approx. 30 percent of the total hours logged for Dakota County. Of the 33 businesses served, 70 percent were black, indigenous, and people of color owned; 51 percent were women owned; and 42 percent were low income owned.

Infrastructure Improvements

The City is committed to maintaining its significant investment in the community's infrastructure with the implementation of an aggressive street maintenance program in 2012. In 2024, over $11.6 million was invested to maintain the infrastructure and included the following significant projects:

- Reconstruction of street and utilities on Whitney Drive.
- Reconstruction of 127th Street from Cedar Ave. to Galaxie Ave.
- Roundabout at Diamond Path and 140th Street.
- Street and utility improvements on Lower 134th and Fernando Ave. and Court.
- Additional resurfacing of streets throughout the community to preserve their useful lives.

Long-Term Financial Planning

In developing the annual budget, the City follows five core fiscal principles. These include:

- Focus on the provision of basic city services and fund their provision at adequate levels.
- Estimate anticipated revenues at realistic levels.
- Retain adequate reserves to protect against fiscal uncertainty.
- Anticipate continued community growth and program capital improvements to serve our growing community.
- Demonstrate strong stewardship of existing infrastructure and plan for its repair/replacement in a proactive manner.

Each year, the City adopts a five-year Capital Improvement Program (CIP). The CIP is a five-year plan that identifies the City's infrastructure, development objectives, and the allocation of resources for these projects. This CIP provides policy makers and the community with a strategic approach to implementation and administration of improvement projects. The 2024–2028 CIP identified $279.3 million of capital projects, along with the associated funding. The five-year CIP also includes five-year revenue and expenditure projections for the majority of funds identified in the document. The larger improvements included in the 2024–2028 CIP includes $73.0 million of various park improvements authorized by citizens in a park referendum held in the fall of 2023, the continued street and utility reconstruction and reconditioning program, which totals $56.2 million over the next five years and $53 million of building improvements at the Central Maintenance Facility and a new fire station and a new police operations/garage building, funded with the issuance of Capital Improvement Plan Bonds over the next few years.

Relevant Financial Policies

The City utilizes various financial and budget policies to guide the City Council and staff when making financial decisions. These include adoption of a balanced budget, minimizing the reliance on state revenues which have proven to be unpredictable, setting of a 50 percent of subsequent year's budgeted expenditures minimum fund balance level to provide for cash flow purposes, and adoption of a five-year capital improvement plan to provide for capital asset acquisition and replacement.

Cash temporarily idle during the year was invested in U.S. government agency obligations, municipal securities, certificates of deposit, and money market instruments. The City's investment policy calls for the investment of public funds in a manner that will provide the highest investment return with minimum risk, while meeting the daily cash flow demands of the City. For investments held at December 31, 2024, the effective duration of the investment portfolio was 1.89 years, compared to an effective duration of 1.71 years at December 31, 2023. The City's average return on investments in 2024 was 4.14 percent, compared to 2023, which was 4.96 percent.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) of the United States and Canada awarded the City a Certificate of Achievement for Excellence in Financial Reporting to the City for its ACFR for the fiscal year ended December 31, 2023. This is the 13th year that the City achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not occur without the efficient and dedicated service of the entire finance department staff throughout the reporting year. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. We would like to thank the City Council for its commitment in planning and implementing the financial operations of the City in a fiscally prudent and progressive manner.

Respectfully Submitted,

CITY OF APPLE VALLEY, MINNESOTA

Ronald Hedberg
Finance Director

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Apple Valley
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

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FINANCIAL SECTION
TAB

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Apple Valley, Minnesota

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Apple Valley, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

(continued)

SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information, as listed in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

OTHER INFORMATION

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

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As management of the City of Apple Valley, Minnesota (the City), we have provided readers of the City's financial statements with this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, located earlier in this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $334,407,869 (*net position*). Of this amount, $66,531,283 (*unrestricted net position*) may be used to meet the City's ongoing obligations to citizens and creditors; $26,087,081 is restricted for specific purposes (*restricted net position*); and $241,789,505 represents the net investment in capital assets. The City's total net position increased by $14,521,844 during the year ended December 31, 2024.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $85,520,963, an increase of $12,998,870.

- At the end of the current fiscal year, unassigned fund balance for the General Fund was $22,378,977, or 53.6 percent, of total General Fund expenditures based on 2025 budgeted expenditure levels.

- The City's long-term debt increased by $25,990,065, or 75.0 percent, during the current fiscal year, due to bond issuance in 2024.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements include three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned, but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by property taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, and parks and recreation. The business-type activities of the City include municipal liquor, sports arena, water and sewer, storm drainage, cemetery, and street light utility.

The government-wide financial statements not only include the City itself (known as the primary government), but also the Apple Valley Economic Development Authority (EDA). The EDA is legally separate and is reported as if it were part of the primary government because it provides services exclusively for the City. The EDA is reported as the Economic Development Debt Service Fund and the EDA Operations Special Revenue Fund.

Fund Financial Statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds Balance Sheet and Statement of Revenue, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains several individual governmental funds. Information is presented separately in the governmental funds Balance Sheet and Statement of Revenue, Expenditures, and Changes in Fund Balances for the General Fund, American Rescue Plan Act Special Revenue Fund, Closed Bond Issues Debt Service Fund, Road Improvements Capital Projects Fund, Facilities C.I.P. Construction Capital Projects Fund, Parks Development Capital Projects Fund, Construction Projects Capital Projects Fund, and Future Capital Projects – Capital Projects Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund, Road Improvements Capital Projects Fund, Future Capital Projects – Capital Projects Fund, Cable TV Special Revenue Fund, Opioid Settlement Special Revenue Fund, Valleywood Golf Special Revenue Fund, EDA Operations Special Revenue Fund, Education Building Capital Projects Fund, Capital Building Capital Projects Fund, Cable Capital Equipment Capital Projects Fund, Cable Capital Equipment/PEG Capital Projects Fund, Parks Facilities Maintenance Capital Projects Fund, and Fire Facilities Maintenance Capital Projects Fund. A budgetary comparison statement or schedule has been provided for these funds to demonstrate compliance with these budgets.

Proprietary Funds – The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its municipal liquor, sports arena, water and sewer, storm drainage, cemetery, and street light utility operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its dental insurance, benefits/other insurance, and vehicle and equipment replacement. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary funds financial statements provide separate information for the municipal liquor, sports arena, water and sewer, storm drainage, cemetery, and street light utility operations, all of which are considered to be major funds of the City. Conversely, the internal service funds are combined into a single, aggregated presentation in the proprietary funds financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

Notes to Basic Financial Statements – The notes to basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information and the combining and individual fund statements and schedules (presented as supplementary information) referred to earlier in connection with nonmajor governmental funds and internal service funds, which are presented immediately following the basic financial statements.

Further, a statistical section has been included as part of the ACFR to facilitate additional analysis and is the third and final section of the report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $334,407,869 at the close of the most recent fiscal year.

By far, the largest portion of the City's net position reflects its net investment in capital assets (e.g., land, buildings, machinery, equipment, distribution system, and infrastructure) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments in its capital assets are reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following table provides the City's Summary of Net Position:

Table 1
Summary of Net Position
as of December 31, 2024 and 2023

	Governmental Activities		Business-Type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Assets						
Current and other assets	$ 110,622,396	$ 97,195,524	$ 32,496,512	$ 30,939,898	$ 143,118,908	$ 128,135,422
Capital assets, net	162,636,043	140,644,038	123,873,025	120,739,836	286,509,068	261,383,874
Total assets	$ 273,258,439	$ 237,839,562	$ 156,369,537	$ 151,679,734	$ 429,627,976	$ 389,519,296
Deferred outflows of resources						
Pension plan deferments	$ 13,326,511	$ 17,867,013	$ 253,843	$ 504,692	$ 13,580,354	$ 18,371,705
OPEB plan deferments	1,140,386	392,616	189,046	73,562	1,329,432	466,178
Total deferred outflows of resources	$ 14,466,897	$ 18,259,629	$ 442,889	$ 578,254	$ 14,909,786	$ 18,837,883
Total assets and deferred outflows of resources	$ 287,725,336	$ 256,099,191	$ 156,812,426	$ 152,257,988	$ 444,537,762	$ 408,357,179
Liabilities						
Other liabilities	$ 7,967,748	$ 8,772,818	$ 1,435,422	$ 1,442,861	$ 9,403,170	$ 10,215,679
Noncurrent liabilities	67,133,238	42,592,708	11,604,091	13,413,002	78,737,329	56,005,710
Total liabilities	$ 75,100,986	$ 51,365,526	$ 13,039,513	$ 14,855,863	$ 88,140,499	$ 66,221,389
Deferred inflows of resources						
Lease revenue for subsequent years	$ 3,848,189	$ 4,556,527	$ –	$ –	$ 3,848,189	$ 4,556,527
Pension plan deferments	16,122,872	15,477,787	819,973	615,048	16,942,845	16,092,835
OPEB plan deferments	1,027,953	1,199,412	170,407	224,729	1,198,360	1,424,141
Total deferred inflows of resources	$ 20,999,014	$ 21,233,726	$ 990,380	$ 839,777	$ 21,989,394	$ 22,073,503
Net position						
Net investment in capital assets	$ 126,816,100	$ 119,581,864	$ 114,973,405	$ 111,728,603	$ 241,789,505	$ 231,310,467
Restricted	26,087,081	24,923,802	–	–	26,087,081	24,923,802
Unrestricted	38,722,155	38,994,273	27,809,128	24,833,745	66,531,283	63,828,018
Total net position	$ 191,625,336	$ 183,499,939	$ 142,782,533	$ 136,562,348	$ 334,407,869	$ 320,062,287
Total liabilities, deferred inflows of resources, and net position	$ 287,725,336	$ 256,099,191	$ 156,812,426	$ 152,257,988	$ 444,537,762	$ 408,357,179

An additional portion of the City's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of $66,531,283 may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

There was an increase in net position in the governmental activities of $8,125,397, and an increase in business-type activities of $6,220,185, for a net total government-wide increase of $14,345,582 in net position.

Current and other assets and noncurrent liabilities increased the result of bonds issued during the year. Capital asset additions financed with grants, a property tax levy, and available internal resources caused an increase in the City's capital assets, net. Changes in the City's proportionate share of two state-wide defined benefit pension plans administered by the Minnesota Public Employees Retirement Association contributed to the changes in deferred outflows of resources and noncurrent liabilities.

The following table provides a condensed version of the Statement of Activities for the year ended December 31, 2024 with comparative amounts for the year ended December 31, 2023 which was updated for the reported error correction:

Table 2
Change in Net Position
for the Years Ended December 31, 2024 and 2023

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues						
Charges for services	$ 9,993,616	$ 9,622,062	$ 30,835,421	$ 30,099,705	$ 40,829,037	$ 39,721,767
Operating grants and contributions	1,520,536	4,566,304	–	–	1,520,536	4,566,304
Capital grants and contributions	6,702,771	7,451,604	550,561	5,969,129	7,253,332	13,420,733
General revenues						
Property taxes	35,466,821	32,508,106	121,000	121,000	35,587,821	32,629,106
Other taxes	151,661	147,716	–	–	151,661	147,716
Franchise taxes	1,136,492	1,229,429	–	–	1,136,492	1,229,429
Grants and contributions not restricted to specific programs	415,111	125,944	–	–	415,111	125,944
Other	10,957	18,148	–	–	10,957	18,148
Investment earnings	3,306,895	3,691,110	1,006,041	1,039,595	4,312,936	4,730,705
Gain on sale of assets	377,204	210,686	16,442	7,895	393,646	218,581
Total revenues	59,082,064	59,571,109	32,529,465	37,237,324	91,611,529	96,808,433
Expenses						
General government	8,815,746	8,535,673	–	–	8,815,746	8,535,673
Public safety	17,706,018	16,937,626	–	–	17,706,018	16,937,626
Public works	12,350,317	11,637,069	–	–	12,350,317	11,637,069
Parks and recreation	10,574,892	10,417,136	–	–	10,574,892	10,417,136
Interest and fiscal charges	913,196	694,490	–	–	913,196	694,490
Municipal liquor	–	–	10,108,572	10,075,982	10,108,572	10,075,982
Sports arena	–	–	1,152,583	1,107,393	1,152,583	1,107,393
Water and sewer	–	–	12,129,081	11,851,009	12,129,081	11,851,009
Storm drainage	–	–	2,705,264	2,678,546	2,705,264	2,678,546
Cemetery	–	–	232,972	231,435	232,972	231,435
Street light utility	–	–	577,306	652,585	577,306	652,585
Total expenses	50,360,169	48,221,994	26,905,778	26,596,950	77,265,947	74,818,944
Increase in net position before transfers	8,721,895	11,349,115	5,623,687	10,640,374	14,345,582	21,989,489
Transfers	(596,498)	2,643,000	596,498	(2,643,000)	–	–
Change in net position	8,125,397	13,992,115	6,220,185	7,997,374	14,345,582	21,989,489
Net position – beginning	183,499,939	169,507,824	136,562,348	128,564,974	320,062,287	298,072,798
Net position – ending	$ 191,625,336	$ 183,499,939	$ 142,782,533	$ 136,562,348	$ 334,407,869	$ 320,062,287

Governmental Activities – The City's net position for governmental activities increased by $8,125,397, or 4.4 percent, after $596,498 of net transfers to business-type activities. Key elements of this increase are seen in the table above.

Revenues decreased overall by $489,045, or 0.8 percent. This change included:

- A decrease in operating grants and contributions of $3,045,768, resulting from the receipt of public safety state aid revenue in the prior year in the amount of $2,464,493.

- Property taxes increased $2,958,715 due to an increase in the property tax levy.

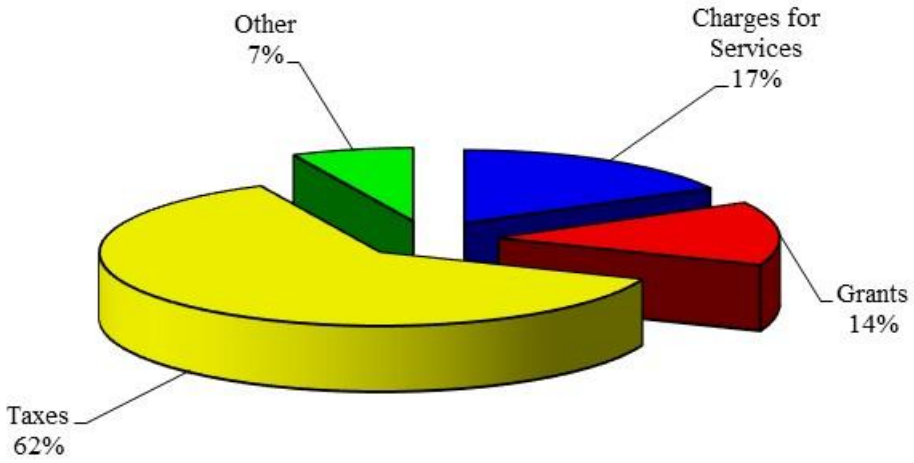
Expenses increased overall by $2,138,175, or 4.4 percent. This increase included:

- The public safety function increased $768,392, mostly in police personal service-related costs.

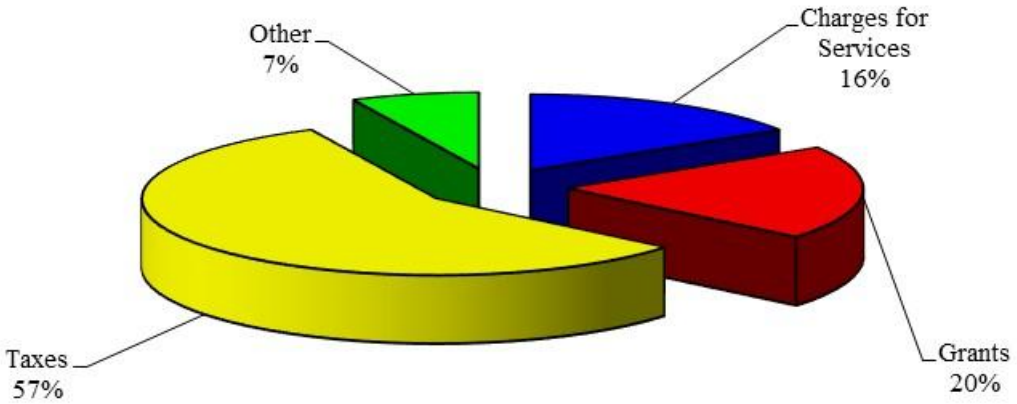
- The public works function increased $713,248, mainly related to capital project activity and increased depreciation on capital assets.

The following graphs reflect revenue by source in governmental activities in the last two years:

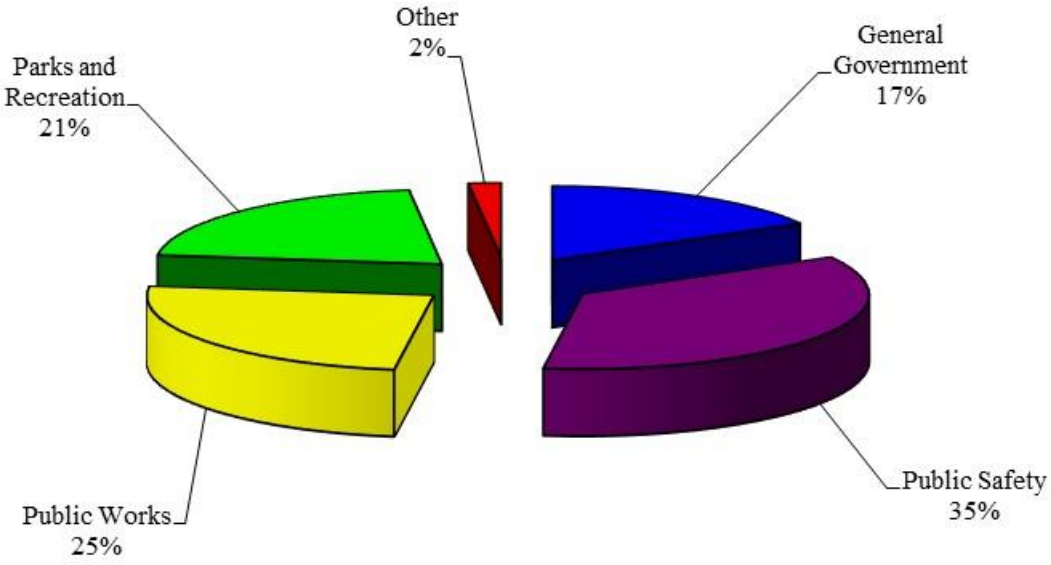
2024 Revenues by Source – Governmental Activities



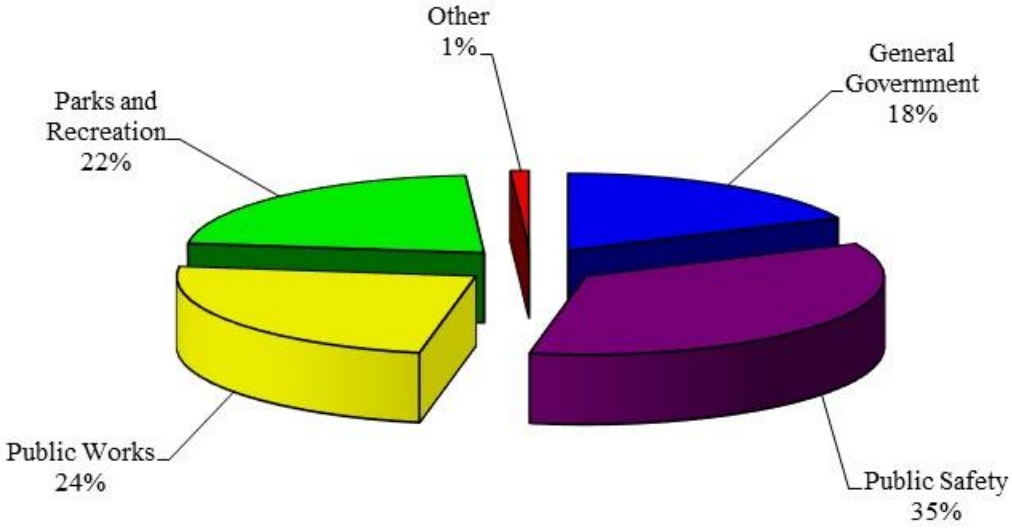
2023 Revenues by Source – Governmental Activities



2024 Expenses – Governmental Activities



2023 Expenses – Governmental Activities



The expenses in the graphs above for governmental activities show the amounts spent on different activities for 2024 and 2023. The other category includes debt service interest and fiscal charges in governmental activities.

Business-Type Activities – Business-type activities increased the City's total net position in the current year. Key elements of the business-type activities are as follows:

- Charges for services for business-type activities include sales for municipal liquor and sports arena, and charges for water and sewer, storm drainage, cemetery, and street light utility operations. The following graph shows the relationship between the revenues and expenses for the various activities.

- Capital grants and contributions decreased in the current year in the storm drainage activities related to developer contributions in the prior year.

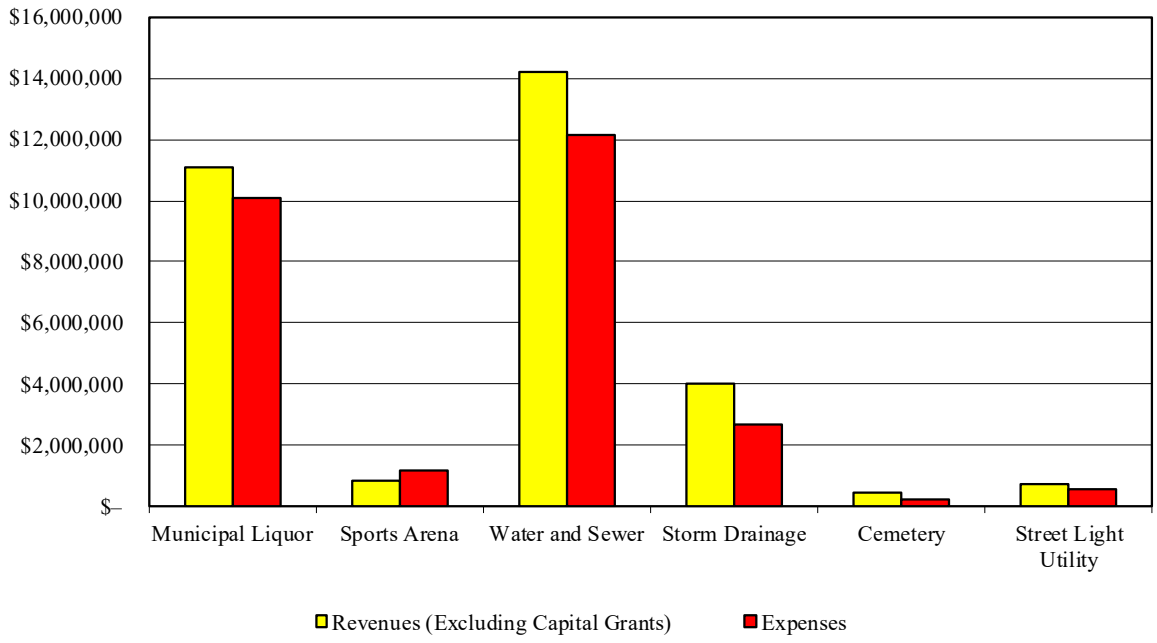
- Charges for services increased $735,716 in the current year, due mainly to increased fees related to the storm drainage utility and increase in liquor sales in the current year.

- About 83 percent of all business-type activity expenses are from the municipal liquor and water and sewer utility operations.

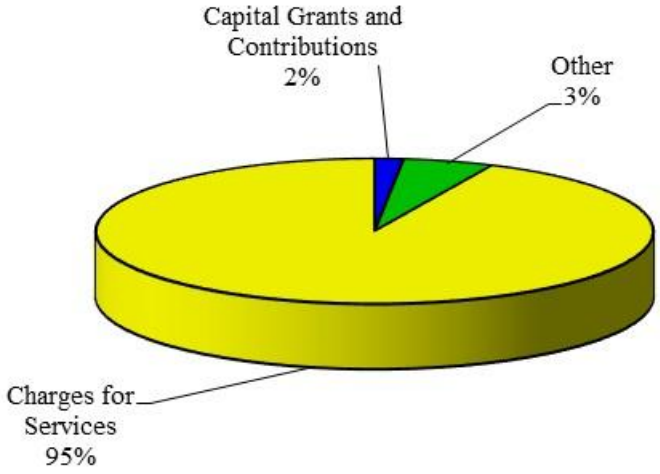
- The Sports Arena fund received a $2,313,498 capital contribution from the general government, which is reported in transfers, for improvements to the ice arena funded by the 2024A General Obligation Bonds.

- Overall, business-type activities generated an increase in net position before transfers of $5,623,687. After considering the net transfers in from governmental activities totaling $596,498, net position increased by $6,220,185.

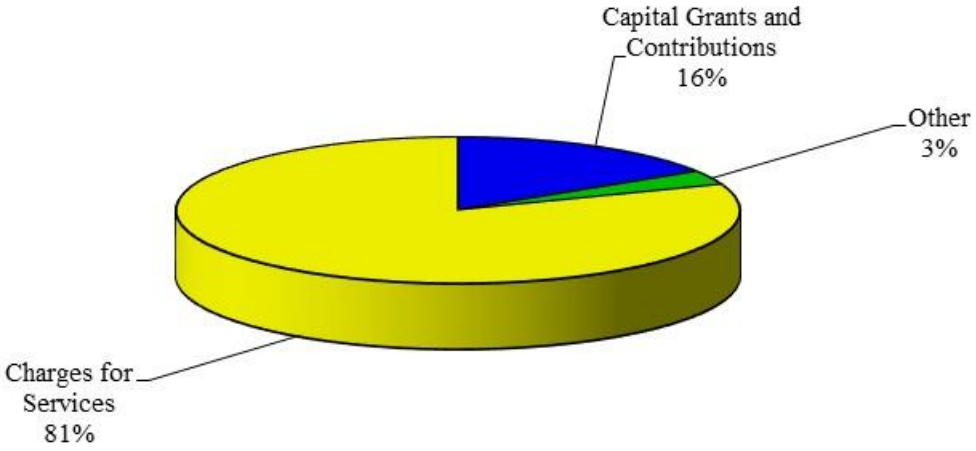
Revenues and Expenses – Business-Type Activities



2024 Revenues by Source – Business-Type Activities



2023 Revenues by Source – Business-Type Activities



FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of currently available resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $85,520,963, an increase of $12,998,870 in comparison with the prior year.

The City has seven major governmental funds: the General Fund, the American Rescue Plan Act Special Revenue Fund, the Closed Bond Issues Debt Service Fund, the Road Improvements Capital Projects Fund, the Facilities C.I.P Construction Capital Projects Fund, the Parks Development Capital Projects Fund, the Construction Projects Capital Projects Fund, and the Future Capital Projects – Capital Projects Fund.

General Fund
The General Fund is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was $25,334,036. As a measure of the General Fund's liquidity, it may be useful to compare the unassigned fund balance to total fund expenditures. Unassigned fund balance represents 53.6 percent of subsequent year budgeted expenditures and 47.9 percent of subsequent year budgeted expenditures and transfers out.

Total fund balance for the City's General Fund increased by $1,031,370 during 2024. Key factors in this increase are as follows:

- The City adopted a balanced budget prior to the start of the current year.
- Taxes increased $2,629,067 from the prior year, due to an increase in the tax levy for 2024.
- Intergovernmental revenue decreased $2,361,744, mainly the result of additional public safety state aid in the prior year not received in 2024.
- Revenues were $1,137,925 over budgeted amounts, mostly in intergovernmental, charges for services for engineering charges, and investment earnings. Investment earnings were $597,400 higher than anticipated, due to higher balances and conservative budget amounts.
- Expenditures increased $2,712,125, or 7.6 percent, in the current year with increases spread across several functional areas. The largest increase was in public safety totaling $1,615,963, mostly in police personal service-related costs.
- Net transfers were ($3,338,000) in the General Fund, the majority is a transfer out to the Road Improvements Capital Projects Fund.

American Rescue Plan Act Special Revenue Fund
In fiscal 2021, the City received ARPA funding. The fund balance at the end of 2024 is $0, which is due to the final spend down of awarded money.

Closed Bond Issues Debt Service Fund
The Closed Bond Issues Debt Service Fund accumulates resources remaining from retired debt service funds. The fund balance at the end of 2024 is $8,890,501, which increased $7,819 from the prior year.

Road Improvements Capital Projects Fund
The Road Improvements Capital Projects Fund receives transfers from other funds. These resources are used to finance street overlays and reconstruction projects according to the City's pavement management plan. The fund balance at the end of 2024 is negative $1,395,729, decreasing $346,197 from the prior year. Transfers totaling $5,710,000 from the General Fund and Future Capital Projects – Capital Projects Fund were anticipated in the 2024 budget and $4,960,000 were provided in 2024.

Facilities C.I.P Construction Capital Projects Fund
The Facilities C.I.P. Construction Capital Projects Fund accounts for bond proceeds received from the issuance of capital improvement bonds and the expenditure-related projects. The fund balance at the end of 2024 is $3,049,516, which is a decrease of $2,088,954 from the prior year, due to large project expenditures in the current year, drawing down bond proceeds as planned.

Parks Development Capital Projects Fund
The Parks Development Capital Projects Fund is a major fund in 2024. This fund accounts for the bond proceeds from the issuance of park referendum bonds included in the 2024A bond issue. The fund balance at the end of 2024 is $10,943,226 and will be expended in the coming year.

Construction Projects Capital Projects Fund
The Construction Projects Capital Projects Fund accounts for development projects, the costs of which will be recovered through the development process, including specially assessing the benefiting properties. The fund balance at the end of 2024 is $3,026,255, which is an increase of $1,543,492 from the prior year. Development projects accounted for in this fund in 2024 will be assessed to developers after project completion.

Future Capital Projects Capital Projects Fund
The Future Capital Projects Capital Projects Fund accumulates resources according to the City Council's adopted fund balance policy. This policy calls for amounts in the General Fund that exceed a maximum level to be transferred to the Future Capital Projects Capital Projects Fund. The fund balance at the end of 2024 is $11,266,349, which is a decrease of $621,688 from the prior year.

Proprietary Funds – The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City has six enterprise funds and three internal service funds. The six enterprise funds include: Municipal Liquor Fund, Sports Arena Fund, Water and Sewer Fund, Storm Drainage Fund, Cemetery Fund, and the Street Light Utility Fund.

The total net position of all enterprise funds totals $143,071,279, $114,973,405 of which is capital assets, net of related debt, and in total, is an increase of $6,401,184 from the prior year. The total unrestricted net position for all proprietary funds for the year was $28,097,874, an increase of $3,156,382.

Municipal Liquor Fund
The net position in the Municipal Liquor Fund increased $193,698 after transfers out of $885,000. Operating revenues increased $305,023, or 2.8 percent, in the current year. Operating expenses decreased $174,973, mainly in personal costs and other charges.

Sports Arena Fund
The Sports Arena Fund posted an increase in net position of $2,139,163, which is after inclusion of an annual $121,000 property tax levy and $2,313,498 of capital contributions. In the current year, operating revenue increased $133,236, while operating expenses increased $45,190, mainly in personal services.

Water and Sewer Fund
The Water and Sewer Fund is the City's largest proprietary fund. Unrestricted net position at the end of the year amounted to $18,462,598, an increase of $372,201. Net position increased $1,938,247 in the current year, due to operations and $673,843 in investment earnings. Total net investment in capital assets totaled $69,217,534, an increase of $1,566,046.

Storm Drainage Fund
The Storm Drainage Fund increased its net position by $1,532,181 due to current year operations. The storm water utility operating revenues increased $461,604, approximately 14.3 percent, resulting from a rate increase of 15.0 percent in 2024.

Cemetery Fund
The Cemetery Fund increased its net position by $229,479, which resulted from continued sales during the year.

Street Light Utility Fund
The Street Light Utility Fund increased its net position by $192,154 in the current year. Operating revenues increased $66,000, approximately 9.6 percent, resulting from a rate increase in 2024.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City annually adopts a balanced budget, where expenditures do not exceed available revenues. During the year, amendments were made to the adopted budget decreasing revenues and other financing sources by $179,710, increasing expenditures and other financing uses by $487,400.

Total actual revenues came in over budget by $1,137,925. Some notable actual results to budget include:

- Charges for service revenues were over budget by $444,274, due to development charges for projects being over budget in 2024.

- Investment earnings came in $597,400 over budget and resulted from higher balances and conservative budget amounts.

Total actual expenditures are below the amended budget by $337,772. When comparing budget to actuals, some of the notable variances include:

- General government was under budget by $681,152 spread across multiple departments. A positive budget variance in information technology of $148,530 was experienced in capital outlay and other current expenditures.

- Public safety was $438,446 higher than budget mostly in personal services for police protection.

- Public works was lower than budget by $357,547, spread across multiple departments with the highest being streets, which was lower than budget by $247,589, mainly in personal services, which was under budget by $255,348.

- Parks and recreation was over budget by $8,778.

CAPITAL ASSETS AND LONG-TERM DEBT

Capital Assets – The City's investment in capital assets for its governmental and business-type activities as of December 31, 2024 amounts to $286,509,068 (net of accumulated depreciation/amortization). This investment in capital assets includes land and land improvements, construction in progress, buildings, other improvements, furniture and equipment, infrastructure, leased assets, and technology subscriptions. Total depreciation/amortization charged in 2024 was $14,586,227.

City of Apple Valley's Capital Assets

Table 3
Capital Assets

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Capital assets						
Land and land improvements	$ 6,752,808	$ 6,752,808	$ 6,362,305	$ 6,249,354	$ 13,115,113	$ 13,002,162
Construction in progress	14,936,123	18,876,563	2,903,726	1,636,401	17,839,849	20,512,964
Buildings	58,580,372	42,367,181	24,274,028	21,943,545	82,854,400	64,310,726
Other improvements	30,744,662	28,398,149	192,913,250	189,184,236	223,657,912	217,582,385
Furniture and equipment	28,372,690	25,483,866	7,164,171	6,516,809	35,536,861	32,000,675
Infrastructure	170,236,547	158,039,652	–	–	170,236,547	158,039,652
Lease assets	–	–	1,298,265	1,298,265	1,298,265	1,298,265
Technology subscriptions	356,315	547,538	136,102	275,279	492,417	822,817
Less accumulated depreciation/amortization	(147,343,474)	(139,821,719)	(111,178,822)	(106,364,053)	(258,522,296)	(246,185,772)
Total capital assets, net of depreciation/amortization	$ 162,636,043	$ 140,644,038	$ 123,873,025	$ 120,739,836	$ 286,509,068	$ 261,383,874

Major capital asset additions during the current year included the following:

- Infrastructure projects totaling approximately $7.8 million, including the following major projects: city-wide street and utility improvements, Whitney Drive reconstruction, 127th Street – Cedar to Galaxie Avenue, and the Diamond Path Roundabout.

- Multi-year building improvements continued with the completion of Fire Station #2 project, and the start of the Police Operations Building and future new facilities at the Central Maintenance Facility, both projects will be completed over the next couple of years.

- Water and sewer additions totaled approximately $3.1 million were largely related to Orchard Place 2nd and Whitney Drive and lift and booster station improvements.

- Storm drainage additions totaled approximately $1.0 million and were largely for Whitney Drive and Garrett Avenue/ 153rd Street storm sewer improvements.

Additional information on the City's capital assets can be found in Note 5 of the notes to basic financial statements.

Long-Term Debt – At the end of the current fiscal year, the City had total long-term debt outstanding of $63,334,007. Of this amount, $54,985,829 is backed by the full faith and credit of the City. Of this total, property taxes are the primary source of repayment for the general obligation bonds noted below, in the amount of $46,695,000. The revenue bonds and revenue notes have the full faith and credit backing of the City, with enterprise fund revenues being the primary source of repayment.

City of Apple Valley's Long-Term Debt

Table 4
Long-Term Debt

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	$ 46,695,000	$ 21,555,000	$ –	$ –	$ 46,695,000	$ 21,555,000
General obligation revenue bonds	–	–	6,530,000	7,185,000	6,530,000	7,185,000
General obligation revenue notes	–	–	1,760,829	2,235,360	1,760,829	2,235,360
Subtotal bonded debt	46,695,000	21,555,000	8,290,829	9,420,360	54,985,829	30,975,360
Financed purchases	2,178	85,390	–	–	2,178	85,390
Lease liabilities	–	–	900,103	1,034,750	900,103	1,034,750
Subscription liabilities	157,702	333,384	44,690	160,024	202,392	493,408
Unamortized premium	2,957,805	571,163	341,366	378,665	3,299,171	949,828
Compensated absences	3,511,007	3,364,136	433,327	441,070	3,944,334	3,805,206
Total	$ 53,323,692	$ 25,909,073	$ 10,010,315	$ 11,434,869	$ 63,334,007	$ 37,343,942

The City's total bonded debt increased by $24,010,469 during 2024, due to the issuance of G.O. Bond Series 2024A.

The City maintains an "Aaa" rating from Moody's and "AAA" from Standard & Poor's on all of its general obligation debt.

State statutes limit the amount of general obligation debt a governmental entity may issue to 3 percent of its total market valuation. A complete calculation of the City's legal debt margin can be found in the statistical section of this report.

Additional information on the City's long-term debt can be found in Note 6 of the notes to basic financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City's budget, along with the five-year Capital Improvement Plan, is an important part of the City's public process. The combination of these documents provides the framework that allows the City to address needed maintenance and provide for the growth and demands for service. Through innovation and efficiencies, the City continues to provide quality services that meet or exceed the expectations of our community members. Strong financial stewardship and quality customer service is a hallmark of the City's government and is evidenced by the City's AAA bond rating.

Departments successfully managed their expenditures and, as a result, General Fund expenditures were approximately 0.9 percent below the authorized budget. The City will continue to make significant ongoing investments in the Street and Utility Infrastructure Preservation and Reconstruction Program.

These factors were considered in preparing the City's budget for the 2025 fiscal year:

- Property taxes are the largest source of revenue for supporting General Fund activities, contributing approximately 71.9 percent. In 2025, Minnesota cities are not subject to levy limits.

- Property values in the City are changing similar to trends in other areas. For the 2025 budget year, the median valued residential property decreased by approximately 1.1 percent, down from a 2.8 percent increase in 2024 and 16.6 percent increase in 2023. Preliminary county data for 2026 indicates a 3.7 percent increase in the median valued home reflecting an adjustment to the escalation in values in prior years.

- The total property tax levy increased 13.8 percent for 2025; a large portion of the levy increase is due to levy requirements of the 2024A bond issue.

- The taxes paid by the median valued home increased for 2025 to $1,486 from $1,365 in 2024, approximately 8.9 percent.

- Contract settlements have been reached with each of the City's three unions through 2025.

- A 5.0 percent increase in water and a 10.0 percent increase in sanitary sewer utility rates were enacted for 2025 to fund operations and the utilities portion of the Street and Utility Infrastructure Preservation. Rates for the storm water utility increased by 10.0 percent to fund additional required storm water improvements and the street light utility rates increased by 5.0 percent.

REQUESTS FOR INFORMATION

This ACFR is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report, or requests for additional financial information, should be addressed to the Office of the Finance Director, City of Apple Valley, 7100 – 147th Street West, Apple Valley, Minnesota 55124.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

TAB

CITY OF APPLE VALLEY

Statement of Net Position
as of December 31, 2024

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments	$ 90,011,602	$ 26,674,528	$ 116,686,130
Receivables			
Accounts and interest	1,376,542	4,250,252	5,626,794
Taxes	1,868,906	–	1,868,906
Special assessments	3,903,496	298,476	4,201,972
Due from other governmental units	2,572,444	289,491	2,861,935
Lease	3,912,564	–	3,912,564
Internal balances	1,308,752	(1,308,752)	–
Prepaids	607,345	393,646	1,000,991
Inventory	72,331	1,898,871	1,971,202
Land held for resale	1,877,559	–	1,877,559
Net pension asset	3,110,855	–	3,110,855
Capital assets			
Not depreciated/amortized	21,688,931	9,266,031	30,954,962
Depreciated, net of accumulated depreciation/amortization	140,947,112	114,606,994	255,554,106
Total assets	273,258,439	156,369,537	429,627,976
Deferred outflows of resources			
Pension plan deferments	13,326,511	253,843	13,580,354
OPEB plan deferments	1,140,386	189,046	1,329,432
Total deferred outflows of resources	14,466,897	442,889	14,909,786
Total assets and deferred outflows of resources	$ 287,725,336	$ 156,812,426	$ 444,537,762
Liabilities			
Accrued salaries payable	$ 1,519,840	$ 230,257	$ 1,750,097
Accounts payable	2,573,688	961,314	3,535,002
Contracts payable	3,589,962	42,301	3,632,263
Interest payable	108,322	10,585	118,907
Due to other governmental units	127,161	190,965	318,126
Claims incurred, but not reported	5,022	–	5,022
Unearned revenue	43,753	–	43,753
Net pension liability			
Due in more than one year	11,590,514	1,225,920	12,816,434
Total OPEB liability			
Due within one year	104,073	–	104,073
Due in more than one year	2,114,959	367,856	2,482,815
Long-term debt			
Due within one year	4,558,360	1,654,085	6,212,445
Due in more than one year	48,765,332	8,356,230	57,121,562
Total long-term debt	53,323,692	10,010,315	63,334,007
Total liabilities	75,100,986	13,039,513	88,140,499
Deferred inflows of resources			
Lease revenue for subsequent years	3,848,189	–	3,848,189
Pension plan deferments	16,122,872	819,973	16,942,845
OPEB plan deferments	1,027,953	170,407	1,198,360
Total deferred inflows of resources	20,999,014	990,380	21,989,394
Net position			
Net investment in capital assets	126,816,100	114,973,405	241,789,505
Restricted for			
Debt service	2,053,312	–	2,053,312
Tax increment financing	3,324,550	–	3,324,550
Economic development	1,454,942	–	1,454,942
Police forfeiture	399,113	–	399,113
Public safety	2,382,303	–	2,382,303
Capital acquisition	10,456,451	–	10,456,451
Park dedication	2,328,349	–	2,328,349
Fire relief pension	3,110,855	–	3,110,855
Other purposes	577,206	–	577,206
Unrestricted	38,722,155	27,809,128	66,531,283
Total net position	191,625,336	142,782,533	334,407,869
Total liabilities, deferred inflows of resources, and net position	$ 287,725,336	$ 156,812,426	$ 444,537,762

See notes to basic financial statements

CITY OF APPLE VALLEY

Statement of Activities
Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities				
General government	$ 8,815,746	$ 2,073,456	$ 51,246	$ 79,431
Public safety	17,706,018	886,149	1,469,290	–
Public works	12,350,317	3,157,914	–	6,623,340
Parks and recreation	10,574,892	3,876,097	–	–
Interest and fiscal charges	913,196	–	–	–
Total governmental activities	50,360,169	9,993,616	1,520,536	6,702,771
Business-type activities				
Municipal liquor	10,108,572	11,105,403	–	–
Sports arena	1,152,583	856,283	–	–
Water and sewer	12,129,081	13,836,387	–	374,818
Storm drainage	2,705,264	3,855,243	–	175,743
Cemetery	232,972	430,272	–	–
Street light utility	577,306	751,833	–	–
Total business-type activities	26,905,778	30,835,421	–	550,561
Total governmental and business-type activities	$ 77,265,947	$ 40,829,037	$ 1,520,536	$ 7,253,332
General revenues				
Property taxes				
Other taxes				
Franchise taxes				
Grants and contributions not restricted to specific programs				
Other general revenues				
Investment earnings				
Gain on sale of assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position – beginning, as previously reported				
Error correction				
Net position – beginning, as restated				
Net position – ending				

See notes to basic financial statements

Net (Expenses) Revenue and Changes in Net Position		
Governmental Activities	Business-Type Activities	Total
$ (6,611,613)	$ –	$ (6,611,613)
(15,350,579)	–	(15,350,579)
(2,569,063)	–	(2,569,063)
(6,698,795)	–	(6,698,795)
(913,196)	–	(913,196)
(32,143,246)	–	(32,143,246)
–	996,831	996,831
–	(296,300)	(296,300)
–	2,082,124	2,082,124
–	1,325,722	1,325,722
–	197,300	197,300
–	174,527	174,527
–	4,480,204	4,480,204
(32,143,246)	4,480,204	(27,663,042)
35,466,821	121,000	35,587,821
151,661	–	151,661
1,136,492	–	1,136,492
415,111	–	415,111
10,957	–	10,957
3,306,895	1,006,041	4,312,936
377,204	16,442	393,646
(596,498)	596,498	–
40,268,643	1,739,981	42,008,624
8,125,397	6,220,185	14,345,582
183,499,939	136,386,086	319,886,025
–	176,262	176,262
183,499,939	136,562,348	320,062,287
$ 191,625,336	$ 142,782,533	$ 334,407,869

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FUND FINANCIAL STATEMENTS
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CITY OF APPLE VALLEY

Balance Sheet
Governmental Funds
as of December 31, 2024

	General Fund (1000)	Special Revenue: American Rescue Plan Act (2110)	Debt Service: Closed Bond Issues (3205)	Road Improvements (2025)
Assets				
Cash and investments	$ 24,139,151	$ –	$ 6,953,251	$ 82,377
Receivables				
Accounts	245,632	–	–	–
Taxes	1,868,906	–	–	–
Special assessments				
Current	1,035	–	408,974	28,336
Delinquent	186	–	–	–
Deferred	615	–	3,436,014	28,336
Lease	3,372,122	–	–	–
Interest	835,011	–	–	–
Due from other governmental units	107,489	–	–	1,986,481
Due from other funds	–	–	–	–
Advances to other funds	–	–	72,095	–
Prepaids	326,415	–	–	–
Inventory	29,172	–	–	–
Land held for resale	–	–	1,877,559	–
Total assets	$ 30,925,734	$ –	$ 12,747,893	$ 2,125,530
Liabilities				
Accrued salaries payable	$ 1,472,703	$ –	$ –	$ –
Accounts payable	387,282	–	12,404	301,104
Contracts payable	–	–	–	927,099
Due to other governmental units	107,222	–	–	–
Due to other funds	–	–	–	804,410
Advances from other funds	–	–	–	–
Unearned revenue	–	–	–	–
Total liabilities	1,967,207	–	12,404	2,032,613
Deferred inflows of resources				
Lease revenue for subsequent years	3,322,953	–	–	–
Unavailable revenue – property taxes	300,317	–	–	–
Unavailable revenue – state aids	–	–	–	1,431,974
Unavailable revenue – special assessments	1,221	–	3,844,988	56,672
Total deferred inflows of resources	3,624,491	–	3,844,988	1,488,646
Fund balances (deficit)				
Nonspendable	404,756	–	–	–
Restricted	2,382,303	–	–	–
Committed	168,000	–	–	–
Assigned	–	–	8,890,501	–
Unassigned	22,378,977	–	–	(1,395,729)
Total fund balances (deficit)	25,334,036	–	8,890,501	(1,395,729)
Total liabilities, deferred inflows of resources, and fund balances	$ 30,925,734	$ –	$ 12,747,893	$ 2,125,530

See notes to basic financial statements

Capital Projects					
Facilities C.I.P. Construction (4420/4430)	Formerly Nonmajor Parks Development (2300)	Construction Projects (4500)	Future Capital Projects (4930)	Nonmajor Governmental Funds	Total Governmental Funds
$ 3,973,976	$ 12,386,908	$ 4,007,963	$ 9,355,763	$ 25,050,803	$ 85,950,192
12,437	–	16,385	–	161,548	436,002
–	–	–	–	–	1,868,906
–	–	–	–	–	438,345
–	–	–	–	–	186
–	–	–	–	–	3,464,965
–	–	–	–	540,442	3,912,564
21,863	–	–	–	–	856,874
478,474	–	–	–	–	2,572,444
–	–	–	986,661	–	986,661
–	–	–	1,020,006	–	1,092,101
–	–	–	–	4,931	331,346
–	–	–	–	43,159	72,331
–	–	–	–	–	1,877,559
$ 4,486,750	$ 12,386,908	$ 4,024,348	$ 11,362,430	$ 25,800,883	$ 103,860,476
$ –	$ –	$ –	$ –	$ 47,137	$ 1,519,840
126,874	185,461	998,093	899	522,619	2,534,736
1,310,360	1,257,321	–	95,182	–	3,589,962
–	900	–	–	983	109,105
–	–	–	–	182,251	986,661
–	–	–	–	72,095	72,095
–	–	–	–	43,753	43,753
1,437,234	1,443,682	998,093	96,081	868,838	8,856,152
–	–	–	–	525,236	3,848,189
–	–	–	–	–	300,317
–	–	–	–	–	1,431,974
–	–	–	–	–	3,902,881
–	–	–	–	525,236	9,483,361
–	–	–	–	63,296	468,052
3,049,516	10,943,226	3,026,255	–	17,675,990	37,077,290
–	–	–	–	437,877	605,877
–	–	–	11,266,349	6,413,205	26,570,055
–	–	–	–	(183,559)	20,799,689
3,049,516	10,943,226	3,026,255	11,266,349	24,406,809	85,520,963
$ 4,486,750	$ 12,386,908	$ 4,024,348	$ 11,362,430	$ 25,800,883	$ 103,860,476

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CITY OF APPLE VALLEY

Reconciliation of the Balance Sheet to the
Statement of Net Position
Governmental Funds
as of December 31, 2024

Total fund balances – governmental funds	$ 85,520,963
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in governmental funds.	
Cost of capital assets	288,862,654
Less accumulated depreciation/amortization	(135,647,861)
Net pension assets are included in net position, but are excluded from fund balances because they do not represent financial resources.	3,110,855
Long-term liabilities are not payable with current financial resources and, therefore, are not reported in governmental funds.	
Bonds payable	(46,695,000)
Subscription liabilities	(157,702)
Total OPEB liability	(2,219,032)
Net pension liability	(11,590,514)
Due to availability, certain revenues are not recognized under the governmental fund statements until received; however, under full accrual in the government-wide Statement of Activities, revenues are recorded when earned regardless of when received.	5,635,172
Accrued interest payable is included in net position, but is excluded from fund balances until due and payable.	(108,322)
Internal service funds are used by management to charge certain costs to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Position.	
Internal service fund balances included in governmental activities	10,267,110
Add internal services balances allocated to business-type activities	288,746
Governmental funds report debt premiums as other financing sources at the time of issuance. Premiums are reported as liabilities in the Statement of Net Position.	(2,957,805)
Governmental funds do not report certain long-term amounts related to pensions and OPEB that are included in net position.	
Deferred outflows of resources – pension plan deferments	13,326,511
Deferred outflows of resources – OPEB plan deferments	1,140,386
Deferred inflows of resources – pension plan deferments	(16,122,872)
Deferred inflows of resources – OPEB plan deferments	(1,027,953)
Total net position – governmental activities	$ 191,625,336

CITY OF APPLE VALLEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
Governmental Funds
as of December 31, 2024

	General Fund (1000)	Special Revenue: American Rescue Plan Act (2110)	Debt Service: Closed Bond Issues (3205)	Road Improvements (2025)
Revenue				
Taxes	$ 32,443,383	$ –	$ –	$ –
Other taxes	57,557	–	–	–
Franchise taxes	291,125	–	–	–
Special assessments	6,556	–	774,755	33,011
Licenses and permits	1,994,880	–	–	–
Intergovernmental	1,578,572	1,686,534	–	1,981,753
Charges for services	4,099,184	–	–	–
Fines and forfeits	255,565	–	–	–
Investment earnings	847,400	32,295	345,192	–
Other	961,253	–	–	–
Total revenue	42,535,475	1,718,829	1,119,947	2,014,764
Expenditures				
Current				
General government	7,058,000	184,659	–	–
Public safety	17,745,808	–	–	–
Public works	6,251,450	–	–	–
Parks and recreation	6,608,113	–	–	–
Capital outlay	421,814	1,482,308	–	7,320,961
Debt service				
Principal	249,117	–	–	–
Interest and fiscal charges	4,586	–	2,236	–
Total expenditures	38,338,888	1,666,967	2,236	7,320,961
Excess (deficiency) of revenue over expenditures	4,196,587	51,862	1,117,711	(5,306,197)
Other financing sources (uses)				
Sale of capital assets	41,644	–	–	–
Transfers in	1,567,000	–	–	4,960,000
Transfers (out)	(4,905,000)	–	(1,109,892)	–
Debt issued	131,139	–	–	–
Premium on debt issued	–	–	–	–
Total other financing sources (uses)	(3,165,217)	–	(1,109,892)	4,960,000
Net change in fund balances	1,031,370	51,862	7,819	(346,197)
Fund balances (deficit)				
Beginning of year, as previously reported	24,302,666	(51,862)	8,882,682	(1,049,532)
Change in financial reporting entity – (nonmajor to major funds)	–	–	–	–
Beginning of year, as restated	24,302,666	(51,862)	8,882,682	(1,049,532)
End of year	$ 25,334,036	$ –	$ 8,890,501	$ (1,395,729)

See notes to basic financial statements

Capital Projects					
Facilities C.I.P. Construction (4420/4430)	Formerly Nonmajor Parks Development (2300)	Construction Projects (4500)	Future Capital Projects (4930)	Nonmajor Governmental Funds	Total Governmental Funds
$ –	$ –	$ –	$ –	$ 3,021,192	$ 35,464,575
–	–	–	–	94,104	151,661
–	–	–	–	845,367	1,136,492
–	–	–	–	–	814,322
–	–	–	–	–	1,994,880
–	–	–	–	473,182	5,720,041
–	–	–	–	1,875,918	5,975,102
–	–	–	–	–	255,565
218,785	225,491	118,987	424,744	919,517	3,132,411
–	–	566,233	–	586,144	2,113,630
218,785	225,491	685,220	424,744	7,815,424	56,758,679
–	–	–	–	1,006,761	8,249,420
–	–	–	–	148,614	17,894,422
211,010	–	–	241,052	138,261	6,841,773
–	2,082,960	–	–	2,264,741	10,955,814
12,998,804	4,746,563	251,620	10,380	618,728	27,851,178
–	–	–	–	1,355,000	1,604,117
126,644	198,088	–	–	660,706	992,260
13,336,458	7,027,611	251,620	251,432	6,192,811	74,388,984
(13,117,673)	(6,802,120)	433,600	173,312	1,622,613	(17,630,305)
–	–	–	–	–	41,644
–	–	1,109,892	–	1,080,450	8,717,342
–	–	–	(795,000)	(496,450)	(7,306,342)
10,190,000	16,305,000	–	–	–	26,626,139
838,719	1,457,552	–	–	254,121	2,550,392
11,028,719	17,762,552	1,109,892	(795,000)	838,121	30,629,175
(2,088,954)	10,960,432	1,543,492	(621,688)	2,460,734	12,998,870
5,138,470	–	1,482,763	11,888,037	21,928,869	72,522,093
–	(17,206)	–	–	17,206	–
5,138,470	(17,206)	1,482,763	11,888,037	21,946,075	72,522,093
$ 3,049,516	$ 10,943,226	$ 3,026,255	$ 11,266,349	$ 24,406,809	$ 85,520,963

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CITY OF APPLE VALLEY

Reconciliation of the Statement of
Revenue, Expenditures, and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
Year Ended December 31, 2024

Total net change in fund balances – governmental funds	$ 12,998,870
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlays are reported in governmental funds as expenditures; however, in the Statement of Activities the cost of those assets is allocated over the estimated useful lives as depreciation/amortization expense.	
Capital outlay	29,992,362
Transfer of capital assets to business-type activities	(2,313,498)
Depreciation/amortization expense	(7,853,165)
A gain or loss on the disposal of capital assets, including the difference between the carrying value and any related sale proceeds, is included in the change in net position. However, only the sale proceeds are included in the change in fund balances.	3,302
Net pension assets are only recorded in the government-wide financial statements as they are not current financial resources to governmental funds.	1,884,690
The issuance of long-term debt provides current financial resources to governmental funds, but the issuance increases long-term liabilities in the Statement of Net Position.	(26,626,139)
Repayment of long-term liabilities is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	1,604,117
Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	(81,284)
Governmental funds report debt issuance premiums as other financing sources at the time of issuance. Premiums are reported as liabilities in the Statement of Net Position.	(2,386,642)
Certain revenues are recognized as soon as they are earned in the Statement of Activities; however, under the modified accrual basis of accounting, certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.	1,341,747
Internal service funds are used by management to charge certain costs to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities in the government-wide financial statements.	
Internal service fund activity included in governmental activities	948,569
Add back internal service fund activity allocated to business-type activities	4,737
Governmental funds do not report long-term amounts related to pensions and OPEB that are included in the change in net position.	
Net pension liability	3,858,091
Total OPEB liability	(984,002)
Deferred outflows of resources – pension plan deferments	(4,540,502)
Deferred outflows of resources – OPEB plan deferments	747,770
Deferred inflows of resources – pension plan deferments	(645,085)
Deferred inflows of resources – OPEB plan deferments	171,459
Change in net position – governmental activities	$ 8,125,397

See notes to basic financial statements

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CITY OF APPLE VALLEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
General Fund – Budget and Actual
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Revenue				
Taxes	$ 32,575,715	$ 32,575,715	$ 32,443,383	$ (132,332)
Other taxes	68,000	68,000	57,557	(10,443)
Franchise taxes	360,000	360,000	291,125	(68,875)
Special assessments	2,500	2,500	6,556	4,056
Licenses and permits	1,956,650	1,956,650	1,994,880	38,230
Intergovernmental	1,391,810	1,208,500	1,578,572	370,072
Charges for services	3,654,910	3,654,910	4,099,184	444,274
Fines and forfeits	300,000	300,000	255,565	(44,435)
Investment earnings	250,000	250,000	847,400	597,400
Other	1,017,675	1,021,275	961,253	(60,022)
Total revenue	41,577,260	41,397,550	42,535,475	1,137,925
Expenditures				
Current				
General government	7,598,895	7,596,895	7,058,000	(538,895)
Public safety	17,317,310	17,407,910	17,745,808	337,898
Public works	6,508,970	6,588,770	6,251,450	(337,320)
Parks and recreation	6,599,335	6,599,335	6,608,113	8,778
Capital outlay				
General government	219,750	373,750	231,493	(142,257)
Public safety	–	75,000	175,548	100,548
Public works	20,000	35,000	14,773	(20,227)
Debt service				
Principal	–	–	249,117	249,117
Interest and fiscal charges	–	–	4,586	4,586
Total expenditures	38,264,260	38,676,660	38,338,888	(337,772)
Excess of revenue over expenditures	3,313,000	2,720,890	4,196,587	1,475,697
Other financing sources (uses)				
Sale of capital assets	25,000	25,000	41,644	16,644
Debt issued	–	–	131,139	131,139
Transfers in	1,567,000	1,567,000	1,567,000	–
Transfers (out)	(4,905,000)	(4,980,000)	(4,905,000)	75,000
Total other financing sources (uses)	(3,313,000)	(3,388,000)	(3,165,217)	222,783
Net change in fund balances	$ –	$ (667,110)	1,031,370	$ 1,698,480
Fund balances				
Beginning of year			24,302,666	
End of year			$ 25,334,036	

See notes to basic financial statements

CITY OF APPLE VALLEY

Statement of Net Position
Proprietary Funds
as of December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Current assets			
Cash and investments	$ 2,507,684	$ 800	$ 16,496,380
Receivables			
Special assessments			
Current	–	–	262,288
Delinquent	–	–	11,056
Accounts	733	213,267	3,041,431
Interest (charges)	–	–	(6,437)
Due from other governmental units	–	287,177	–
Due from other funds	–	–	58,732
Prepaids	503	–	393,143
Inventory	1,803,375	–	95,496
Total current assets	4,312,295	501,244	20,352,089
Noncurrent assets			
Deferred special assessment receivable	–	–	6,245
Capital assets			
Land and land improvements	1,177,683	2,000	2,263,907
Construction in progress	–	–	1,424,060
Buildings	3,888,270	8,605,155	11,780,603
Other improvements	87,149	109,420	127,729,879
Furniture and equipment	502,021	444,989	5,093,670
Lease assets	1,298,265	–	–
Technology subscriptions	–	–	52,158
Less accumulated depreciation/amortization	(3,106,670)	(4,488,928)	(72,747,345)
Total capital assets (net of accumulated depreciation/amortization)	3,846,718	4,672,636	75,596,932
Total noncurrent assets	3,846,718	4,672,636	75,603,177
Total assets	8,159,013	5,173,880	95,955,266
Deferred outflows of resources			
Pension plan deferments	62,045	20,928	152,774
OPEB plan deferments	49,322	14,092	124,568
Total deferred outflows of resources	111,367	35,020	277,342
Total assets and deferred outflows of resources	$ 8,270,380	$ 5,208,900	$ 96,232,608

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ 5,882,755	$ 997,254	$ 789,655	$ 26,674,528	$ 4,061,410
994	–	–	263,282	–
–	–	–	11,056	–
831,128	–	170,130	4,256,689	83,666
–	–	–	(6,437)	–
–	–	2,314	289,491	–
–	–	–	58,732	–
–	–	–	393,646	275,999
–	–	–	1,898,871	–
6,714,877	997,254	962,099	33,839,858	4,421,075
17,893	–	–	24,138	–
2,405,155	513,560	–	6,362,305	–
1,468,482	11,184	–	2,903,726	–
–	–	–	24,274,028	–
62,332,362	2,654,441	–	192,913,251	–
1,088,491	35,000	–	7,164,171	21,116,863
–	–	–	1,298,265	–
25,606	25,524	32,814	136,102	–
(29,970,006)	(833,060)	(32,814)	(111,178,823)	(11,695,613)
37,350,090	2,406,649	–	123,873,025	9,421,250
37,367,983	2,406,649	–	123,897,163	9,421,250
44,082,860	3,403,903	962,099	157,737,021	13,842,325
18,096	–	–	253,843	–
1,064	–	–	189,046	–
19,160	–	–	442,889	–
$ 44,102,020	$ 3,403,903	$ 962,099	$ 158,179,910	$ 13,842,325

(continued)

CITY OF APPLE VALLEY

Statement of Net Position
Proprietary Funds (continued)
as of December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Current liabilities			
Accrued salaries payable	$ 64,969	$ 26,764	$ 127,866
Accounts payable	494,759	36,624	134,004
Contracts payable	–	–	41,453
Interest payable	791	–	6,026
Due to other governmental units	125,878	12,116	18,236
Claims payable	–	–	–
Due to other funds	–	58,732	–
Accrued compensated absences	111,661	21,199	163,020
Lease liability	140,680	–	–
Subscription liabilities	–	–	18,074
Financed purchase	–	–	–
Revenue note payable	–	–	488,633
Bonds payable	–	–	430,000
Total current liabilities	938,738	155,435	1,427,312
Noncurrent liabilities			
Accrued compensated absences	35,935	820	96,490
Total OPEB liability	95,974	27,421	242,391
Net pension liability	299,643	101,070	737,811
Advance from other fund	–	1,020,006	–
Lease liability	759,423	–	–
Revenue note payable	–	–	1,272,196
Bonds payable	–	–	4,170,495
Total noncurrent liabilities	1,190,975	1,149,317	6,519,383
Total liabilities	2,129,713	1,304,752	7,946,695
Deferred inflows of resources			
Pension plan deferments	200,420	67,602	493,495
OPEB plan deferments	44,459	12,703	112,286
Total deferred inflows of resources	244,879	80,305	605,781
Net position			
Net investment in capital assets	2,946,615	4,672,636	69,217,534
Unrestricted	2,949,173	(848,793)	18,462,598
Total net position	5,895,788	3,823,843	87,680,132
Total liabilities, deferred inflows of resources, and net position	$ 8,270,380	$ 5,208,900	$ 96,232,608

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ 10,266	$ 392	$ –	$ 230,257	$ –
66,860	1,651	227,416	961,314	38,952
848	–	–	42,301	–
3,768	–	–	10,585	–
32,116	–	2,619	190,965	18,056
–	–	–	–	5,022
–	–	–	58,732	–
4,202	–	–	300,082	2,555,839
–	–	–	140,680	–
8,963	8,935	8,718	44,690	–
–	–	–	–	2,178
–	–	–	488,633	–
250,000	–	–	680,000	–
377,023	10,978	238,753	3,148,239	2,620,047
–	–	–	133,245	955,168
2,070	–	–	367,856	–
87,396	–	–	1,225,920	–
–	–	–	1,020,006	–
–	–	–	759,423	–
–	–	–	1,272,196	–
2,020,871	–	–	6,191,366	–
2,110,337	–	–	10,970,012	955,168
2,487,360	10,978	238,753	14,118,251	3,575,215
58,456	–	–	819,973	–
959	–	–	170,407	–
59,415	–	–	990,380	–
35,747,624	2,397,714	(8,718)	114,973,405	9,419,072
5,807,621	995,211	732,064	28,097,874	848,038
41,555,245	3,392,925	723,346	143,071,279	10,267,110
$ 44,102,020	$ 3,403,903	$ 962,099	$ 158,179,910	$ 13,842,325

Total net position – enterprise funds	$ 143,071,279
Adjustment to reflect the consolidation of internal service fund activity related to enterprise funds	(288,746)
Net position – business-type activities	$ 142,782,533

CITY OF APPLE VALLEY

Statement of Revenue, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Operating revenue			
Sales and rentals	$ 11,087,409	$ 851,563	$ –
Charges for services	–	–	13,765,456
Total operating revenue	11,087,409	851,563	13,765,456
Cost of goods sold	7,766,504	–	–
Gross profit	3,320,905	851,563	13,765,456
Operating expenses			
Personal services	1,405,313	461,648	2,100,069
Contractual services	52,990	37,559	334,492
Other charges	348,432	45,200	1,006,729
Supplies and repairs	63,310	60,876	632,482
Insurance	103,851	33,000	283,000
Utilities	56,975	160,348	475,001
Depreciation/amortization	297,225	353,952	3,069,300
Sewer charges	–	–	4,094,373
Total operating expenses	2,328,096	1,152,583	11,995,446
Operating income (loss)	992,809	(301,020)	1,770,010
Nonoperating revenue (expense)			
Taxes	–	121,000	–
Investment earnings	74,968	965	673,843
Other income	17,994	4,720	70,931
Gain (loss) on sale of capital assets	2,162	–	14,280
Interest expense	(9,235)	–	(133,635)
Total nonoperating revenue (expense)	85,889	126,685	625,419
Income (loss) before capital contributions and transfers	1,078,698	(174,335)	2,395,429
Capital contributions	–	–	56,476
Capital contributions – connection fees	–	–	318,342
Capital contributions from governmental funds	–	2,313,498	–
Transfers in	–	–	–
Transfers (out)	(885,000)	–	(832,000)
Change in net position	193,698	2,139,163	1,938,247
Net position			
Beginning of year, as previously reported	5,702,090	1,508,418	85,741,885
Error correction	–	176,262	–
Beginning of year, as restated	5,702,090	1,684,680	85,741,885
End of year	$ 5,895,788	$ 3,823,843	$ 87,680,132

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ –	$ –	$ –	$ 11,938,972	$ –
3,694,576	428,660	751,833	18,640,525	4,407,206
3,694,576	428,660	751,833	30,579,497	4,407,206
–	–	–	7,766,504	–
3,694,576	428,660	751,833	22,812,993	4,407,206
208,998	5,887	4,712	4,186,627	1,310,560
510,267	25,435	38,877	999,620	55,138
453,866	37,561	–	1,891,788	1,387,246
74,647	8,865	9,362	849,542	–
36,000	6,000	33,700	495,551	–
59,262	1,627	476,144	1,229,357	–
1,259,298	147,580	14,497	5,141,852	1,591,210
–	–	–	4,094,373	–
2,602,338	232,955	577,292	18,888,710	4,344,154
1,092,238	195,705	174,541	3,924,283	63,052
–	–	–	121,000	–
206,459	32,179	17,627	1,006,041	174,484
160,667	1,612	–	255,924	–
(10,491)	–	–	5,951	335,560
(92,435)	(17)	(14)	(235,336)	(3,402)
264,200	33,774	17,613	1,153,580	506,642
1,356,438	229,479	192,154	5,077,863	569,694
141,475	–	–	197,951	72,875
34,268	–	–	352,610	–
–	–	–	2,313,498	–
–	–	–	–	306,000
–	–	–	(1,717,000)	–
1,532,181	229,479	192,154	6,224,922	948,569
40,023,064	3,163,446	531,192	136,670,095	9,318,541
–	–	–	176,262	–
40,023,064	3,163,446	531,192	136,846,357	9,318,541
$ 41,555,245	$ 3,392,925	$ 723,346	$ 143,071,279	$ 10,267,110

Change in net position – enterprise funds	$ 6,224,922
Adjustment to reflect the consolidation of internal service fund activities related to the enterprise funds	(4,737)
Change in net position – business-type activities	$ 6,220,185

CITY OF APPLE VALLEY

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Municipal Liquor (5000, 5030)	Sports Arena (5200)	Water and Sewer (5300, 5400)
Cash flows from operating activities			
Cash received from customers	$ 11,104,670	$ 657,751	$ 13,612,709
Cash receipts on interfund services provided	–	–	–
Cash payments to suppliers	(8,221,164)	(298,527)	(6,940,376)
Cash payments to employees for services	(1,472,237)	(451,229)	(2,250,343)
Net cash flows from operating activities	1,411,269	(92,005)	4,421,990
Cash flows from capital and related financing activities			
Acquisition and construction of capital assets	(39,609)	(29,605)	(3,574,398)
Capital contributions – connection fees received	–	–	318,342
Proceeds from sale of capital assets	2,162	–	22,852
Payment on debt	(134,647)	–	(979,652)
Interest paid	(9,351)	–	(168,569)
Net cash flows from capital and related financing activities	(181,445)	(29,605)	(4,381,425)
Cash flows from investing activities			
Interest received on investments	74,968	965	673,843
Cash flows from noncapital financing activities			
Taxes	–	121,000	–
Cash paid to other funds	–	(10,314)	10,314
Transfers in	–	–	–
Transfers (out)	(885,000)	–	(832,000)
Net cash flows from noncapital financing activities	(885,000)	110,686	(821,686)
Net increase (decrease) in cash and cash equivalents	419,792	(9,959)	(107,278)
Cash and cash equivalents			
Beginning of year	2,087,892	10,759	16,603,658
End of year	$ 2,507,684	$ 800	$ 16,496,380
Reconciliation of operating income (loss) to net cash flows from operating activities			
Operating income (loss)	$ 992,809	$ (301,020)	$ 1,770,010
Adjustments to reconcile operating income (loss) to net cash flows from operating activities			
Depreciation/amortization	297,225	353,952	3,069,300
Other revenue	17,994	4,720	70,931
Change in assets, deferred outflows/inflows of resources, and liabilities			
Receivables			
Special assessments	–	–	(33,135)
Accounts	(733)	(43,421)	(190,543)
Due from other governmental units	–	(155,111)	–
Inventory	142,951	–	(18,312)
Prepaids	17,234	–	(60,808)
Deferred outflows of resources	38,002	7,876	69,680
Accounts payable	11,076	26,384	10,628
Contracts payable	(3,000)	–	(15,292)
Accrued salaries payable	1,708	7,987	39,267
Claims payable	–	–	–
Total OPEB liability	37,023	16,423	86,216
Net pension liability	(198,083)	(49,052)	(395,253)
Accrued compensated absences	25,989	5,576	(41,896)
Due to other governmental units	2,637	12,072	(30,515)
Deferred inflows of resources	28,437	21,609	91,712
Net cash flows from operating activities	$ 1,411,269	$ (92,005)	$ 4,421,990
Noncash investing, capital, and financing activities			
Capital contributions	$ –	$ –	$ 56,476
Capital contributions from governmental funds	$ –	$ 2,313,498	$ –
Net book value of capital asset disposals	$ –	$ –	$ 8,572
Capital asset additions from trade-ins	$ –	$ –	$ –
Accounts payable for capital assets	$ –	$ –	$ –
Amortization of bond premium (discount)	$ –	$ –	$ 33,389

See notes to basic financial statements

Storm Drainage (5500, 5550)	Cemetery (5600, 5700)	Street Light Utility (5800)	Totals	Governmental Activities Internal Service Fund
$ 3,801,951	$ 430,272	$ 745,804	$ 30,353,157	$ –
–	–	–	–	4,323,540
(1,236,492)	(78,770)	(349,258)	(17,124,587)	(1,675,362)
(234,673)	(5,948)	(4,712)	(4,419,142)	(928,530)
2,330,786	345,554	391,834	8,809,428	1,719,648
(1,984,100)	(165,733)	–	(5,793,445)	(4,174,215)
34,268	–	–	352,610	72,875
10,790	–	–	35,804	323,868
(248,491)	(8,464)	(8,258)	(1,379,512)	(83,212)
(96,676)	(91)	(87)	(274,774)	(3,402)
(2,284,209)	(174,288)	(8,345)	(7,059,317)	(3,864,086)
219,334	32,179	17,627	1,018,916	174,484
–	–	–	121,000	–
–	–	–	–	–
–	–	–	–	306,000
–	–	–	(1,717,000)	–
–	–	–	(1,596,000)	306,000
265,911	203,445	401,116	1,173,027	(1,663,954)
5,616,844	793,809	388,539	25,501,501	5,725,364
$ 5,882,755	$ 997,254	$ 789,655	$ 26,674,528	$ 4,061,410
$ 1,092,238	$ 195,705	$ 174,541	$ 3,924,283	$ 63,052
1,259,298	147,580	14,497	5,141,852	1,591,210
160,667	1,612	–	255,924	–
994	–	–	(32,141)	–
(54,286)	–	(4,898)	(293,881)	(83,666)
–	–	(1,131)	(156,242)	–
–	–	–	124,639	–
–	–	–	(43,574)	(4,855)
19,807	–	–	135,365	–
(78,706)	704	206,206	176,292	(11,275)
(42,031)	–	–	(60,323)	–
978	(61)	–	49,879	–
–	–	–	–	165
(3,209)	–	–	136,453	–
(54,684)	–	–	(697,072)	–
2,588	–	–	(7,743)	146,871
18,287	14	2,619	5,114	18,146
8,845	–	–	150,603	–
$ 2,330,786	$ 345,554	$ 391,834	$ 8,809,428	$ 1,719,648
$ 141,475	$ –	$ –	$ 197,951	$ –
$ –	$ –	$ –	$ 2,313,498	$ –
$ 21,281	$ –	$ –	$ 29,853	$ 218,205
$ –	$ –	$ –	$ –	$ 229,897
$ –	$ –	$ –	$ –	$ 373,989
$ 3,910	$ –	$ –	$ 37,299	$ –

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NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The City of Apple Valley, Minnesota (the City) is a statutory city governed by an elected mayor and four councilmembers. The accompanying financial statements present the government entities for which the City is considered to be financially accountable.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

B. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the City (the primary government) and its component units. Component units are legally separate entities for which the primary government is financially accountable, or for which the exclusion of the component unit would render the financial statements of the primary government misleading. The criteria used to determine if the primary government is financially accountable for a component unit includes whether or not the primary government appoints the voting majority of the potential component unit's board, is able to impose its will on the potential component unit, is in a relationship of financial benefit or burden with the potential component unit, or is fiscally depended upon by the potential component unit.

The Apple Valley Economic Development Authority (EDA) was established to provide economic development services to the City. Although a legally separate entity, the Apple Valley EDA is reported as if it were part of the primary government because it provides services exclusively for the City. The Apple Valley EDA governing body is substantially the same as the governing body of the primary government because five of the Apple Valley EDA board members are City Council members and the two other members are appointed by the City Council. Management of the primary government also has operational responsibility for the Apple Valley EDA. The Apple Valley EDA is a blended component unit of the City, with the following funds reported as funds of the City: Economic Development Debt Service Fund and the EDA Operations Special Revenue Fund. The Apple Valley EDA does not issue separate financial statements.

C. Government-Wide Financial Statement Presentation

The government-wide financial statements (Statement of Net Position and Statement of Activities) display information about the reporting government as a whole. These statements include all of the financial activities of the City. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which significantly rely upon sales, fees, and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other internally directed revenues are reported as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes and special assessments are recognized as revenues in the fiscal year for which they are certified for levy. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, charges between the City's enterprise funds and other functions are not eliminated, as that would distort the direct costs and program revenues reported in those functions. Depreciation/amortization expense is included in the direct expenses of each function. Interest on long-term debt is considered an indirect expense and is reported separately on the Statement of Activities.

D. Fund Financial Statement Presentation

Separate fund financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements. Aggregated information for the remaining nonmajor governmental funds is reported in a single column in the fund financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this basis of accounting, transactions are recorded in the following manner:

1. **Revenue Recognition** – Revenue is recognized when it becomes measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days after year-end. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Debt proceeds are reported as other financing sources.

   Major revenue that is susceptible to accrual includes property taxes, special assessments, intergovernmental revenue, charges for services, and interest earned on investments. Major revenue that is not susceptible to accrual includes licenses and permits, fees, and miscellaneous revenue. Such revenue is recorded only when received because it is not measurable until collected.

2. **Recording of Expenditures** – Expenditures are generally recorded when a liability is incurred, except for principal and interest on long-term debt and other long-term obligations, which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as capital outlay expenditures in the governmental funds.

Proprietary fund financial statements are reported using the economic resources measurement focus and accrual basis of accounting, similar to the government-wide financial statements. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and internal service funds are charges to customers for sales and services. The operating expenses for the enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets. All revenues and expenses that do not meet this definition are reported as nonoperating revenues and expenses.

Aggregated information for the internal service funds is reported in a single column in the proprietary fund financial statements. Because the principal user of the internal services is the City's governmental activities, the financial statements of the internal service funds are consolidated into the governmental column when presented in the government-wide financial statements. The cost of these services is reported in the appropriate functional activity.

Description of Funds

The City reports the following major governmental funds:

General Fund (1000) – This fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

American Rescue Plan Act Special Revenue Fund (2110) – This fund accounts for funds received from the American Rescue Plan Act.

Closed Bond Issues Debt Service Fund (3205) – This fund accounts for all the closed bond issues that no longer have outstanding bonds.

Road Improvements Capital Projects Fund (2025) – This fund accounts for various road improvements.

Facilities C.I.P. Construction Capital Projects Fund (4420 and 4430) – Accounts for the expenditures and bond proceeds received from the issuance of 2021, 2022, and 2024 Facilities Capital Improvement Bonds.

Parks Development Capital Projects Fund (2300) – Accounts for the construction activities of projects approved in the 2023 Park Referendum.

Construction Projects Capital Projects Fund (4500) – This fund accounts for development projects, the costs of which will be recovered through the development process, including specially assessing the benefiting properties.

Future Capital Projects Capital Projects Fund (4930) – This fund accounts for funds set aside for future capital improvements.

The City reports the following major enterprise funds:

Municipal Liquor Fund (5000 and 5030) – This fund accounts for the operations of the City's liquor stores.

Sports Arena Fund (5200) – This fund accounts for the operations of the City's sports arena.

Water and Sewer Fund (5300 and 5400) – This fund accounts for the activities of the City's water and sewer operations.

Storm Drainage Fund (5500 and 5550) – This fund accounts for the activities of the City's storm drainage operations.

Cemetery Fund (5600 and 5700) – This fund accounts for the activities of the City's cemetery operations.

Street Light Utility Fund (5800) – This fund accounts for the activities of the City's street light operations.

Additionally, the City reports the following fund types:

Internal Service Funds – Internal service funds account for the financing of goods and services provided to other departments or agencies of the City on a cost-reimbursement basis. The City utilizes a Dental Insurance Internal Service Fund, Benefits/Other Insurance Internal Service Fund, and a Vehicle Equipment Replacement Internal Service Fund in managing city operations.

E. Cash and Investments

Cash and investments include balances from all funds that are combined and invested to the extent available in various securities as authorized by state law. Earnings from the pooled investments are allocated to the respective funds on the basis of applicable cash balance participation by each fund. Certain bond proceeds may be held separately for capital projects. Earnings on these accounts are allocated directly to the respective funds. The City generally reports investments at fair value.

The City generally reports investments at fair value. The Minnesota Municipal Money Market (4M) Fund is an external investment pool regulated by Minnesota Statutes that is not registered with the Securities and Exchange Commission (SEC), but follows the same regulatory rules of the SEC. The fair value of the position in the pool is the same as the value of the pool shares, which is based on an amortized cost method that approximates fair value. The 4M Fund is sponsored by the League of Minnesota Cities. Investments are purchased and regulated according to Minnesota Statutes. For this investment pool, there are no unfunded commitments, redemption frequency is daily, and there is no redemption notice required for the Liquid Class; the redemption notice period is 14 days for the Plus Class. There are no restrictions or limitations on withdrawals from the 4M Fund.

The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See Note 2 for the City's recurring fair value measurements as of year-end.

F. Receivables

Utility and miscellaneous accounts receivable are reported at gross. Since the City is generally able to certify delinquent amounts to the county for collection as special assessments, no allowance for uncollectible accounts has been provided on current receivables. The only receivables not expected to be collected within one year are lease receivables, property taxes, and special assessments receivable.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Interfund Receivables and Payables

In the fund financial statements, activity between funds that is representative of lending or borrowing arrangements is reported as either "due to/from other funds" (current portion) or "advances to/from other funds." All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

H. Land Held for Resale

Land held for resale represents various property purchases made by the City with the intent to sell in order to increase the tax base or to attract new businesses. These assets are stated at the lower of cost or acquisition value.

I. Property Taxes

Property tax levies are set by the City Council in December of each year, and are certified to Dakota County for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. The county spreads the levies over all taxable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Real property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Personal property taxes are due in full on May 15. The county provides tax settlements to cities and other taxing districts three times a year; in July, December, and January.

Property taxes are recognized as revenue in the year levied in the government-wide financial statements and proprietary fund financial statements. In the governmental fund financial statements, taxes are recognized as revenue when received in cash or within 60 days after year-end. Taxes which remain unpaid on December 31 are classified as delinquent taxes receivable, and are offset by a deferred inflow of resources in the governmental fund financial statements.

J. Special Assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. Special assessments are recorded as receivables upon certification to the county. Special assessments are recognized as revenue in the year levied in the government-wide financial statements and proprietary fund financial statements. In the governmental fund financial statements, special assessments are recognized as revenue when received in cash or within 60 days after year-end. Governmental fund special assessments receivable which remain unpaid on December 31 are offset by a deferred inflow of resources in the governmental fund financial statements.

K. Prepaids

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

L. Inventories

The inventories for the nonmajor Valleywood Golf Special Revenue Fund and Municipal Liquor Funds use the average cost valuation method. Inventories of the remaining governmental and proprietary funds are valued at cost using the first-in, first-out valuation method. Inventories are recorded as expenditures or expenses when consumed.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Subscription-Based Information Technology Arrangements (SBITAs)

A SBITA is a contract that conveys control of the right to use another party's information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. The City has entered into certain SBITAs for financial, permit, licensing, and infrastructure technology. Capital assets associated with SBITAs are presented separately from other capital assets in Note 5 and are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying IT assets. When applicable, a subscription liability is reported in Note 6 to include the terms and related disclosures associated with any subscription liability.

N. Capital Assets

Capital assets, which include land, land improvements, buildings, other improvements, furniture and equipment, and infrastructure assets (roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are capitalized at historical cost, or estimated historical cost for assets where actual historical cost is not available. Donated assets are recorded as capital assets at their estimated acquisition value on the date of donation. Leased capital assets are recorded based on the measurement of payments applicable to the lease term. The City defines capital assets as those with an initial, individual cost of $25,000 or more, and $50,000 or more for groups of similar assets acquired at or near the same time with a single objective with an estimated useful life in excess of two years. SBITA capital assets are recorded based on the measurement of any subscription liability plus the payments due to a SBITA vendor at the commencement of the subscription term, including any applicable initial implementation costs as defined in the standard. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets are recorded in the government-wide and proprietary fund financial statements but are not reported in the governmental fund financial statements. Capital assets are depreciated/amortized using the straight-line method over their estimated useful lives. Lease assets are amortized over the term of the lease or over the useful life of the applicable asset class previously described, if future ownership is anticipated. Technology subscriptions are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying IT asset. Land and construction in progress are not depreciated.

The estimated useful lives are as follows:

Assets	Years
Buildings	7–40
Improvements other than buildings	5–40
Furniture and equipment	3–50
Infrastructure	25–50

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Compensated Absences

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled (for example paid in cash to the employee or payment to an employee flex spending account) during or upon separation from employment. Based on the criteria listed, the following paragraph describes the types of leave that qualify for liability recognition for compensated absences. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Full-time employees employed by the City after January 1, 1995 are eligible for three to six weeks of annual leave depending on their length of service with the City. Annual leave may not accrue in excess of 800 hours. Upon termination of employment with the City, employees in "good standing" are reimbursed for all accrued and unused annual leave. Employees employed by the City prior to January 1, 1995 were eligible to elect to continue earning sick leave and vacation in lieu of the annual leave option. Those employees who elected not to take the annual leave provisions continue to be eligible to earn 12 days of sick leave and two to four weeks of vacation per year, depending on their length of service with the City. Sick leave may carry forward indefinitely. Upon termination of employment in "good standing," employees with more than 10 years of continuous service shall be paid up to one-third of their accrued and unused sick leave. The maximum amount of vacation that may be accumulated is twice the amount earned in any one year. Upon termination of employment, "good standing" employees shall be paid for their accrued and unused vacation leave.

P. Long-Term Liabilities

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, if material, are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are expensed in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Q. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, statements of financial position or balance sheets will sometimes report separate sections for deferred outflows or inflows of resources. These separate financial statement elements represent a consumption or acquisition, respectively, of net assets that applies to future periods, and so will not be recognized as an outflow of resources (expense/expenditure), or an inflow of financial resources (revenue) until then.

The City reports deferred inflows of resources in both the governmental fund financial statements and the government-wide financial statements related to lease receivables, which requires lessors to recognize deferred inflows of resources to correspond to lease receivables. These amounts are deferred and amortized in a systematic and rational manner over the term of the lease.

The City reports deferred outflows and inflows of resources related to pensions and other post-employment benefits (OPEB) in the government-wide and enterprise funds Statement of Net Position. These deferred outflows and inflows result from differences between expected and actual economic experience, changes in actuarial assumptions, net collective differences between projected and actual investment earnings, changes in proportion, and contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension and OPEB standards.

Unavailable revenue, arises only under a modified accrual basis of accounting and, therefore, is only reported in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from three sources: property taxes, state aids, and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

R. State-Wide and Fire Relief Pension Plans

For purposes of measuring the net pension liability or asset, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and the Apple Valley Fire Relief Association (the Association) and additions to/deductions from the PERA's and the Association's fiduciary net position have been determined on the same basis as they are reported by the PERA and the Association. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Budgets and Budgetary Accounting

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. In August of each year, city staff submits to the City Council, a proposed operating budget for the year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them for the upcoming year.

2. Public hearings are conducted to obtain taxpayer comments.

3. The budget is legally enacted through passage of a resolution by the City Council.

4. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

5. Expenditures may not legally exceed budgeted appropriations at the department level in the General Fund and Fund level in all other funds. No department/fund's budget can be increased without City Council approval. The City Council may authorize transfers of budgeted amounts between departments within the General Fund. Management may amend budgets within a department level, so long as the total department budget is not changed.

6. Annual appropriated budgets are adopted during the year for the General Fund, Cable TV Special Revenue Fund, Opioid Settlement Special Revenue Fund, Valleywood Golf Special Revenue Fund, and EDA Operations Special Revenue Fund. Annual appropriated budgets are not adopted for debt service funds because effective budgetary control is alternatively achieved through bond indenture provisions. Budgetary control for capital projects funds is accomplished through the use of project controls and formal appropriated budgets are not adopted for some capital projects funds. The City did adopt formal annual appropriated budgets for the Road Improvements, Future Capital Projects, Education Building, Capital Building, Cable Capital Equipment, Cable Capital Equipment/PEG, Parks Facilities Maintenance, and Fire Facilities Maintenance Capital Projects Funds.

7. The finance director/treasurer presents monthly reports to the City Council.

8. Budgeted amounts are as originally adopted or as amended by the City Council. Budgeted expenditures lapse at year-end.

9. Expenditures were more than budgeted amounts in the EDA Operations Special Revenue Fund by $1,664 and the Cable Capital Equipment/PEG Capital Projects Fund by $8,527.

T. Statement of Cash Flows

For purposes of the Statement of Cash Flows, the City considers all highly liquid debt instruments with an original maturity from the time of purchase by the City of three months or less to be cash equivalents. The proprietary fund's portion in the government-wide cash and investment management pool is considered to be cash equivalent.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

U. Net Position and Flow Assumptions

In the government-wide and proprietary fund financial statements, net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources. Net position is displayed in three components:

- **Net Investment in Capital Assets** – Consists of capital assets, net of accumulated depreciation/amortization, reduced by any outstanding debt attributable to acquire capital assets.

- **Restricted Net Position** – Consists of net position restricted when there are limitations imposed on its use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

- **Unrestricted Net Position** – All other elements of net position that do not meet the definition of "restricted" or "net investment in capital assets."

The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

V. Fund Balance Classifications and Flow Assumptions

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

- **Nonspendable** – Consists of amounts that are not in spendable form, such as prepaid items, inventory, and other long-term assets.

- **Restricted** – Consists of amounts related to externally imposed constraints established by creditors, grantors, or contributors; or constraints imposed by state statutory provisions.

- **Committed** – Consists of internally imposed constraints that are established by resolution of the City Council. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

- **Assigned** – Consists of internally imposed constraints. These constraints consist of amounts intended to be used by the City for specific purposes, but do not meet the criteria to be classified as restricted or committed. In governmental funds, assigned amounts represent intended uses established by the governing body itself or by an official to which the governing body delegates the authority. Pursuant to City Council resolution, the city administrator and/or the finance director/treasurer are authorized to establish assignments of fund balance.

- **Unassigned** – The residual classification for the General Fund, which also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, then use unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use, it is the City's policy to use resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

W. Risk Management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City participates in the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool for its general property and casualty, workers' compensation, and other miscellaneous insurance coverage. The LMCIT operates as a common risk management and insurance program for a large number of cities in Minnesota. The City pays an annual premium to the LMCIT for insurance coverage. The LMCIT agreement provides that the trust will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of certain limits. The City also carries commercial insurance for certain other risks of loss. Settled claims resulting from these risks did not exceed insurance coverage in any of the past three fiscal years. There were no significant reductions in insurance coverage in the current year.

The City uses its Dental Insurance Internal Service Fund to account for and finance its self-insured risk of loss for an employee dental plan. The dental plan is funded by the City, employee contributions, and investment earnings. The claims liability is included in the liabilities of the Dental Insurance Internal Service Fund are based on the requirement that a liability for claims be reported if information prior to issuance of the financial statements indicates that it is probable that a liability has been incurred on the date of the financial statements and the loss can be reasonably estimated.

Changes in the fund's claims liability for the past two years were:

	Beginning Balance	Claims and Changes in Estimates	Claim Payments	Ending Balance
2023	$ 6,126	$ 192,417	$ 193,686	$ 4,857
2024	$ 4,857	$ 236,706	$ 236,541	$ 5,022

X. Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the financial statements during the reporting period. Actual results could differ from those estimates.

Y. Error Correction

An error results from mathematical mistakes, mistakes in the application of accounting principles, or oversight or misuse of facts that existed at the time the financial statements were issued about conditions that existed as of the financial statement date.

During fiscal year 2024, the City determined an error was made in the Sports Arena Enterprise Fund when cash receipts in the CivicRec point of sale system were mistakenly set up to be recorded as unearned revenue. These amounts should have been reported as revenues in this fund. This error caused revenues and ending fund balance in fiscal 2023 to be understated by $176,262.

NOTE 2 – CASH AND INVESTMENTS

A. Components of Cash and Investments

Cash and investments at year-end consist of the following:

Deposits	$ –
Investments	116,669,880
Petty cash	16,250
Total	$ 116,686,130

B. Deposits

In accordance with applicable Minnesota Statutes, the City maintains deposits at depository banks authorized by the City Council, including checking accounts and certificates of deposit.

The following is considered the most significant risk associated with deposits:

Custodial Credit Risk – In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may be lost.

Minnesota Statutes require that all deposits be protected by federal deposit insurance, corporate surety bond, or collateral. The market value of collateral pledged must equal 110 percent of the deposits not covered by federal deposit insurance or corporate surety bonds. Authorized collateral includes treasury bills, notes, and bonds; issues of U.S. government agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; irrevocable standard letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota Statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The City has no additional deposit policies addressing custodial credit risk.

At year-end, the carrying amount of the City's deposits was $0, while the balance on the bank records was $139,841. At December 31, 2024, all deposits were fully covered by federal deposit insurance, surety bonds, or by collateral held by the City's agent in the City's name.

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

C. Investments

The City has the following investments at year-end:

Investment Type	Credit Risk Rating	Credit Risk Agency	Fair Value Measurements Using	Interest Risk – Maturity Duration in Years Less Than 1	1 to 5	6 to 10	Total
U.S. agency securities	Aaa	Moody's	Level 2	$ 977,420	$ –	$ –	$ 977,420
U.S. agency securities	AA	S&P	Level 2	4,475,295	10,280,400	998,550	15,754,245
U.S. treasuries	AAA	Moody's	Level 2	987,710	4,958,350	–	5,946,060
State and local bonds (G.O.)	AAA	S&P	Level 2	5,554,517	9,538,623	750,938	15,844,078
State and local bonds (G.O.)	AA	S&P	Level 2	6,238,380	12,157,360	558,244	18,953,984
State and local bonds (G.O.)	A	S&P	Level 2	544,095	796,083	–	1,340,178
State and local bonds (G.O.)	Aaa	Moody's	Level 2	998,770	2,579,408	–	3,578,178
State and local bonds (G.O.)	Aa	Moody's	Level 2	4,027,044	7,734,453	417,663	12,179,160
State and local bonds (G.O.)	A	Moody's	Level 2	219,537	502,861	–	722,398
State and local bonds (Revenue)	AAA	S&P	Level 2	994,865	346,598	–	1,341,463
State and local bonds (Revenue)	AA	S&P	Level 2	–	2,700,248	–	2,700,248
State and local bonds (Revenue)	AA	Moody's	Level 2	224,276	–	–	224,276
Negotiable certificates of deposit	N/R	N/A	Level 2	2,352,742	4,860,598	–	7,213,340
				$ 27,594,651	$ 56,454,982	$ 2,725,395	86,775,028
Investment pools/mutual funds							
4M Fund	AAA	S&P	Amortized Cost				18,499,751
First American Government Obligation Fund	AAA	S&P	Level 1				11,395,101
Total investments							$ 116,669,880

N/A – Not Applicable
N/R – Not Rated

Investments are subject to various risks, the following of which are considered the most significant:

Custodial Credit Risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer), the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy states that the City may not invest in securities that are both uninsured and not registered in the name of the City and are held by either the counterparty or the counterparty's trust department or agent, but not in the name of the City.

Credit Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limit the City's investments to direct obligations or obligations guaranteed by the United States or its agencies; shares of investment companies registered under the Federal Investment Company Act of 1940 that receive the highest credit rating, are rated in one of the two highest rating categories by a statistical rating agency, and all of the investments have a final maturity of 13 months or less; general obligations rated "A" or better; revenue obligations rated "AA" or better; general obligations of the Minnesota Housing Finance Agency rated "A" or better; bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System; commercial paper issued by United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less; Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, and with a credit quality in one of the top two highest categories; repurchase or reverse purchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000; that are a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York; or certain Minnesota securities broker-dealers. The City's investment policy addresses credit risk by limiting investments to the safest type of securities and using prequalifying brokers/financial institutions.

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

Concentration Risk – This is the risk associated with investing a significant portion of the City's investment (considered 5.0 percent or more) in the securities of a single issuer, excluding U.S. guaranteed investments (such as treasuries), investment pools, and mutual funds. The City's investment policy states no more than 5.0 percent of the overall portfolio may be invested in the securities of a single issuer, except for the securities of the U.S. government, U.S. government agencies, or an external investment pool. The policy also limits investment holdings for state and local government securities, certificates of deposit, mortgage-backed securities, commercial paper, repurchase agreements, banker's acceptances, and money market mutual funds to 75.0, 75.0, 20.0, 10.0, 10.0, 10.0, and 75.0 percent, respectively. At December 31, 2024, the City held investments with the Federal Home Loan Bank totaling 7.2 percent of its investment portfolio.

Interest Rate Risk – This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City's investment policy states it will not invest in securities maturing more than 10 years from the date of purchase with an overall portfolio weighted average maturity of 3.5 years.

NOTE 3 – LEASE RECEIVABLE

The City has entered into lease receivable agreements for cell tower rental and space at various city sites. The lease terms include rates ranging from 0.51 percent to 1.39 percent with final maturities through 2042. During the current year, the City received principal and interest payments of $495,315 and $87,541, respectively, on these leases.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A. Due To and Due From Other Funds

Interfund receivables and payables at year-end were as follows:

	Due From Other Funds		
	Governmental	Enterprise	
Due To Other Funds	Future Capital Projects	Water and Sewer	Total
Governmental			
Road Improvements	$ 804,410	$ –	$ 804,410
Nonmajor funds	182,251	–	182,251
Enterprise			
Sports Arena	–	58,732	58,732
Total	$ 986,661	$ 58,732	$ 1,045,393

Interfund borrowing is utilized for cash flow borrowing to eliminate temporary cash balance deficits, due to the timing of projects and the related revenue sources.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

B. Advance From and Advance To Other Funds

Borrowing at year-end was as follows:

	Advance To Other Funds		
	Governmental		
Advance From Other Funds	Closed Bond Issues	Future Capital Projects	Total
Governmental			
Nonmajor	$ 72,095	$ –	$ 72,095
Enterprise			
Sports Arena	–	1,020,006	1,020,006
Total	$ 72,095	$ 1,020,006	$ 1,092,101

The Closed Bond Issues Fund provided an advance to the TIF District No. 15 Parkside Village Fund, a nonmajor capital projects fund. This advance bears interest at 4.00 percent, and the balance at December 31, 2024 is $72,095.

The Future Capital Projects Fund provided an advance to the Sports Arena Enterprise Fund to finance the replacement of the refrigeration system at the Apple Valley Sports Arena. This advance bears interest at 1.15 percent, and the balance at December 31, 2024 is $1,020,006.

C. Interfund Transfers

	Transfers In					
	Governmental					
Transfers Out	General Fund	Road Improvements	Construction Projects	Nonmajor	Internal Service	Total
Governmental						
General Fund	$ –	$ 4,360,000	$ –	$ 545,000	$ –	$ 4,905,000
Closed Bond Issue	–	–	1,109,892	–	–	1,109,892
Future Capital Projects	–	600,000	–	195,000	–	795,000
Nonmajor	–	–	–	190,450	306,000	496,450
Enterprise						
Municipal Liquor	735,000	–	–	150,000	–	885,000
Water and Sewer	832,000	–	–	–	–	832,000
Total	$ 1,567,000	$ 4,960,000	$ 1,109,892	$ 1,080,450	$ 306,000	$ 9,023,342

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The General Fund transferred $4,360,000 to the Road Improvements Fund Capital Projects Fund for the budgeted annual support of the infrastructure replacement program.

The General Fund transferred $150,000 to the Capital Building Fund, a nonmajor capital projects fund, for the budgeted annual support of the improvements to government buildings.

The General Fund transferred $40,000 to the Fire Facilities Maintenance Fund, a nonmajor capital projects fund, to fund improvements of the Fire Facilities Maintenance Fund.

The General Fund transferred $355,000 to the Park Facilities Maintenance Fund, a nonmajor capital projects fund, to fund improvements of the Park Facilities Maintenance Fund.

The Future Capital Projects – Capital Projects Fund transferred $600,000 to the Road Improvements Capital Projects Fund to fund a portion of the annual infrastructure maintenance program.

The Future Capital Projects – Capital Projects Fund transferred $195,000 to the Park Facilities Maintenance Fund to establish the Park Facilities Maintenance Fund.

The Cable Capital Equipment Fund, a nonmajor capital projects fund, transferred $190,450 to the Cable TV Fund, a nonmajor special revenue fund, to fund the City's share of the cable TV programing.

The Municipal Liquor Fund transferred $735,000 to the General Fund for the budgeted annual support of the General Fund, public safety equipment purchases, and support of park and recreation activities.

The Municipal Liquor Fund transferred $150,000 to the nonmajor Valleywood Golf Special Revenue Fund to support golf operations.

The Water and Sewer Fund transferred $832,000 to the General Fund for the budgeted annual support of the General Fund.

The Closed Bond Fund transferred $1,109,892 to the Construction Projects Capital Projects Fund, a nonmajor capital projects fund, to fund improvements of the Construction Projects Capital Projects Fund.

The nonmajor Valleywood Golf Special Revenue Fund transferred $306,000 to the VERF Fund, a nonmajor capital projects fund, to fund equipment purchases of the VERF Fund.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024 was as follows:

A. Changes in Capital Assets Used in Governmental Activities

	Beginning of Year	Additions	Deletions	Transfers and Completed Construction	End of Year
Capital assets, not depreciated/amortized					
Land	$ 6,752,808	$ –	$ –	$ –	$ 6,752,808
Construction in progress	18,876,563	29,718,428	–	(33,658,868)	14,936,123
Total capital assets, not depreciated/amortized	25,629,371	29,718,428	–	(33,658,868)	21,688,931
Capital assets, depreciated/amortized					
Buildings	42,367,181	–	–	16,213,191	58,580,372
Other improvements	28,398,149	–	–	2,346,513	30,744,662
Furniture and equipment	25,483,866	4,166,619	(1,511,767)	233,972	28,372,690
Infrastructure	158,039,652	–	(354,799)	12,551,694	170,236,547
Technology subscriptions	547,538	137,439	(328,662)	–	356,315
Total capital assets, depreciated/amortized	254,836,386	4,304,058	(2,195,228)	31,345,370	288,290,586
Less accumulated depreciation/amortization on					
Buildings	21,305,336	1,602,041	–	–	22,907,377
Other improvements	17,017,525	1,039,441	–	–	18,056,966
Furniture and equipment	17,535,583	1,723,368	(1,293,561)	–	17,965,390
Infrastructure	83,656,004	4,870,584	(354,799)	–	88,171,789
Technology subscriptions	307,271	208,941	(274,260)	–	241,952
Total accumulated depreciation/amortization	139,821,719	9,444,375	(1,922,620)	–	147,343,474
Net capital assets, depreciated/amortized	115,014,667	(5,140,317)	(272,608)	31,345,370	140,947,112
Total capital assets, net	$ 140,644,038	$ 24,578,111	$ (272,608)	$ (2,313,498)	$ 162,636,043

NOTE 5 – CAPITAL ASSETS (CONTINUED)

B. Changes in Capital Assets Used in Business-Type Activities

	Beginning of Year	Additions	Deletions	Transfers and Completed Construction	End of Year
Capital assets, not depreciated/amortized					
Land	$ 6,249,354	$ 112,951	$ –	$ –	$ 6,362,305
Construction in progress	1,636,401	5,418,653	–	(4,151,328)	2,903,726
Total capital assets, not depreciated/amortized	7,885,755	5,531,604	–	(4,151,328)	9,266,031
Capital assets, depreciated/amortized					
Buildings	21,943,545	–	–	2,330,483	24,274,028
Other improvements	189,184,236	–	(159,817)	3,888,831	192,913,250
Furniture and equipment	6,516,809	459,792	(57,942)	245,512	7,164,171
Lease assets	1,298,265	–	–	–	1,298,265
Technology subscriptions	275,279	–	(139,177)	–	136,102
Total capital assets, depreciated/amortized	219,218,134	459,792	(356,936)	6,464,826	225,785,816
Less accumulated depreciation/amortization on					
Buildings	11,960,915	542,047	–	–	12,502,962
Other improvements	89,426,505	3,995,025	(129,964)	–	93,291,566
Furniture and equipment	4,524,683	368,922	(57,942)	–	4,835,663
Lease assets	285,856	142,928	–	–	428,784
Technology subscriptions	166,094	92,930	(139,177)	–	119,847
Total accumulated depreciation/amortization	106,364,053	5,141,852	(327,083)	–	111,178,822
Net capital assets, depreciated/amortized	112,854,081	(4,682,060)	(29,853)	6,464,826	114,606,994
Total capital assets, net	$ 120,739,836	$ 849,544	$ (29,853)	$ 2,313,498	$ 123,873,025

C. Depreciation/Amortization Expense by Function

Depreciation/amortization expense for the year ended December 31, 2024 was charged to the following functions:

Governmental activities	
General government	$ 580,050
Public safety	590,147
Public works	5,159,698
Parks and recreation	1,523,270
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets	1,591,210
Total depreciation/amortization expense – governmental activities	$ 9,444,375
Business-type activities	
Municipal liquor	$ 297,225
Sports arena	353,952
Water and sewer	3,069,300
Storm drainage	1,259,298
Cemetery	147,580
Street light	14,497
Total depreciation/amortization expense – business-type activities	$ 5,141,852

NOTE 6 – LONG-TERM DEBT

A. Components of Long-Term Debt

	Original Issue	Interest Rate	Final Maturity	Balance – End of Year
Governmental activities				
General obligation bonds				
G.O. Crossover Refunding Bonds 2013A	$ 9,000,000	1.75–2.35%	12/15/2031	$ 6,705,000
G.O. Bonds 2015B	$ 4,225,000	2.00–2.75%	12/15/2029	490,000
G.O. Bonds 2021B Capital Improvement	$ 5,985,000	2.00–3.00%	12/15/2041	5,300,000
G.O. Bonds 2022A Capital Improvement	$ 7,995,000	4.00–5.00%	12/15/2047	7,705,000
G.O. Bonds 2024A Capital Improvement	$ 10,190,000	4.00–5.00%	12/15/2044	10,190,000
G.O. Bonds 2024A Parks Referendum	$ 16,305,000	4.00–5.00%	12/15/2044	16,305,000
Total general obligation bonds				46,695,000
Financed purchases				2,178
Subscription liabilities				157,702
Unamortized premium				2,957,805
Compensated absences				3,511,007
Total governmental activities				$ 53,323,692
Business-type activities				
General obligation revenue bonds				
G.O. Bonds 2015B	$ 1,605,000	2.00–2.75%	12/15/2026	$ 315,000
G.O. Bonds 2021A Refunding 2014A	$ 5,945,000	1.00–3.00%	12/15/2033	4,300,000
G.O. Bonds Storm Water 2022A	$ 2,000,000	4.00–5.00%	12/15/2047	1,915,000
Total general obligation revenue bonds				6,530,000
General obligation revenue notes				
G.O. Water Revenue Note 2018A	$ 4,000,000	2.95%	06/15/2028	1,760,829
Lease liabilities				900,103
Subscription liabilities				44,690
Unamortized premium				341,366
Compensated absences				433,327
Total business-type activities				$ 10,010,315

B. Changes in Long-Term Debt

	Balance – Beginning of Year	Additions	Deletions	Balance – End of Year	Due Within One Year
Governmental activities					
General obligation bonds	$ 21,555,000	$ 26,495,000	$ 1,355,000	$ 46,695,000	$ 1,875,000
Financed purchases	85,390	–	83,212	2,178	2,178
Subscription liabilities	333,384	131,139	306,821	157,702	125,343
Unamortized premium	571,163	2,550,392	163,750	2,957,805	–
Compensated absences	3,364,136	2,399,729	2,252,858	3,511,007	2,555,839
Total governmental activities	25,909,073	31,576,260	4,161,641	53,323,692	4,558,360
Business-type activities					
General obligation revenue bonds	7,185,000	–	655,000	6,530,000	680,000
General obligation revenue notes	2,235,360	–	474,531	1,760,829	488,633
Lease liabilities	1,034,750	–	134,647	900,103	140,680
Subscription liabilities	160,024	–	115,334	44,690	44,690
Unamortized premium	378,665	–	37,299	341,366	–
Compensated absences	441,070	297,336	305,079	433,327	300,082
Total business-type activities	11,434,869	297,336	1,721,890	10,010,315	1,654,085
Total government-wide	$ 37,343,942	$ 31,873,596	$ 5,883,531	$ 63,334,007	$ 6,212,445

Note: Subscription liabilities deletions include write-off of a subscription liability totaling $57,704 due to refinancing.

NOTE 6 – LONG-TERM DEBT (CONTINUED)

C. Minimum Debt Payments

Minimum annual payments required to retire debt are as follows:

Governmental Activities

Year Ending	General Obligation Bonds		Financed Purchases		Subscription Liabilities		Total	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 1,875,000	$ 2,231,920	$ 2,178	$ 66	$ 125,343	$ 3,096	$ 1,877,178	$ 2,231,986
2026	2,310,000	1,806,650	–	–	32,359	640	2,310,000	1,806,650
2027	2,385,000	1,725,638	–	–	–	–	2,385,000	1,725,638
2028	2,500,000	1,641,013	–	–	–	–	2,500,000	1,641,013
2029	2,625,000	1,551,528	–	–	–	–	2,625,000	1,551,528
2030–2034	10,775,000	6,371,115	–	–	–	–	10,775,000	6,371,114
2035–2039	10,705,000	4,239,775	–	–	–	–	10,705,000	4,239,775
2040–2044	12,050,000	1,790,800	–	–	–	–	12,050,000	1,790,800
2045–2047	1,470,000	134,100	–	–	–	–	1,470,000	134,100
	$ 46,695,000	$ 21,492,539	$ 2,178	$ 66	$ 157,702	$ 3,736	$ 46,697,178	$ 21,492,604

Business-Type Activities

Year Ending	General Obligation Revenue Bonds		General Obligation Revenue Notes		Lease Liabilities		Subscription Liabilities		Total	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 680,000	$ 183,120	$ 488,633	$ 48,367	$ 140,680	$ 8,820	$ 44,690	$ 229	$ 1,309,313	$ 240,307
2026	605,000	163,720	503,154	33,846	142,677	7,323	–	–	1,250,831	204,889
2027	510,000	145,432	518,106	18,894	144,189	5,811	–	–	1,172,295	170,137
2028	530,000	129,033	250,936	3,701	151,242	4,258	–	–	932,178	136,992
2029	545,000	111,933	–	–	153,350	2,650	–	–	698,350	114,583
2030–2034	2,365,000	385,450	–	–	167,965	1,035	–	–	2,532,965	386,485
2035–2039	420,000	245,650	–	–	–	–	–	–	420,000	245,650
2040–2044	515,000	150,575	–	–	–	–	–	–	515,000	150,575
2045–2047	360,000	32,850	–	–	–	–	–	–	360,000	32,850
	$ 6,530,000	$ 1,547,763	$ 1,760,829	$ 104,808	$ 900,103	$ 29,897	$ 44,690	$ 229	$ 9,190,932	$ 1,682,468

D. Description of Long-Term Debt

- **General Obligation Bonds and General Obligation Improvement Bonds** – The City issues general obligation (G.O.) bonds to provide financing for street, utility, park, and cemetery project improvements. Debt service is covered respectively by special assessments, state aids, general property taxes, and tax increments. G.O. bonds are direct obligations and pledge the full faith and credit of the City.

- **General Obligation Revenue Bonds** – The City issues revenue bonds to provide financing for its enterprise funds. The City issued G.O. revenue bonds for the water and sewer and storm drainage activity. Debt service is covered through the revenue producing activities of these funds.

- **General Obligation Revenue Notes** – The City issues revenue notes to provide financing for its enterprise funds. The City issued G.O. revenue notes for water and sewer activity. Debt service is covered through the revenue producing activities of these funds.

- **Financed Purchases** – The City has one agreement for financing the acquisition of equipment for the municipal golf course. Revenues from the nonmajor Valleywood Golf Special Revenue Fund financed these agreements.

  This agreement matures in November 2025 and carries an interest rate of 3.5 percent.

  Upon the occurrence of a default on this agreement, the lessor may declare the entire balance of the unpaid principal and interest payments for the term of the agreement immediately due and payable; charge interest on all monies due from the date of default until paid; and require lessee to return the equipment originally financed.

- **Lease Liabilities** – The City has an agreement for the use of leased space. The total amount of underlying leased assets by major classes and the related accumulated amortization is presented in Note 5 to the basic financial statements. The lease liability will be repaid by the Municipal Liquor Enterprise Fund. The lease carries an interest rate of 1.0 percent and has a final maturity of December 31, 2031.

  Upon the occurrence of a default on this lease, the lessor may declare the entire balance of the unpaid lease payments for the term of the lease immediately due and payable; charge interest on all monies due from the date of default until paid; and require lessee to immediately vacate the property originally leased.

- **Subscription Liabilities** – The City has entered into agreements to finance the use of technology subscriptions for a variety of purposes, which call for monthly principal and interest payments through May 2026. The subscription liabilities are paid for by the General Fund and enterprise funds. The total amount of underlying technology subscription asset and the related amortization are presented in Note 5 to the basic financial statements. The subscription liabilities carry interest rates ranging from 2.6 to 3.6 percent.

- **Compensated Absences** – This liability represents benefits earned by employees through the end of the year, which will be paid or used in future periods. The Benefits/Other Insurance Internal Service Fund, Municipal Liquor, Sports Arena, Water and Sewer, and Storm Drainage Funds will be used to liquidate this liability.

E. Revenue Pledged

		Revenue Pledged				Current Year	
Bond Issue	Use of Proceeds	Type	Percent of Total Debt Service	Term of Pledge	Remaining Principal and Interest	Principal and Interest Paid	Pledged Revenue Received
G.O. Bonds 2015B	Utility improvements	Utility charges	100%	2015–2026	$ 324,175	$ 205,488	$ 3,694,576
G.O. Water Revenue Note 2018A	Utility improvements	Utility charges	100%	2018–2028	$ 1,865,637	$ 537,000	$ 13,765,456
G.O. Refunding Bonds 2021A	Utility improvements	Utility charges	100%	2021–2033	$ 4,694,963	$ 520,133	$ 13,765,456
G.O. Bonds Storm Water 2022A	Utility improvements	Utility charges	100%	2022–2047	$ 3,058,625	$ 131,100	$ 3,694,576

NOTE 6 – LONG-TERM DEBT (CONTINUED)

F. Conduit Debt Obligations

At times, the City has issued various types of revenue bonds to provide financial assistance to private sector, nonprofit, or governmental entities to finance the acquisition or construction of facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, nor any political subdivision thereof, is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the City's financial statements. As of December 31, 2024, the following conduit debt issues were outstanding:

Augustana Care		
Health Care Revenue Bonds (Augustana Health Care Center Project), Series 2016A	$	13,165,000
Minnesota Senior Living LLC		
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016A		59,585,000
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016B		44,020,000
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016C		6,045,000
Senior Living Revenue Bonds (Minnesota Senior Living LLC Project), Series 2016D		19,500,000
Apple Valley Senior Housing Inc.		
Senior Housing Revenue Refunding Bond, Series 2018		46,445,000
Total conduit debt obligations	$	188,760,000

NOTE 7 – JOINT POWERS COMMITMENT

On August 25, 2005, the City entered into a joint powers agreement (the Agreement) with the cities of Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul, West St. Paul, and Dakota County, Minnesota, to establish the Dakota Communications Center (DCC), a Minnesota nonprofit corporation. The purpose of the DCC is to engage in the operation and maintenance of a county-wide public safety answering point and communications center for law enforcement, fire, emergency medical services, and other public safety services for the mutual benefit of residents residing in the above mentioned cities and county (members). Pursuant to the Agreement, members are required to provide the DCC their pro rata share of the cost of operations, maintenance, and capital projects.

Information regarding the DCC can be obtained by contacting the City of Lakeville, 20195 Holyoke Avenue, Lakeville, Minnesota 55044-9177.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE

A. Pension Plan Disclosures

The City participates in two state-wide, cost-sharing, multiple-employer defined benefit pension plans administered by the PERA and a single-employer plan administered by the Association. The following is a summary of the net pension asset, net pension liabilities, deferred outflows and inflows of resources, and pension expense reported for these plans as of and for the year ended December 31, 2024:

Pension Plans	Net Pension Asset	Net Pension Liabilities	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
PERA – GERF	$ –	$ 5,945,292	$ 1,231,052	$ 3,976,589	$ 573,503
PERA – PEPFF	–	6,871,142	10,872,189	11,935,584	1,328,681
Fire Relief	3,110,855	–	1,477,113	1,030,672	894,611
Total pension plans	$ 3,110,855	$ 12,816,434	$ 13,580,354	$ 16,942,845	$ 2,796,795

The General Fund, nonmajor Valleywood Golf Special Revenue Fund, Municipal Liquor, Sports Arena, Water and Sewer, and Storm Drainage Funds will be used to liquidate this liability.

B. Plan Descriptions

The City participates in the following cost-sharing, multiple-employer defined benefit pension plans administered by the PERA of Minnesota. These plan provisions are established and administered according to Minnesota Statutes, Chapters 353 and 356. Minnesota Statutes Chapter 356 defines each plan's financial reporting requirements. The PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code (IRC).

1. General Employees Retirement Fund (GERF)

Membership in the GERF includes employees of counties, cities, townships, schools in noncertified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Fund (PEPFF)

Membership in the PEPFF includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning service credit in any other PERA retirement plan or a local relief association for the same service. Employers can provide PEPFF coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

C. Benefits Provided

The PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statutes and can only be modified by the State Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. GERF Benefits

The GERF requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for GERF members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, GERF members receive 1.2 percent of the highest average salary for each of the first 10 years of service, and 1.7 percent for each additional year. Under the Level formula, GERF members receive 1.7 percent of highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90, and normal retirement age is 65. Members can receive a reduced retirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25 percent for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25 percent for each month the member is younger than age 62. The Level formula allows GERF members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is equal to 50.0 percent of the cost of living adjustment (COLA) announced by the Social Security Administration, with a minimum increase of at least 1.0 percent and a maximum of 1.5 percent. The 2024 annual increase was 1.5 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least one month, but less than a full year as of the June 30 before the effective date of the increase, will receive a prorated increase.

2. PEPFF Benefits

Benefits for PEPFF members first hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50.0 percent vested after five years of service, and 100.0 percent vested after 10 years. After five years, vesting increases by 10.0 percent each full year of service until members are 100.0 percent vested after ten years. Police and Fire Plan members receive 3.0 percent of highest average salary for all years of service. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417 percent each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is fixed at 1.0 percent. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months, but less than 36 months as of the June 30 before the effective date of the increase, will receive a reduced prorated increase.

D. Contributions

Minnesota Statutes, Chapter 353 and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the State Legislature.

1. GERF Contributions

General Plan members were required to contribute 6.50 percent of their annual covered salary in fiscal year 2024, and the City was required to contribute 7.50 percent for General Plan members. The City's contributions to the GERF for the year ended December 31, 2024, were $1,052,350. The City's contributions were equal to the required contributions as set by state statutes.

2. PEPFF Contributions

Police and Fire Plan members were required to contribute 11.80 percent of their annual covered salary in fiscal year 2024, and the City was required to contribute 17.70 percent for Police and Fire Plan members. The City's contributions to the PEPFF for the year ended December 31, 2024, were $1,353,107. The City's contributions were equal to the required contributions as set by state statutes.

E. Pension Costs

1. GERF Pension Costs

At December 31, 2024, the City reported a liability of $5,945,292 for its proportionate share of the GERF's net pension liability. The City's net pension liability reflected a reduction, due to the state of Minnesota's contribution of $16.0 million. The state of Minnesota is considered a nonemployer contributing entity and the state's contribution meets the definition of a special funding situation. The state of Minnesota's proportionate share of the net pension liability associated with the City totaled $153,733.

City's proportionate share of the net pension liability	$	5,945,292
State's proportionate share of the net pension liability associated with the City		153,733
Total	$	6,099,025

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.1608 percent at the end of the measurement period and 0.1598 percent for the beginning of the period.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

For the year ended December 31, 2024, the City recognized pension expense of $569,382 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional $4,121 as pension expense (and grant revenue) for its proportionate share of the state of Minnesota's contribution of $16.0 million to the GERF.

During the plan year ended June 30, 2024, the state of Minnesota contributed $170.1 million to the General Employees Fund. The state of Minnesota is not included as a nonemployer contributing entity in the General Employees Plan pension allocation schedules for the $170.1 million in direct state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $273,539 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the state of Minnesota's on-behalf contributions to the General Employees Fund.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 558,350	$ –
Changes in actuarial assumptions	29,257	2,239,803
Net difference between projected and actual earnings on pension plan investments	–	1,645,705
Changes in proportion	118,456	91,081
Employer contributions subsequent to the measurement date	524,989	–
Total	$ 1,231,052	$ 3,976,589

The $524,989 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2025	$ (1,762,315)
2026	$ (339,565)
2027	$ (712,974)
2028	$ (455,672)

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

2. PEPFF Pension Costs

At December 31, 2024, the City reported a liability of $6,871,142 for its proportionate share of the PEPFF's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.5223 percent at the end of the measurement period and 0.4885 percent for the beginning of the period.

The state of Minnesota contributed $37.4 million to the PEPFF in the plan fiscal year ended June 30, 2024. The contribution consisted of $9.0 million in direct state aid that meets the definition of a special funding situation, additional one-time direct state aid contribution of $19.4 million, and $9.0 million in supplemental state aid that does not meet the definition of a special funding situation. Additionally, the $9.0 million supplemental state aid was paid on October 1, 2024. Thereafter, by October 1 of each year, the state will pay $9.0 million to the PEPFF until full funding is reached or July 1, 2048, whichever is earlier. The $9.0 million in supplemental state aid will continue until the fund is 90.0 percent funded, or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90.0 percent funded, whichever occurs later. The state of Minnesota's proportionate share of the net pension liability associated with the City totaled $261,925.

City's proportionate share of the net pension liability	$ 6,871,142
State's proportionate share of the net pension liability associated with the City	261,925
Total	$ 7,133,067

For the year ended December 31, 2024, the City recognized pension expense of $1,299,385 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized $29,296 as grant revenue and pension expense for its proportionate share of the state of Minnesota's pension expense for the contribution of $9.0 million to the PEPFF special funding situation.

The state of Minnesota is not included as a nonemployer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $28.4 million in supplemental state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $48,797 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the state of Minnesota's on-behalf contributions to the PEPFF.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 2,562,833	$ –
Changes in actuarial assumptions	7,126,876	9,464,531
Net difference between projected and actual earnings on pension plan investments	–	2,219,055
Changes in proportion	521,625	251,998
Employer contributions subsequent to the measurement date	660,855	–
Total	$ 10,872,189	$ 11,935,584

The $660,855 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2025	$ (271,684)
2026	$ 1,672,091
2027	$ (913,380)
2028	$ (2,466,836)
2029	$ 255,559

F. Long-Term Expected Return on Investments

The Minnesota State Board of Investment, which manages the investments of the PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best-estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	33.50 %	5.10 %
International equity	16.50	5.30 %
Fixed income	25.00	0.75 %
Private markets	25.00	5.90 %
Total	100.00 %	

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

G. Actuarial Methods and Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2024, using the entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7.00 percent. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7.00 percent is within that range.

Inflation is assumed to be 2.25 percent for the General Employees Plan and the Police and Fire Plan. Benefit increases after retirement are assumed to be 1.25 percent for the General Employees Plan and 1.00 percent for the Police and Fire Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25 percent after one year of service to 3.00 percent after 27 years of service. In the Police and Fire Plan, salary growth assumptions range in annual increments from 11.75 percent after one year of service to 3.00 percent after 24 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police and Fire Plan are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit the PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The General Employees Plan was last reviewed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023 actuarial valuation. The Police and Fire Plan was reviewed in 2024. The PERA anticipates the experience study will be approved by the Legislative Commission on Pensions and Retirement and become effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2024:

1. **GERF**

CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 General Mortality Table, with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors were updated to reflect the changes in assumptions.

2. PEPFF

CHANGES IN PLAN PROVISIONS

- The state contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90.00 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90.00 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

H. Discount Rate

The discount rate used to measure the total pension liability in 2024 was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees Fund and the Police and Fire Fund were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

I. Pension Liability Sensitivity

The following table presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding section, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase in Discount Rate (8.00%)
City's proportionate share of the GERF net pension liability	$ 12,985,474	$ 5,945,292	$ 154,100
City's proportionate share of the PEPFF net pension liability	$ 16,237,849	$ 6,871,142	$ (820,886)

J. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the internet at www.mnpera.org.

NOTE 9 – DEFINED CONTRIBUTION PENSION PLAN – STATE-WIDE

Councilmembers of the City are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by the PERA. The PEDCP is a tax qualified plan under Section 401(a) of the IRC, and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D and 356, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5.00 percent of their salary, which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees, contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, the PERA receives 2.00 percent of employer contributions and 25 hundredths of 1.00 percent (0.25 percent) of the assets in each member's account annually.

Total contributions made by the City during fiscal year 2024 were:

Contribution Amount		Percentage of Covered Payroll		Required Rate for Employees and Employers
Employee	Employer	Employee	Employer	
$ 1,598	$ 1,598	5.00%	5.00%	5.00%

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION

A. Plan Description

All members of the Apple Valley Fire Department (the Department) are covered by a defined benefit plan administered by the Apple Valley Firefighters' Relief Association (the Association). As of the measurement date, the plan covered 71 active members, 12 inactive members entitled to future benefits, and 39 inactive members or beneficiaries currently receiving benefits. The plan is a single-employer retirement plan and is established and administered in accordance with Minnesota Statutes, Chapter 69.

The Association maintains a separate Special Pension Trust Fund to accumulate assets to fund the retirement benefits earned by the Department's membership. Funding for the Association is derived from an insurance premium tax in accordance with the Volunteer Firefighter's Relief Association Financing Guidelines of Minnesota Statutes. Funds are also derived from contributions from the City and investment income.

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

B. Benefits Provided

Each member who is at least 50 years of age, has separated from service from the fire department, has served at least 5 years of active service for members commencing active duty prior to January 1, 2010, and 10 years of active service for members commencing active duty after January 1, 2010 with such department before separation and has been a member of the Association in good standing at least 5 years prior to such separation shall be entitled to a lump sum service pension in the amount of $13,000 for each year of service (including each year over 20) or a monthly service pension of $47.00 for each year of service (including each year over 20), but not exceeding the maximum amount per year of service allowed by law for the minimum average amount of available financing per firefighter as prescribed by law.

According to the bylaws of the Association and pursuant to Minnesota Statutes, members who separate from service with less than 20 years of service and have reached the age of at least 50, and have completed at least 5 years of active membership for members commencing active duty prior to January 1, 2010, and 10 years of active membership for members commencing active duty after January 1, 2010, are entitled to a reduced service pension not to exceed the amount calculated by multiplying the member's service pension for the completed years of service times the applicable nonforfeitable percentage of pension for the completed years of service times the applicable nonforfeitable percentage of pension.

C. Contributions

Minnesota Statutes, Chapters 424 and 424A authorize pension benefits for volunteer fire relief associations. The plan is funded by fire state aid, investment earnings, and, if necessary, employer contributions as specified in Minnesota Statutes and voluntary city contributions (if applicable). Required employer contributions are calculated annually based on statutory provisions. The City's statutorily-required contributions to the plan for the year ended December 31, 2024, were $466,123. The City's contributions were equal to the required contributions as set by state statutes. The City made voluntary contributions to the plan totaling $307,460. Furthermore, the firefighter has no obligation to contribute to the plan.

D. Pension Costs

At December 31, 2024, the City reported a net pension liability (asset) of ($3,110,855) for the plan. The net pension liability (asset) was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability (asset) in accordance with GASB Statement No. 68 was determined by applying an actuarial formula to specific census data certified by the Department as of December 31, 2023.

For the year ended December 31, 2024, the City recognized pension expense of $894,611. The City also recognized $425,185 as revenue for the state of Minnesota's on-behalf contributions to the Department.

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

The following table presents the changes in net pension liability (asset) during the year:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Beginning balance	$ 8,587,408	$ 9,813,573	$ (1,226,165)
Changes for the year			
Service cost	316,256	–	316,256
Interest	501,618	–	501,618
Difference between expected and actual experience	35,387	–	35,387
Change of assumptions	(407,005)	–	(407,005)
Changes of benefit terms	890,124	–	890,124
Contributions – state and local	–	775,185	(775,185)
Net investment income	–	2,480,871	(2,480,871)
Benefit payments	(359,748)	(359,748)	–
Administrative costs	–	(34,986)	34,986
Total net changes	976,632	2,861,322	(1,884,690)
Ending balance	$ 9,564,040	$ 12,674,895	$ (3,110,855)

At December 31, 2024, the City reported deferred inflows of resources and deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 300,963	$ 123,195
Changes in actuarial assumptions	402,567	394,614
Differences between projected and actual investment earnings	–	46,740
City contributions subsequent to the measurement date	307,460	–
State aid to the City subsequent to the measurement date	466,123	466,123
Total	$ 1,477,113	$ 1,030,672

Deferred outflows of resources totaling $773,583 related to pensions resulting from the City's contributions to the plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Deferred inflows of resources totaling $466,123 related to state aid received subsequent to the measurement date will be recognized for its impact on the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to the plan will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2025	$ (18,442)
2026	$ 167,438
2027	$ 378,768
2028	$ (344,822)
2029	$ (1,209)
Thereafter	$ (42,752)

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

E. Actuarial Assumptions

The total pension liability at December 31, 2024 was determined using the entry-age normal actuarial cost method and the following actuarial assumptions:

Inflation	2.50%
Salary increases	N/A
Investment rate of return	6.50% net of pension plan investment expense, including inflation
Index rate for 20-year, tax-exempt municipal bonds (Fidelity 20-Year Municipal G.O. AA Index); used in discount rate determination	3.86%

N/A – Not Applicable

Mortality rates were based on the July 1, 2023 Minnesota PERA Police and Fire Plan actuarial valuation as described below:

Healthy Pre-Retirement – Pub-2010 Public Safety Employee mortality tables with projected mortality improvements based on scale MP-2021.

Healthy Post-Retirement – Pub-2010 Healthy Retired Public Safety mortality tables with projected mortality improvements based on scale MP-2021. Male rates are adjusted by a factor of 0.98.

Disabled – Pub-2010 Public Safety Disabled Retired mortality tables with projected mortality improvements based on scale MP-2021. Male rates are adjusted by a factor of 1.05.

The changes in actuarial assumptions and benefits since the prior valuation included:

- The expected investment return and discount rate changed from 5.75 percent to 6.50 percent to reflect updated capital market assumptions.
- The lump sum benefit amount increased from $11,000 to $13,000. Participants are now fully vested with an unreduced benefit at 10 years of service.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These asset class estimates are combined to produce the portfolio long-term expected rate of return by weighting the expected future real rates of return by the current asset allocation percentage (or target allocation, if available) and by adding expected inflation. All results are then rounded to the nearest quarter percent.

Asset Class	Allocation at Measurement Date	Long-Term Expected Real Rate of Return	Long-Term Expected Nominal Rate of Return
Domestic equity	81.34 %	4.91 %	7.41 %
International equity	2.76	5.32 %	7.82 %
Fixed income	5.93	2.30 %	4.80 %
Real estate and alternatives	–	3.79 %	6.29 %
Cash and equivalents	9.97	0.77 %	3.27 %
Total	100.00 %		7.11 %
Reduced for assumed investment expense			(0.50)
Net assumed investment return (rounded to 1/4%)			6.50 %

NOTE 10 – DEFINED BENEFIT PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

F. Discount Rate

The discount rate used to measure the total pension liability was 6.50 percent. The projection of cash flows used to determine the discount rate assumed that contributions to the plan will be made as specified in state statutes. Based on that assumption and considering the funding ratio of the plan, the fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the City's net pension liability (asset) for the plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate 1 percent lower or 1 percent higher than the current discount rate:

	1% Decrease in Discount Rate (5.50%)	Current Discount Rate (6.50%)	1% Increase in Discount Rate (7.50%)
Association's net pension liability (asset)	$ (2,527,182)	$ (3,110,855)	$ (3,633,832)

H. Pension Plan Fiduciary Net Position

The Association issues a publicly available financial report. This report may be obtained by writing to the Apple Valley Firefighters' Relief Association, 7100 147th Street West, Apple Valley, Minnesota 55124.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN

A. Plan Description

The City provides post-employment insurance benefits to certain eligible employees through its OPEB Plan, a single-employer defined benefit plan administered by the City. All post-employment benefits are based on contractual agreements with employee groups. These contractual agreements do not include any specific contribution or funding requirements. The Plan does not issue a publicly available financial report. No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

B. Benefits Provided

All retirees of the City have the option under state law to continue their medical insurance coverage through the City from the time of retirement until the employee reaches the age of eligibility for Medicare. For members of all employee groups, the retiree must pay the full premium to continue coverage for medical and dental insurance. Per state statutes, the City is also required to contribute towards the cost of continued health insurance coverage for officers and firefighters disabled or killed in the line of duty.

The City is legally required to include any retirees for whom it provides health insurance coverage in the same insurance pool as its active employees until the retiree reaches Medicare eligibility, whether the premiums are paid by the City or the retiree. Consequently, participating retirees are considered to receive a secondary benefit known as an "implicit rate subsidy." This benefit relates to the assumption that the retiree is receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the City's younger and statistically healthier active employees.

C. Contributions

The required contribution is based on projected pay-as-you-go financing requirements, with additional amounts to prefund benefits as determined periodically by the City. The City's current year required pay-as-you-go contributions to finance the benefits described in the previous section totaled $104,073.

D. Membership

Membership in the plan consisted of the following as of the latest actuarial valuation:

Retirees and beneficiaries receiving benefits	10
Active plan members	202
Total members	212

E. Total OPEB Liability of the City

The City's total OPEB liability of $2,586,888 as of year-end was measured as of December 31, 2023, and was determined by an actuarial valuation as of January 1, 2024.

The General Fund, Municipal Liquor, nonmajor Valleywood Golf Special Revenue, Sports Arena, Water and Sewer, and Storm Drainage Funds will be used to liquidate this liability.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

F. Actuarial Methods and Assumptions

The total OPEB liability was determined by an actuarial valuation as of January 1, 2024, using the entry-age method. Procedures were used to roll forward the total OPEB liability to the measurement date since the actuarial valuation date is not the same as the measurement date. The following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Discount rate	3.77%
20-year municipal bond yield	3.77%
Inflation rate	2.60%
Salary increases	Not Applicable
Healthcare trend rate	7.75%, grading to 4.00% over 20 years

The actuarial assumptions used in the latest valuation were based on those used to value pension liabilities for Minnesota city employees. The state pension plans base their assumptions on periodic experience studies. Economic assumptions are based on input from a variety of published sources of historical and projected future financial data. Each assumption was reviewed for reasonableness with the source information, as well as for consistency with the other economic assumptions.

Since the Plan is not funded by an irrevocable trust, the discount rate is equal to the 20-year municipal bond yield rate of 3.77 percent, which was set by considering published rate information for 20-year high quality, tax-exempt, general obligation municipal bonds as of the measurement date. The City discount rate used in the prior measurement date was 4.05 percent.

Mortality rates were based on the Pub-2010 General Employee Mortality Tables.

Future retirees electing coverage is assumed to be 35.00 percent. Married future retirees electing spouse coverage is assumed to be 35.00 percent for all plan participants.

G. Changes in the Total OPEB Liability

	Total OPEB Liability
Beginning balance	$ 1,466,433
Changes for the year	
Service cost	127,731
Interest	62,361
Differences between expected and actual experience	858,110
Changes of assumptions	181,065
Benefit payments	(108,812)
Total net changes	1,120,455
Ending balance	$ 2,586,888

Assumption changes since the prior measurement date include the following:

- Medical trend was updated based on trend model and trend surveys.
- Future retiree participation rates were updated from 40.00 percent to 35.00 percent.
- The discount rate was changed from 4.05 percent to 3.77 percent.
- Future retiree medical plan blending was updated based on an analysis of medical plan election rates as of the valuation date.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

H. Total OPEB Liability Sensitivity to Discount and Healthcare Cost Trend Rate Changes

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
OPEB discount rate	2.77%	3.77%	4.77%
Total OPEB liability	$ 2,871,839	$ 2,586,888	$ 2,338,083

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease in Healthcare Trend Rate	Current Healthcare Trend Rate	1% Increase in Healthcare Trend Rate
OPEB healthcare trend rate	6.75%, decreasing to 4.00% over 20 years	7.75%, decreasing to 4.00% over 20 years	8.75%, decreasing to 4.00% over 20 years
Total OPEB liability	$ 2,269,427	$ 2,586,888	$ 2,962,427

I. OPEB Expense and Related Deferred Outflows of Resources and Deferred Inflows of Resources

For the current year ended, the City recognized OPEB expense of $135,493. As of year-end, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 911,133	$ 284,390
Changes in actuarial assumptions	314,226	913,970
City's contributions subsequent to the measurement date	104,073	–
Total	$ 1,329,432	$ 1,198,360

A total of $104,073 reported as deferred outflows of resources related to OPEB resulting from city contributions subsequent to the measurement date that will be recognized as a reduction of the total OPEB liability in the year ending December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31,	OPEB Expense Amount
2025	$ (54,599)
2026	$ (54,599)
2027	$ (60,145)
2028	$ (44,440)
2029	$ 973
Thereafter	$ 239,809

NOTE 12 – DEFICIT FUND BALANCES

The following funds have a deficit fund balance/net position at December 31, 2024:

	Amount
Governmental	
Road Improvements	$ 1,395,729
Nonmajor funds	
Capital Projects	
Central Village Parking	$ 32,037
Cable Capital Equipment	$ 151,522
Internal Service	
Benefits/Other Insurance	$ 737,517

The deficits listed above will be eliminated by transfers from other funds, collection of special assessments, future special assessment bond issues, future tax levies, future tax increment collections, and state grant reimbursements.

NOTE 13 – NET POSITION/FUND BALANCES

A. Net Investment in Capital Assets

The government-wide Statement of Net Position at December 31, 2024, includes the City's net investment in capital assets calculated as follows:

	Governmental Activities	Business-Type Activities	Total
Net investment in capital assets			
Capital assets			
Nondepreciable/amortized	$ 21,688,931	$ 9,266,031	$ 30,954,962
Depreciable, net of accumulated depreciation/amortization	140,947,112	114,606,994	255,554,106
Less capital-related long-term debt outstanding	(49,812,685)	(9,576,988)	(59,389,673)
Capital asset related accounts and contracts payable	(2,568,581)	–	(2,568,581)
Unused bond proceeds	16,561,323	677,368	17,238,691
Total net investment in capital assets	$ 126,816,100	$ 114,973,405	$ 241,789,505

NOTE 13– NET POSITION/FUND BALANCES (CONTINUED)

B. Classifications

At December 31, 2024, the City had the following governmental fund balances:

		Special Revenue	Debt Service	Capital Projects						
	General Fund	American Rescue Plan Act	Closed Bond Issues	Road Improvements	Facilities C.I.P. Construction	Parks Development	Construction Projects	Future Capital Projects	Nonmajor Governmental Funds	Total
Nonspendable										
Inventory	$ 29,172	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 43,159	$ 72,331
Prepaids	326,415	–	–	–	–	–	–	–	4,931	331,346
Net lease receivable	49,169	–	–	–	–	–	–	–	15,206	64,375
Total nonspendable	404,756	–	–	–	–	–	–	–	63,296	468,052
Restricted										
Debt service	–	–	–	–	–	–	–	–	922,032	922,032
EDA	–	–	–	–	–	–	–	–	1,454,942	1,454,942
TIF	–	–	–	–	–	–	–	–	1,239,602	1,239,602
TIF capital projects	–	–	–	–	–	–	–	–	3,324,550	3,324,550
Park dedication	–	–	–	–	–	–	–	–	2,328,349	2,328,349
Electric projects	–	–	–	–	–	–	–	–	7,241,536	7,241,536
Facilities projects	–	–	–	–	3,049,516	–	3,026,255	–	–	6,075,771
Parks development	–	–	–	–	–	10,943,226	–	–	–	10,943,226
Cable TV	–	–	–	–	–	–	–	–	221,218	221,218
Cable equipment	–	–	–	–	–	–	–	–	188,660	188,660
Solid waste grant	–	–	–	–	–	–	–	–	14,470	14,470
Local affordable housing	–	–	–	–	–	–	–	–	285,307	285,307
Police forfeiture	–	–	–	–	–	–	–	–	97,149	97,149
Opioid settlement	–	–	–	–	–	–	–	–	301,964	301,964
Lodging tax	–	–	–	–	–	–	–	–	56,211	56,211
Public safety aid	2,382,303	–	–	–	–	–	–	–	–	2,382,303
Total restricted	2,382,303	–	–	–	3,049,516	10,943,226	3,026,255	–	17,675,990	37,077,290
Committed										
Plan-It CIP Software	14,000	–	–	–	–	–	–	–	–	14,000
Compensation study	30,000	–	–	–	–	–	–	–	–	30,000
Shade tree management	9,000	–	–	–	–	–	–	–	–	9,000
Accela software implementation	30,000	–	–	–	–	–	–	–	–	30,000
Truck and tractor tire machine	20,000	–	–	–	–	–	–	–	–	20,000
Deicing supplies	50,000	–	–	–	–	–	–	–	–	50,000
Fleet software training	5,000	–	–	–	–	–	–	–	–	5,000
Future development studies	10,000	–	–	–	–	–	–	–	–	10,000
Valleywood Golf	–	–	–	–	–	–	–	–	437,877	437,877
Total committed	168,000	–	–	–	–	–	–	–	437,877	605,877
Assigned										
Debt service	–	–	8,890,501	–	–	–	–	–	2,045,088	10,935,589
Other capital projects	–	–	–	–	–	–	–	11,266,349	–	11,266,349
Police special projects	–	–	–	–	–	–	–	–	29,465	29,465
Tree preservation	–	–	–	–	–	–	–	–	410,003	410,003
Ponds	–	–	–	–	–	–	–	–	275,687	275,687
Pathways and sidewalks	–	–	–	–	–	–	–	–	277,593	277,593
Dodd Road	–	–	–	–	–	–	–	–	267,956	267,956
Former education building	–	–	–	–	–	–	–	–	238,048	238,048
Capital building	–	–	–	–	–	–	–	–	719,164	719,164
C.I.P. development	–	–	–	–	–	–	–	–	296,813	296,813
Valleywood improvement	–	–	–	–	–	–	–	–	35,940	35,940
Physical improvement	–	–	–	–	–	–	–	–	215,670	215,670
Private development	–	–	–	–	–	–	–	–	145,329	145,329
Improvement construction	–	–	–	–	–	–	–	–	111,577	111,577
Fire grants project	–	–	–	–	–	–	–	–	19,341	19,341
Park facilities maintenance	–	–	–	–	–	–	–	–	1,229,874	1,229,874
Fire facilities	–	–	–	–	–	–	–	–	46,792	46,792
Future improvements	–	–	–	–	–	–	–	–	48,865	48,865
Total assigned	–	–	8,890,501	–	–	–	–	11,266,349	6,413,205	26,570,055
Unassigned	22,378,977	–	–	(1,395,729)	–	–	–	–	(183,559)	20,799,689
Total	$ 25,334,036	$ –	$ 8,890,501	$ (1,395,729)	$ 3,049,516	$ 10,943,226	$ 3,026,255	$ 11,266,349	$ 24,406,809	$ 85,520,963

NOTE 13 – NET POSITION/FUND BALANCES (CONTINUED)

C. Minimum Fund Balance Policy

The City Council has formally adopted a fund balance policy. The policy establishes the City will strive to maintain a minimum unassigned General Fund balance of 50.0 percent of the subsequent year's budgeted expenditures. At December 31, 2024, the unassigned fund balance of the General Fund was 53.6 percent of the subsequent year's budgeted expenditures.

NOTE 14 – TAX ABATEMENT AGREEMENTS

The City, in order to spur economic development and redevelopment, has entered into private development and redevelopment agreements to encourage a developer to construct, expand, or improve new or existing properties and buildings or clean-up and redevelop blighted areas. The City has four agreements that would be considered a tax abatement under GASB Statement No. 77.

The City is authorized to create a tax increment finance plan under Minnesota Statutes, Chapter 469.175. The criteria that must be met under the statutes are that, in the opinion of the municipality:

- The proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;

- The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less that the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the tax increment district permitted in the plan. The requirements of this item do not apply if the district is a housing district;

- That the tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole; and

- That the tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the project by private enterprise.

NOTE 14 – TAX ABATEMENT AGREEMENTS (CONTINUED)

The City has entered into private development agreements regarding certain properties within a tax increment district. Included in the development agreement was the reimbursement of eligible development costs. The vehicle used for this reimbursement is called a tax increment revenue note.

These notes provide for the payment of principal, equal to the developer's eligible costs, plus interest at a set rate. Payments on the note will be made at the lesser of the note payment or a percent of the available tax increment received during the specific year as stated in the agreement. Payments are first applied to accrued interest and then to the principal balance. The notes are to be cancelled at the end of the term, whether or not the note has been repaid in full.

The agreements are not a general obligation of the City and are payable solely from available tax increments received from the property owner. The City's position is that these are obligations to assign future and uncertain revenues sources and, as such, is not actual debt in substance.

The outstanding principal balances as of December 31, 2024 for these agreements are as follows:

District Name	Purpose	Percentage of Taxes Returned During the Fiscal Year	Amount of Taxes Returned During the Fiscal Year	Outstanding Principal at Year-End	Date of Required Decertification
TIF No. 15 – Parkside Village – Gabella	Housing district, including the construction of multi-family residential buildings of 196 units with 20 percent affordable units.	70%	$292,467	$1,452,484	12/31/2041
TIF No. 15 – Parkside Village – Galante	Housing district, including the construction of multi-family residential buildings of 134 units with 20 percent affordable units.	70%	$143,711	$2,495,799	12/31/2041
TIF No. 16 – Uponor	Creation of 86,000 sq. ft. of manufacturing facilities and the addition of 75 full-time jobs.	90%	$90,379	$96,595	12/31/2025
TIF No. 17 – Karamella	Creation of 73,000 sq. ft. manufacturing facilities and the addition of 76 full-time jobs.	90%	$78,406	$554,786	12/31/2026

NOTE 15 – COMMITMENTS AND CONTINGENCIES

A. Legal Claims

The City has the usual and customary type of miscellaneous legal claims pending at year-end. Although the outcome of these lawsuits is not presently determinable, the City's management believes that the City will not incur any material monetary loss resulting from these claims. No loss has been recorded on the City's financial statements relating to these claims.

B. Federal and State Funding

Amounts recorded or receivable from federal and state agencies are subject to agency audit and adjustment. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of claims which may be disallowed by the grantor agencies cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

C. Tax Increment Districts

The City's tax increment districts are subject to review by the state of Minnesota Office of the State Auditor. Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance, which would have a material effect on the financial statements.

D. Construction Commitments

At December 31, 2024, the City is committed to various construction contracts for the improvement of city property. The City's remaining commitment under these contracts is $29,618,367.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF APPLE VALLEY

PERA – General Employees Retirement Fund
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability
Year Ended December 31, 2024

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.1634%	$ 8,468,235	$ –	$ 8,468,235	$ 9,603,176	88.18%	78.2%
12/31/2016	06/30/2016	0.1561%	$ 12,674,544	$ 165,598	$ 12,840,142	$ 9,680,914	130.92%	68.9%
12/31/2017	06/30/2017	0.1643%	$ 10,488,804	$ 131,924	$ 10,620,728	$ 10,539,668	99.52%	75.9%
12/31/2018	06/30/2018	0.1552%	$ 8,609,861	$ 282,435	$ 8,892,296	$ 10,429,041	82.56%	79.5%
12/31/2019	06/30/2019	0.1541%	$ 8,519,846	$ 264,822	$ 8,784,668	$ 10,903,742	78.14%	80.2%
12/31/2020	06/30/2020	0.1563%	$ 9,370,899	$ 289,109	$ 9,660,008	$ 11,098,665	84.43%	79.1%
12/31/2021	06/30/2021	0.1550%	$ 6,619,194	$ 202,221	$ 6,821,415	$ 11,160,410	59.31%	87.0%
12/31/2022	06/30/2022	0.1621%	$ 12,838,374	$ 376,265	$ 13,214,639	$ 12,117,471	105.95%	76.7%
12/31/2023	06/30/2023	0.1598%	$ 8,935,837	$ 246,322	$ 9,182,159	$ 12,709,471	70.31%	83.1%
12/31/2024	06/30/2024	0.1608%	$ 5,945,292	$ 153,733	$ 6,099,025	$ 13,610,812	43.68%	89.1%

PERA – General Employees Retirement Fund
Schedule of City Contributions
Year Ended December 31, 2024

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 750,987	$ 750,987	$ –	$ 10,013,141	7.50%
12/31/2016	$ 741,397	$ 741,397	$ –	$ 9,885,306	7.50%
12/31/2017	$ 768,029	$ 768,029	$ –	$ 10,240,379	7.50%
12/31/2018	$ 796,766	$ 796,766	$ –	$ 10,623,546	7.50%
12/31/2019	$ 831,557	$ 831,557	$ –	$ 11,087,351	7.50%
12/31/2020	$ 827,063	$ 827,063	$ –	$ 11,027,518	7.50%
12/31/2021	$ 876,563	$ 876,563	$ –	$ 11,687,480	7.50%
12/31/2022	$ 929,365	$ 929,365	$ –	$ 12,391,208	7.50%
12/31/2023	$ 980,026	$ 980,026	$ –	$ 13,067,017	7.50%
12/31/2024	$ 1,052,350	$ 1,052,350	$ –	$ 14,034,266	7.50%

CITY OF APPLE VALLEY

PERA – Public Employees Police and Fire Fund
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability
Year Ended December 31, 2024

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.5150%	$ 5,851,604	$ –	$ 5,851,604	$ 4,711,902	124.19%	86.6%
12/31/2016	06/30/2016	0.5190%	$ 20,828,373	$ –	$ 20,828,373	$ 4,976,069	418.57%	63.9%
12/31/2017	06/30/2017	0.5110%	$ 6,899,105	$ –	$ 6,899,105	$ 5,233,601	131.82%	85.4%
12/31/2018	06/30/2018	0.4992%	$ 5,320,954	$ –	$ 5,320,954	$ 5,261,108	101.14%	88.8%
12/31/2019	06/30/2019	0.4997%	$ 5,319,812	$ –	$ 5,319,812	$ 5,257,632	101.18%	89.3%
12/31/2020	06/30/2020	0.5121%	$ 6,750,026	$ 158,999	$ 6,909,025	$ 5,765,056	117.09%	87.2%
12/31/2021	06/30/2021	0.4904%	$ 3,785,368	$ 170,164	$ 3,955,532	$ 5,795,347	65.32%	93.7%
12/31/2022	06/30/2022	0.4939%	$ 21,492,576	$ 938,958	$ 22,431,534	$ 6,000,288	358.19%	70.5%
12/31/2023	06/30/2023	0.4885%	$ 8,435,760	$ 339,814	$ 8,775,574	$ 6,415,314	131.49%	86.5%
12/31/2024	06/30/2024	0.5223%	$ 6,871,142	$ 261,925	$ 7,133,067	$ 7,232,191	95.01%	90.2%

PERA – Public Employees Police and Fire Fund
Schedule of City Contributions
Year Ended December 31, 2024

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 818,071	$ 818,071	$ –	$ 5,049,825	16.20%
12/31/2016	$ 808,641	$ 808,641	$ –	$ 4,991,606	16.20%
12/31/2017	$ 829,640	$ 829,640	$ –	$ 5,121,237	16.20%
12/31/2018	$ 858,645	$ 858,645	$ –	$ 5,300,284	16.20%
12/31/2019	$ 923,798	$ 923,798	$ –	$ 5,439,291	16.98%
12/31/2020	$ 1,033,491	$ 1,033,491	$ –	$ 5,838,936	17.70%
12/31/2021	$ 1,038,750	$ 1,038,750	$ –	$ 5,868,635	17.70%
12/31/2022	$ 1,097,714	$ 1,097,714	$ –	$ 6,201,802	17.70%
12/31/2023	$ 1,174,423	$ 1,174,423	$ –	$ 6,635,165	17.70%
12/31/2024	$ 1,353,107	$ 1,353,107	$ –	$ 7,644,662	17.70%

CITY OF APPLE VALLEY

Apple Valley Firefighters' Relief Association
Schedule of Changes in the Relief Association's Net
Pension Liability and Related Ratios
December 31, 2024

City fiscal year-end date – December 31	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Apple Valley Firefighters' Relief Association year-end date (measurement date) – December 31	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total pension liability										
Service cost	$ 168,532	$ 181,221	$ 179,770	$ 149,826	$ 159,059	$ 201,766	$ 180,653	$ 197,877	$ 293,210	$ 316,256
Interest	369,565	398,162	402,119	427,292	419,004	410,516	416,808	411,485	484,936	501,618
Differences between expected and actual experience	-	12,130	(23,940)	(67,525)	21,501	(78,143)	(180,523)	77,118	320,222	35,387
Changes of assumptions	-	(209,787)	(509,724)	133,128	534,195	(154,449)	152,931	33,961	257,078	(407,005)
Changes in benefit terms	265,088	–	–	–	149,707	–	151,203	856,669	–	890,124
Benefit payments	(269,330)	(600,659)	(528,192)	(486,814)	(652,816)	(421,732)	(607,080)	(526,854)	(467,606)	(359,748)
Net change in total pension liability	533,855	(218,933)	(479,967)	155,907	630,650	(42,042)	113,992	1,050,256	887,840	976,632
Total pension liability – beginning of year	5,955,850	6,489,705	6,270,772	5,790,805	5,946,712	6,577,362	6,535,320	6,649,312	7,699,568	8,587,408
Total pension liability – end of year	$ 6,489,705	$ 6,270,772	$ 5,790,805	$ 5,946,712	$ 6,577,362	$ 6,535,320	$ 6,649,312	$ 7,699,568	$ 8,587,408	$ 9,564,040
Plan fiduciary net position										
Contributions (state and local)	$ 526,217	$ 477,537	$ 546,408	$ 530,781	$ 551,681	$ 566,875	$ 586,695	$ 624,213	$ 679,224	$ 775,185
Net investment income	239,737	(219,523)	549,126	1,164,210	(484,118)	1,754,977	1,620,613	1,833,065	(2,856,448)	2,480,871
Benefit payments	(269,330)	(600,659)	(528,192)	(486,814)	(652,816)	(421,732)	(607,080)	(526,854)	(467,606)	(359,748)
Administrative costs	(22,641)	(35,434)	(34,516)	(36,279)	(28,307)	(25,849)	(25,553)	(28,871)	(32,265)	(34,986)
Net change in plan fiduciary net position	473,983	(378,079)	532,826	1,171,898	(613,560)	1,874,271	1,574,675	1,901,553	(2,677,095)	2,861,322
Plan fiduciary net position – beginning of year	5,953,101	6,427,084	6,049,005	6,581,831	7,753,729	7,140,169	9,014,440	10,589,115	12,490,668	9,813,573
Plan fiduciary net position – end of year	$ 6,427,084	$ 6,049,005	$ 6,581,831	$ 7,753,729	$ 7,140,169	$ 9,014,440	$10,589,115	$12,490,668	$ 9,813,573	$12,674,895
Net pension liability (asset) – ending	$ 62,621	$ 221,767	$ (791,026)	$(1,807,017)	$ (562,807)	$(2,479,120)	$ (3,939,803)	$ (4,791,100)	$ (1,226,165)	$ (3,110,855)
Plan fiduciary net position as a percentage of the total pension liability	99.04%	96.46%	113.66%	130.39%	108.56%	137.93%	159.25%	162.23%	114.28%	132.53%

CITY OF APPLE VALLEY

Apple Valley Firefighters' Relief Association
Schedule of City Contributions

City Fiscal Year-End Date	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)
12/31/2015	$ 449,869	$ 526,217	$ (76,348)
12/31/2016	$ 338,049	$ 477,537	$ (139,488)
12/31/2017	$ 404,811	$ 546,408	$ (141,597)
12/31/2018	$ 442,233	$ 526,781	$ (84,548)
12/31/2019	$ 386,565	$ 547,681	$ (161,116)
12/31/2020	$ 256,821	$ 562,875	$ (306,054)
12/31/2021	$ 354,208	$ 584,695	$ (230,487)
12/31/2022	$ 345,326	$ 622,213	$ (276,887)
12/31/2023	$ 342,654	$ 678,224	$ (335,570)
12/31/2024	$ 235,569	$ 773,583	$ (538,014)

CITY OF APPLE VALLEY

Other Post-Employment Benefits Plan
Schedule of Changes in the City's Total
OPEB Liability and Related Ratios
Year Ended December 31, 2024

	Fiscal Year						
	2018	2019	2020	2021	2022	2023	2024
Total OPEB liability							
Service cost	$ 181,510	$ 199,217	$ 131,569	$ 165,292	$ 192,764	$ 165,631	$ 127,731
Interest	80,281	82,489	99,285	59,440	51,635	34,249	62,361
Differences between expected and actual experience	–	–	(648,940)	16,181	167,992	27,306	858,110
Changes of assumptions	57,294	(118,563)	203,592	89,997	(1,060,954)	(209,052)	181,065
Benefit payments	(61,516)	(63,841)	(68,021)	(86,765)	(97,427)	(97,290)	(108,812)
Net change in total OPEB liability	257,569	99,302	(282,515)	244,145	(745,990)	(79,156)	1,120,455
Total OPEB liability – beginning of year	1,973,078	2,230,647	2,329,949	2,047,434	2,291,579	1,545,589	1,466,433
Total OPEB liability – end of year	$ 2,230,647	$ 2,329,949	$ 2,047,434	$ 2,291,579	$ 1,545,589	$ 1,466,433	$ 2,586,888
Covered-employee payroll	$14,500,000	$15,000,000	$15,300,000	$15,800,000	$17,900,000	$16,600,000	$ 19,000,000
Total OPEB liability as a percentage of covered-employee payroll	15.4%	15.5%	13.4%	14.5%	8.6%	8.8%	13.6%

Note 1: The City implemented GASB Statement No. 75 in fiscal 2018. This schedule is intended to present 10-year trend information. Additional years will be added as they become available.

Note: 2: No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

PERA – GENERAL EMPLOYEES RETIREMENT FUND

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 General Mortality Table, with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

2024 CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors were updated to reflect the changes in assumptions.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, noncompounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years two through five, and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 General Mortality Table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 Disabled Annuitant Mortality Table to the Pub-2010 General/Teacher Disabled Annuitant Mortality Table, with adjustments.
- The mortality improvement scale was changed from MP-2018 to MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100.00 percent joint and survivor option changed from 35.00 percent to 45.00 percent. The assumed number of married female new retirees electing the 100.00 percent joint and survivor option changed from 15.00 percent to 30.00 percent. The corresponding number of married new retirees electing the life annuity option was adjusted accordingly.

2020 CHANGES IN PLAN PROVISIONS

- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020 through December 31, 2023, and zero percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2019 CHANGES IN PLAN PROVISIONS

- The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00 percent per year through 2044, and 2.50 percent per year thereafter, to 1.25 percent per year.

2018 CHANGES IN PLAN PROVISIONS

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Post-retirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90.00 percent funding ratio to 50.00 percent of the Social Security Cost of Living Adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60.00 percent for vested and nonvested deferred members. The revised CSA loads are now zero percent for active member liability, 15.00 percent for vested deferred member liability, and 3.00 percent for nonvested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years, to 1.00 percent per year through 2044, and 2.50 percent per year thereafter.

2017 CHANGES IN PLAN PROVISIONS

- The state's contribution for the Minneapolis Employees Retirement Fund equals $16.0 million in 2017 and 2018, and $6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21.0 million to $31.0 million in calendar years 2019 to 2031. The state's contribution changed from $16.0 million to $6.0 million in calendar years 2019 to 2031.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035, and 2.50 percent per year thereafter, to 1.00 percent per year for all years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate changed from 7.90 percent to 7.50 percent.
- Other assumptions were changed pursuant to the experience study June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2015 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030, and 2.50 percent per year thereafter, to 1.00 percent per year through 2035, and 2.50 percent per year thereafter.

2015 CHANGES IN PLAN PROVISIONS

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892.0 million. Upon consolidation, state and employer contributions were revised; the state's contribution of $6.0 million, which meets the special funding situation definition, was due September 2015.

PERA – PUBLIC EMPLOYEES POLICE AND FIRE FUND

2024 CHANGES IN PLAN PROVISIONS

- The state contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90.00 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90.00 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption was changed from 6.50 percent to 7.00 percent.
- The single discount rate changed from 5.40 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- Additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50.00 percent vesting after five years, increasing incrementally to 100.00 percent after 10 years.
- A one-time, noncompounding benefit increase of 3.00 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.
- This single discount rate changed from 6.50 percent to 5.40 percent.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The inflation assumption was changed from 2.50 percent to 2.25 percent.
- The payroll growth assumption was changed from 3.25 percent to 3.00 percent.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 Public Safety Mortality Table. The mortality improvement scale was changed from MP-2019 to MP-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 Healthy Annuitant Mortality Table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety Disabled Annuitant Mortality Table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020 experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020 experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25–44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60.00 percent to 70.00 percent. Minor changes to form of payment assumptions were applied.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2016 to MP-2017.

2018 CHANGES IN PLAN PROVISIONS

- Post-retirement benefit increases were changed to 1.00 percent for all years, with no trigger.
- An end date of July 1, 2048 was added to the existing $9.0 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter, until the plan reaches 100.00 percent funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80 percent to 11.30 percent of pay, effective January 1, 2019, and 11.80 percent of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20 percent to 16.95 percent of pay, effective January 1, 2019, and 17.70 percent of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The CSA load was 30.00 percent for vested and nonvested deferred members. The CSA has been changed to 33.00 percent for vested members, and 2.00 percent for nonvested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 Fully Generational Table to the RP-2014 Fully Generational Table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 Disabled Mortality Table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65.00 percent to 60.00 percent.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing joint and survivor annuities was increased.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years, to 1.00 percent per year through 2064, and 2.50 percent thereafter.
- The single discount rate was changed from 5.60 percent per annum to 7.50 percent per annum.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2037, and 2.50 percent per year thereafter, to 1.00 percent per year for all future years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent.
- The single discount rate changed from 7.90 percent to 5.60 percent.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

2015 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030, and 2.50 percent per year thereafter, to 1.00 percent per year through 2037, and 2.50 percent per year thereafter.

2015 CHANGES IN PLAN PROVISIONS

- The post-retirement benefit increase to be paid after attainment of the 90.00 percent funding threshold was changed from inflation up to 2.50 percent, to a fixed rate of 2.50 percent.

APPLE VALLEY FIREFIGHTERS' RELIEF ASSOCIATION

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate changed from 5.75 percent to 6.50 percent to reflect updated capital market assumptions.

2024 CHANGES IN BENEFIT TERMS

- The lump sum benefit amount increased from $11,000 to $13,000. Participants are now fully vested with an unreduced benefit at 10 years of service.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate changed from 6.25 percent to 5.75 percent to reflect updated capital market assumptions.
- The inflation rate assumption increased from 2.25 percent to 2.50 percent.
- The mortality assumptions were updated to the rates used in the July 1, 2022 Minnesota PERA Police and Fire Plan actuarial valuation.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality assumptions were updated to the rates used in the July 1, 2021 Minnesota PERA Police and Fire Plan actuarial valuation.

2022 CHANGES IN PLAN PROVISIONS

- The base annuity benefit was eliminated for all future retirees, the base annuity benefit for current retirees increased from $46.50 to $47.00 per month per year of service, and the lump sum benefit increased from $7,500 to $11,000 per year of service.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate changed from 6.50 percent to 6.25 percent to reflect updated capital market assumptions.
- The inflation rate assumption decreased from 2.50 percent to 2.25 percent.
- The mortality assumptions were updated to the rates used in the most recent Minnesota PERA Police and Fire Plan actuarial valuation.

2021 CHANGES IN PLAN PROVISIONS

- The base annuity benefit increased from $46 to $46.50 per month of service and the base lump sum benefit increased from $7,000 to $7,500 per year of service.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate increased from 6.25 percent to 6.50 percent to reflect updated capital market assumptions.
- The mortality assumption was updated from the rates used in the July 1, 2018 Minnesota PERA Police and Fire Plan actuarial valuation to the rates used in the July 1, 2019 Minnesota PERA Police and Fire Plan actuarial valuation.

APPLE VALLEY FIREFIGHTERS' RELIEF ASSOCIATION (CONTINUED)

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate decreased from 7.25 percent to 6.25 percent to reflect updated capital market assumptions.
- The assumed inflation assumption decreased from 2.75 percent to 2.50 percent.
- The mortality assumptions were updated to the rates used in the most recent Minnesota PERA Police and Fire Plan actuarial valuation.

2019 CHANGES IN PLAN PROVISIONS

- The base annuity benefit increased from $45 to $46 per month per year of service, and the base lump sum benefit increased from $6,700 to $7,000 per year of service.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate decreased from 7.50 percent to 7.25 percent to reflect updated capital market assumptions.
- Mortality and termination rates were changed to those used in the most recent Minnesota PERA Police and Fire Plan actuarial valuation.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The expected investment return and discount rate increased from 6.50 percent to 7.50 percent to reflect updated capital market assumptions.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed to reflect updated investment expectations. Disability decrements were added to reflect the disability benefit. Retirement rates were changed from 100.00 percent at age 50 with 20 years of service to a graded schedule.

OTHER POST-EMPLOYMENT BENEFITS PLAN

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Medical trend was updated based on trend model and trend surveys.
- Future retiree participation rates were updated from 40.00 percent to 35.00 percent.
- The discount rate was changed from 4.05 percent to 3.77 percent.
- Future retiree medical plan blending was updated based on an analysis of medical plan election rates as of the valuation date.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 2.06 percent to 4.05 percent.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- Medical trend rate was updated based on trend rate models and surveys.
- The discount rate was changed from 2.12 percent to 2.06 percent.
- Future retiree participation rates were updated from 65.00 percent to 40.00 percent.
- Future retiree spouse participation rates were updated from 40.00 percent for PERA Coordinated and 60.00 percent for PERA Police and Fire, to 35.00 percent for all participants.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 2.74 percent to 2.12 percent.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 4.09 percent to 2.74 percent.
- The mortality improvement scale was changed from MP-2015 to MP-2018.
- The healthcare trend rate was changed from 8.00 percent, grading to 5.00 percent over 9 years, to 7.67 percent, grading to 5.00 percent over 8 years.
- Salary increases were changed from 3.50 percent to 3.25 percent.
- Inflation rate was changed from 2.75 percent to 2.00 percent.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 3.44 percent to 4.09 percent.
- The healthcare trend rate was changed from 10.00 percent, grading to 5.00 percent over 10 years, to 8.00 percent, grading to 5.00 percent over 9 years.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The discount rate was changed from 4.50 percent to 3.44 percent.

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SUPPLEMENTARY INFORMATION

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COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

CITY OF APPLE VALLEY

Nonmajor Governmental Funds
Combining Balance Sheet
as of December 31, 2024

	Special Revenue	Debt Service	Capital Projects	Total
Assets				
Cash and investments	$ 2,977,231	$ 4,206,722	$ 17,866,850	$ 25,050,803
Receivables				
Accounts	12,284	–	149,264	161,548
Lease	–	–	540,442	540,442
Prepaids	4,255	–	676	4,931
Inventory	43,159	–	–	43,159
Total assets	$ 3,036,929	$ 4,206,722	$ 18,557,232	$ 25,800,883
Liabilities				
Accrued salaries payable	$ 46,980	$ –	$ 157	$ 47,137
Accounts payable	28,661	–	493,958	522,619
Due to other governmental units	983	–	–	983
Due to other funds	–	–	182,251	182,251
Advances from other funds	–	–	72,095	72,095
Unearned revenue	43,753	–	–	43,753
Total liabilities	120,377	–	748,461	868,838
Deferred inflows of resources				
Lease revenue for subsequent years	–	–	525,236	525,236
Fund balances				
Nonspendable	47,414	–	15,882	63,296
Restricted	2,431,261	2,161,634	13,083,095	17,675,990
Committed	437,877	–	–	437,877
Assigned	–	2,045,088	4,368,117	6,413,205
Unassigned	–	–	(183,559)	(183,559)
Total fund balances	2,916,552	4,206,722	17,283,535	24,406,809
Total liabilities, deferred inflows of resources, and fund balances	$ 3,036,929	$ 4,206,722	$ 18,557,232	$ 25,800,883

CITY OF APPLE VALLEY

Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Special Revenue	Debt Service	Capital Projects	Total
Revenues				
Taxes	$ –	$ 2,092,287	$ 928,905	$ 3,021,192
Other taxes	94,104	–	–	94,104
Franchise taxes	–	–	845,367	845,367
Intergovernmental	473,182	–	–	473,182
Charges for services	1,875,918	–	–	1,875,918
Investment earnings	98,659	167,099	653,759	919,517
Other	342,608	–	243,536	586,144
Total revenues	2,884,471	2,259,386	2,671,567	7,815,424
Expenditures				
Current				
General government	187,406	44,388	774,967	1,006,761
Public safety	140,828	–	7,786	148,614
Public works	18,869	–	119,392	138,261
Parks and recreation	2,073,491	–	191,250	2,264,741
Capital outlay	17,268	–	601,460	618,728
Debt service				
Principal	–	1,355,000	–	1,355,000
Interest and fiscal charges	–	651,643	9,063	660,706
Total expenditures	2,437,862	2,051,031	1,703,918	6,192,811
Excess of revenues over expenditures	446,609	208,355	967,649	1,622,613
Other financing sources (uses)				
Transfers in	340,450	–	740,000	1,080,450
Transfers (out)	(306,000)	–	(190,450)	(496,450)
Premium on debt issued	–	254,121	–	254,121
Total other financing sources (uses)	34,450	254,121	549,550	838,121
Net change in fund balances	481,059	462,476	1,517,199	2,460,734
Fund balances				
Beginning of year, as previously reported	2,435,493	3,744,246	15,749,130	21,928,869
Change in financial reporting entity – (nonmajor to major funds)	–	–	17,206	17,206
Beginning of year, as restated	2,435,493	3,744,246	15,766,336	21,946,075
End of year	$ 2,916,552	$ 4,206,722	$ 17,283,535	$ 24,406,809

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NONMAJOR SPECIAL REVENUE FUNDS

Nonmajor special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Nonmajor special revenue funds presently established are as follows:

- **Cable TV Fund** – Accounts for the operating costs of the cable TV functions funded by cable franchise fees.
- **Solid Waste Grant Fund** – Accounts for the expenses related to recycling activities and the semiannual cleanup day funded by grants from Dakota County.
- **Police Forfeiture Fund** – Administers the resources received through court-ordered forfeitures.
- **Opioid Settlement Fund** – Accounts for the deposit and expenditures of national opioid settlement funds.
- **Local Affordable Housing Fund** – Accounts for state aid received and related spending on local affordable housing.
- **Valleywood Golf Fund** – Accounts for the activities related to the operation of the Valleywood Golf Course and banquet facility.
- **EDA Operations Fund** – Accounts for the operating activities of the Apple Valley Economic Development Authority.
- **Lodging Tax Fund** – Administers the resources received from the lodging tax process.

CITY OF APPLE VALLEY

Nonmajor Special Revenue Funds
Combining Balance Sheet
as of December 31, 2024

	Cable TV (2010)	Solid Waste Grant (2040)	Police Forfeiture (2060)	Opioid Settlement (2115)
Assets				
Cash and investments	$ 238,045	$ 20,616	$ 97,149	$ 301,964
Receivables				
Accounts	–	–	–	–
Inventory	–	–	–	–
Prepaids	1,700	–	–	–
Total assets	$ 239,745	$ 20,616	$ 97,149	$ 301,964
Liabilities				
Accrued salaries payable	16,479	$ –	$ –	$ –
Accounts payable	348	6,146	–	–
Due to other governmental units	–	–	–	–
Unearned revenue	–	–	–	–
Total liabilities	16,827	6,146	–	–
Fund balances				
Nonspendable	1,700	–	–	–
Restricted	221,218	14,470	97,149	301,964
Committed	–	–	–	–
Total fund balances	222,918	14,470	97,149	301,964
Total liabilities and fund balances	$ 239,745	$ 20,616	$ 97,149	$ 301,964

Local Affordable Housing (2120)	Valleywood Golf (2200)	EDA Operations (3210)	Lodging Tax (7000)	Totals
$ 285,307	$ 519,905	$ 1,455,510	$ 58,735	$ 2,977,231
–	1,025	–	11,259	12,284
–	43,159	–	–	43,159
–	2,555	–	–	4,255
$ 285,307	$ 566,644	$ 1,455,510	$ 69,994	$ 3,036,929
$ –	30,501	$ –	$ –	$ 46,980
–	7,816	568	13,783	28,661
–	983	–	–	983
–	43,753	–	–	43,753
–	83,053	568	13,783	120,377
–	45,714	–	–	47,414
285,307	–	1,454,942	56,211	2,431,261
–	437,877	–	–	437,877
285,307	483,591	1,454,942	56,211	2,916,552
$ 285,307	$ 566,644	$ 1,455,510	$ 69,994	$ 3,036,929

CITY OF APPLE VALLEY

Nonmajor Special Revenue Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
as of December 31, 2024

	Cable TV (2010)	Solid Waste Grant (2040)	Police Forfeiture (2060)	Opioid Settlement (2115)
Revenues				
Other taxes	$ –	$ –	$ –	$ –
Intergovernmental	190,450	–	–	–
Charges for services	–	–	–	–
Investment earnings	5,272	914	4,577	8,290
Other revenue				
Miscellaneous	–	10,755	135,646	196,207
Total revenues	195,722	11,669	140,223	204,497
Expenditures				
Current				
General government	–	–	–	45,964
Public safety	–	–	140,828	–
Public works	–	18,869	–	–
Parks and recreation	369,597	–	–	–
Capital outlay	–	–	–	–
Total expenditures	369,597	18,869	140,828	45,964
Excess (deficiency) of revenue over expenditures	(173,875)	(7,200)	(605)	158,533
Other financing sources (uses)				
Transfers in	190,450	–	–	–
Transfers (out)	–	–	–	–
Total other financing sources (uses)	190,450	–	–	–
Net change in fund balances	16,575	(7,200)	(605)	158,533
Fund balances				
Beginning of year	206,343	21,670	97,754	143,431
End of year	$ 222,918	$ 14,470	$ 97,149	$ 301,964

Local Affordable Housing (2120)	Valleywood Golf (2200)	EDA Operations (3210)	Lodging Tax (7000)	Totals
$ –	$ –	$ –	$ 94,104	$ 94,104
282,732	–	–	–	473,182
–	1,875,918	–	–	1,875,918
2,575	20,197	54,537	2,297	98,659
–	–	–	–	342,608
285,307	1,896,115	54,537	96,401	2,884,471
–	–	37,844	103,598	187,406
–	–	–	–	140,828
–	–	–	–	18,869
–	1,703,894	–	–	2,073,491
–	17,268	–	–	17,268
–	1,721,162	37,844	103,598	2,437,862
285,307	174,953	16,693	(7,197)	446,609
–	150,000	–	–	340,450
–	(306,000)	–	–	(306,000)
–	(156,000)	–	–	34,450
285,307	18,953	16,693	(7,197)	481,059
–	464,638	1,438,249	63,408	2,435,493
$ 285,307	$ 483,591	$ 1,454,942	$ 56,211	$ 2,916,552

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NONMAJOR DEBT SERVICE FUNDS

Nonmajor debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for principal, interest, and related costs on long-term debt of governmental funds. The individual nonmajor debt service funds presented are to distinguish between the various bond issues.

CITY OF APPLE VALLEY

Nonmajor Debt Service Funds
Combining Balance Sheet
as of December 31, 2024

	G.O. Closed Bond Issues (3075)	Tax Increment Downtown Redevelopment (3260)	Taxable Tax Increment Bonds of 2003 (3270)	Improvement Bonds of 2012 (3380)
Assets				
Cash and investments	$ 2,045,088	$ –	$ 1,239,602	$ 111,035
Fund balances				
Restricted	$ –	$ –	$ 1,239,602	$ 111,035
Assigned	2,045,088	–	–	–
Total fund balances	$ 2,045,088	$ –	$ 1,239,602	$ 111,035

G.O. Refunding Bonds of 2013 (3385)	G.O. Park Bonds of 2015 (3395)	Facilities Capital Improvements Bonds (3405)	CIP Bonds of 2022A (3415)	G.O. Park Bonds of 2024 (3420)	Total
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 4,206,722
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 2,161,634
–	–	–	–	–	2,045,088
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 4,206,722

CITY OF APPLE VALLEY

Nonmajor Debt Service Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	G.O. Closed Bond Issues (3075)	Tax Increment Downtown Redevelopment (3260)	Taxable Tax Increment Bonds of 2003 (3270)	Improvement Bonds of 2012 (3380)
Revenues				
Taxes	$ –	$ –	$ –	$ –
Investment earnings	77,267	885	46,833	4,196
Total revenues	77,267	885	46,833	4,196
Expenditures				
Current				
General government	–	44,388	–	–
Debt service				
Principal	–	–	–	–
Interest and fiscal charges	–	–	–	–
Total expenditures	–	44,388	–	–
Excess (deficiency) of revenue over expenditures	77,267	(43,503)	46,833	4,196
Other financing sources				
Premium on debt issued	–	–	–	–
Net change in fund balances	77,267	(43,503)	46,833	4,196
Fund balances				
Beginning of year	1,967,821	43,503	1,192,769	106,839
End of year	$ 2,045,088	$ –	$ 1,239,602	$ 111,035

G.O. Refunding Bonds of 2013 (3385)	G.O. Park Bonds of 2015 (3395)	Facilities Capital Improvement Bonds (3405)	CIP Bonds of 2022A (3415)	G.O. Park Bonds of 2024 (3420)	Total
$ 1,020,000	$ 114,555	$ 393,803	$ 563,929	$ –	$ 2,092,287
16,833	9,632	4,697	3,590	3,166	167,099
1,036,833	124,187	398,500	567,519	3,166	2,259,386
–	–	–	–	–	44,388
825,000	95,000	245,000	190,000	–	1,355,000
158,183	14,595	130,545	347,570	750	651,643
983,183	109,595	375,545	537,570	750	2,051,031
53,650	14,592	22,955	29,949	2,416	208,355
–	–	–	–	254,121	254,121
53,650	14,592	22,955	29,949	256,537	462,476
153,702	213,209	37,276	29,127	–	3,744,246
$ 207,352	$ 227,801	$ 60,231	$ 59,076	$ 256,537	$ 4,206,722

NONMAJOR CAPITAL PROJECTS FUNDS

Nonmajor capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition and construction of capital facilities and other capital assets. Capital projects funds exclude those types of capital-related outflows financed by proprietary funds.

Nonmajor capital projects funds presently established are as follows:

- **Park Dedication Fund** – Accounts for expenditures for the expansion of the City's park facilities funded by the collection of park dedication fees charged to developing property.
- **Police Special Projects Fund** – Accounts for police department projects funded with specific funding sources.
- **Tree Preservation Fund** – Accounts for the amounts received in the development process related to tree preservation efforts.
- **Pond Fund** – Accounts for the amounts received in the development process related to ponding efforts on privately-developed projects.
- **Pathways and Sidewalks Fund** – Accounts for the amounts received in the development process related to pathways and sidewalk development efforts.
- **Dodd Road Fund** – Accounts for the amounts received from the development process on Dodd Road.
- **Education Building Fund** – Accounts for the costs and revenues associated with the use of the education building.
- **Central Village Parking Fund** – Accounts for the costs and revenues associated with the use of the Central Village Parking.
- **Capital Building Fund** – Accounts for the cost of construction and system replacement at the Municipal Center.
- **C.I.P. Development Fund** – Accounts for the proceeds from and expenses related to the Fraser land sale.
- **Valleywood Improvements Fund**- Accounts for the cost of on-course improvements at the Valleywood Golf Course.
- **Cable Capital Equipment Fund** – Accounts for capital equipment needs of the cable TV function funded with portions of the cable franchise fees.
- **Cable Capital Equipment/PEG Fund** – Accounts for capital equipment needs of the cable TV function funded with the cable PEG fees.
- **Park Development Fund (formerly nonmajor fund)** – Accounts for the construction activities of projects approved in the 2023 Park Referendum.
- **Physical Improvement Fund** – Accounts for developer projects funded by developers.

NONMAJOR CAPITAL PROJECTS FUNDS (CONTINUED)

- **Private Development Fund** – Accounts for developer projects funded by developers.
- **2003 Improvement Construction Fund** – Accounts for the improvements funded with the 2003 General Obligation Bonds.
- **Electric Franchise Fee Fund** – Accounts for project costs and revenues associated with the electric franchise fee.
- **Fire Grants Project Fund** – Accounts for fire department projects funded with specific funding sources.
- **Park Facilities Maintenance Fund** – Accounts for the construction and system replacement of park facilities.
- **Fire Facilities Maintenance Fund** – Accounts for the construction and system replacement of the three fire station facilities.
- **Future Improvements Fund** – Accounts for future capital improvements of the City.
- **TIF District No. 7 Fund** – Accounts for project costs included within TIF District No. 7.
- **TIF District No. 1 Fund** – Accounts for project costs included within TIF District No. 1.
- **TIF District No. 15 Parkside Village Fund** – Accounts for project costs included within TIF District No. 15 – Parkside Village.
- **TIF District No. 16 Uponor Fund** – Accounts for project costs included within TIF District No. 16.
- **TIF District No. 17 Karamella Fund** – Accounts for project costs included within TIF District No. 17 – Karamella.

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Balance Sheet
as of December 31, 2024

	Park Dedication (2015)	Police Special Projects (2055)	Tree Preservation (2070)	Pond (2075)	Pathways and Sidewalks (2080)	Dodd Road (2085)
Assets						
Cash and investments	$ 2,350,053	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956
Receivables						
Accounts	–	–	–	–	–	–
Lease	–	–	–	–	–	–
Prepaids	–	–	–	–	–	–
Total assets	$ 2,350,053	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956
Liabilities						
Accrued salaries payable	$ –	$ –	$ –	$ –	$ –	$ –
Accounts payable	21,704	–	–	–	–	–
Due to other funds	–	–	–	–	–	–
Advances from other funds	–	–	–	–	–	–
Total liabilities	21,704	–	–	–	–	–
Deferred inflows of resources						
Lease revenue for subsequent years	–	–	–	–	–	–
Fund balances (deficit)						
Nonspendable	–	–	–	–	–	–
Restricted	2,328,349	–	–	–	–	–
Assigned	–	29,465	410,003	275,687	277,593	267,956
Unassigned	–	–	–	–	–	–
Total fund balances (deficit)	2,328,349	29,465	410,003	275,687	277,593	267,956
Total liabilities, deferred inflows of resources, and fund balances	$ 2,350,053	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956

Education Building (2090)	Central Village Parking (2095)	Capital Building (4000)	C.I.P. Development (4045)	Valleywood Improvements (4425)	Cable Capital Equipment (4800/4815)	Cable Capital Equipment/PEG (4810)
$ 274,996	$ –	$ 719,164	$ 296,813	$ 35,940	$ –	$ 176,527
–	–	–	–	–	–	12,133
540,442	–	–	–	–	–	–
676	–	–	–	–	–	–
$ 816,114	$ –	$ 719,164	$ 296,813	$ 35,940	$ –	$ 188,660
$ –	$ –	$ –	$ –	$ –	$ 157	$ –
36,948	1,151	–	–	–	–	–
–	30,886	–	–	–	151,365	–
–	–	–	–	–	–	–
36,948	32,037	–	–	–	151,522	–
525,236	–	–	–	–	–	–
15,882	–	–	–	–	–	–
–	–	–	–	–	–	188,660
238,048	–	719,164	296,813	35,940	–	–
–	(32,037)	–	–	–	(151,522)	–
253,930	(32,037)	719,164	296,813	35,940	(151,522)	188,660
$ 816,114	$ –	$ 719,164	$ 296,813	$ 35,940	$ –	$ 188,660

(continued)

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Balance Sheet (continued)
as of December 31, 2024

	Physical Improvement (4900)	Private Development (4920)	2003 Improvement Construction (4300)	Electric Franchise Fee (4750)	Fire Grants Project (7600)	Park Facilities Maintenance (4820)
Assets						
Cash and investments	$ 588,532	$ 145,329	$ 136,520	$ 7,107,911	$ 19,341	$ 1,229,874
Receivables						
Accounts	–	–	–	137,131	–	–
Lease	–	–	–	–	–	–
Prepaids	–	–	–	–	–	–
Total assets	$ 588,532	$ 145,329	$ 136,520	$ 7,245,042	$ 19,341	$ 1,229,874
Liabilities						
Accrued salaries payable	$ –	$ –	$ –	$ –	$ –	$ –
Accounts payable	372,862	–	24,943	3,506	–	–
Due to other funds	–	–	–	–	–	–
Advances from other funds	–	–	–	–	–	–
Total liabilities	372,862	–	24,943	3,506	–	–
Deferred inflows of resources						
Lease revenue for subsequent years	–	–	–	–	–	–
Fund balances (deficit)						
Nonspendable	–	–	–	–	–	–
Restricted	–	–	–	7,241,536	–	–
Assigned	215,670	145,329	111,577	–	19,341	1,229,874
Unassigned	–	–	–	–	–	–
Total fund balances (deficit)	215,670	145,329	111,577	7,241,536	19,341	1,229,874
Total liabilities, deferred inflows of resources, and fund balances	$ 588,532	$ 145,329	$ 136,520	$ 7,245,042	$ 19,341	$ 1,229,874

Fire Facilities Maintenance (4830)	Future Improvements (4910)	TIF District No. 7 (4710)	TIF District No. 1 (4730)	TIF District No. 15 Parkside Village (4740)	TIF District No. 16 Uponor (4743)	TIF District No. 17 Karamella (4746)	Total
$ 46,792	$ 48,865	$ 1,845,550	$ 1,020,059	$ 397,992	$ 76,529	$ 89,359	$ 17,866,850
–	–	–	–	–	–	–	149,264
–	–	–	–	–	–	–	540,442
–	–	–	–	–	–	–	676
$ 46,792	$ 48,865	$ 1,845,550	$ 1,020,059	$ 397,992	$ 76,529	$ 89,359	$ 18,557,232
$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 157
–	–	1,100	31,744	–	–	–	493,958
–	–	–	–	–	–	–	182,251
–	–	–	–	72,095	–	–	72,095
–	–	1,100	31,744	72,095	–	–	748,461
–	–	–	–	–	–	–	525,236
–	–	–	–	–	–	–	15,882
–	–	1,844,450	988,315	325,897	76,529	89,359	13,083,095
46,792	48,865	–	–	–	–	–	4,368,117
–	–	–	–	–	–	–	(183,559)
46,792	48,865	1,844,450	988,315	325,897	76,529	89,359	17,283,535
$ 46,792	$ 48,865	$ 1,845,550	$ 1,020,059	$ 397,992	$ 76,529	$ 89,359	$ 18,557,232

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Park Dedication (2015)	Police Special Projects (2055)	Tree Preservation (2070)	Pond (2075)	Pathways and Sidewalks (2080)	Dodd Road (2085)
Revenues						
Taxes	$ –	$ –	$ –	$ –	$ –	$ –
Franchise taxes	–	–	–	–	–	–
Investment earnings	94,432	1,161	15,492	10,417	10,488	10,124
Other revenue						
Rentals	–	–	–	–	–	–
Park dedication fees	99,003	–	–	–	–	–
Miscellaneous	–	–	–	–	–	–
Total revenues	193,435	1,161	15,492	10,417	10,488	10,124
Expenditures						
Current						
General government	–	–	–	–	–	–
Public safety	–	7,786	–	–	–	–
Public works	–	–	–	–	–	–
Parks and recreation	117,438	–	–	–	–	–
Capital outlay	83,904	–	–	–	–	–
Debt service						
Interest and fiscal charges	–	–	–	–	–	–
Total expenditures	201,342	7,786	–	–	–	–
Excess (deficiency) of revenue over expenditures	(7,907)	(6,625)	15,492	10,417	10,488	10,124
Other financing sources (uses)						
Transfers in	–	–	–	–	–	–
Transfers (out)	–	–	–	–	–	–
Total other financing sources (uses)	–	–	–	–	–	–
Net change in fund balances	(7,907)	(6,625)	15,492	10,417	10,488	10,124
Fund balances (deficit)						
Beginning of year, as previously reported	2,336,256	36,090	394,511	265,270	267,105	257,832
Change with financial reporting entity – (nonmajor to major funds)	–	–	–	–	–	–
Beginning of year, as restated	2,336,256	36,090	394,511	265,270	267,105	257,832
End of year	$ 2,328,349	$ 29,465	$ 410,003	$ 275,687	$ 277,593	$ 267,956

Education Building (2090)	Central Village Parking (2095)	Capital Building (4000)	C.I.P. Development (4045)	Valleywood Improvements (4425)	Cable Capital Equipment (4800/4815)	Cable Capital Equipment/PEG (4810)	Formerly Nonmajor Parks Development (2300)
$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –
–	–	–	–	–	195,744	50,870	–
8,820	–	21,529	11,214	4,608	–	5,797	–
139,733	4,300	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
148,553	4,300	21,529	11,214	4,608	195,744	56,667	–
73,841	5,103	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	68,518	5,294	–	–
–	–	1,801	–	78,033	–	15,027	–
–	–	–	–	–	–	–	–
73,841	5,103	1,801	–	146,551	5,294	15,027	–
74,712	(803)	19,728	11,214	(141,943)	190,450	41,640	–
–	–	150,000	–	–	–	–	–
–	–	–	–	–	(190,450)	–	–
–	–	150,000	–	–	(190,450)	–	–
74,712	(803)	169,728	11,214	(141,943)	–	41,640	–
179,218	(31,234)	549,436	285,599	177,883	(151,522)	147,020	(17,206)
–	–	–	–	–	–	–	17,206
179,218	(31,234)	549,436	285,599	177,883	(151,522)	147,020	–
$ 253,930	$ (32,037)	$ 719,164	$ 296,813	$ 35,940	$ (151,522)	$ 188,660	$ –

(continued)

CITY OF APPLE VALLEY

Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (continued)
Year Ended December 31, 2024

	Physical Improvement (4900)	Private Development (4920)	2003 Improvement Construction (4300)	Electric Franchise Fee (4750)	Fire Grants Project (7600)	Parks Facilities Maintenance (4820)
Revenues						
Taxes	$ –	$ –	$ –	$ –	$ –	$ –
Franchise taxes	–	–	–	598,753	–	–
Investment earnings	28,213	5,490	5,157	268,640	725	25,686
Other revenue						
Rentals	–	–	–	–	–	–
Park dedication fees	–	–	–	–	–	–
Miscellaneous	500	–	–	–	–	–
Total revenues	28,713	5,490	5,157	867,393	725	25,686
Expenditures						
Current						
General government	–	–	–	–	–	–
Public safety	–	–	–	–	–	–
Public works	–	–	–	119,392	–	–
Parks and recreation	–	–	–	–	–	–
Capital outlay	–	–	–	251,898	–	–
Debt service						
Interest and fiscal charges	–	–	–	–	–	–
Total expenditures	–	–	–	371,290	–	–
Excess (deficiency) of revenue over expenditures	28,713	5,490	5,157	496,103	725	25,686
Other financing sources (uses)						
Transfers in	–	–	–	–	–	550,000
Transfers (out)	–	–	–	–	–	–
Total other financing sources (uses)	–	–	–	–	–	550,000
Net change in fund balances	28,713	5,490	5,157	496,103	725	575,686
Fund balances (deficit)						
Beginning of year, as previously reported	186,957	139,839	106,420	6,745,433	18,616	654,188
Change with financial reporting entity – (nonmajor to major funds)	–	–	–	–	–	–
Beginning of year, as restated	186,957	139,839	106,420	6,745,433	18,616	654,188
End of year	$ 215,670	$ 145,329	$ 111,577	$ 7,241,536	$ 19,341	$ 1,229,874

Fire Facilities Maintenance (4830)	Future Improvements (4910)	TIF District No. 7 (4710)	TIF District No. 1 (4730)	TIF District No. 15 Parkside Village (4740)	TIF District No. 16 Uponor (4743)	TIF District No. 17 Karamella (4746)	Total
$ –	$ –	$ –	$ –	$ 748,037	$ 80,492	$ 100,376	$ 928,905
–	–	–	–	–	–	–	845,367
322	1,847	76,080	38,585	5,319	1,739	1,874	653,759
–	–	–	–	–	–	–	144,033
–	–	–	–	–	–	–	99,003
–	–	–	–	–	–	–	500
322	1,847	76,080	38,585	753,356	82,231	102,250	2,671,567
–	–	–	32,944	490,519	92,266	80,294	774,967
–	–	–	–	–	–	–	7,786
–	–	–	–	–	–	–	119,392
–	–	–	–	–	–	–	191,250
–	–	170,797	–	–	–	–	601,460
–	–	–	–	9,063	–	–	9,063
–	–	170,797	32,944	499,582	92,266	80,294	1,703,918
322	1,847	(94,717)	5,641	253,774	(10,035)	21,956	967,649
40,000	–	–	–	–	–	–	740,000
–	–	–	–	–	–	–	(190,450)
40,000	–	–	–	–	–	–	549,550
40,322	1,847	(94,717)	5,641	253,774	(10,035)	21,956	1,517,199
6,470	47,018	1,939,167	982,674	72,123	86,564	67,403	15,749,130
–	–	–	–	–	–	–	17,206
6,470	47,018	1,939,167	982,674	72,123	86,564	67,403	15,766,336
$ 46,792	$ 48,865	$ 1,844,450	$ 988,315	$ 325,897	$ 76,529	$ 89,359	$ 17,283,535

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Revenue				
Taxes				
Current	$ 32,525,715	$ 32,525,715	$ 32,345,140	$ (180,575)
Delinquent	50,000	50,000	98,243	48,243
Total taxes	32,575,715	32,575,715	32,443,383	(132,332)
Other taxes	68,000	68,000	57,557	(10,443)
Franchise taxes	360,000	360,000	291,125	(68,875)
Special assessments	2,500	2,500	6,556	4,056
Licenses and permits				
General government	221,450	221,450	228,249	6,799
Public safety	9,000	9,000	7,621	(1,379)
Public works	1,726,200	1,726,200	1,759,010	32,810
Total licenses and permits	1,956,650	1,956,650	1,994,880	38,230
Intergovernmental				
Federal grants				
Public safety	176,000	176,000	223,930	47,930
State grants				
PERA aid	7,500	7,500	58,036	50,536
Fire relief aid – public safety	356,000	356,000	466,123	110,123
Police relief aid – public safety	530,000	530,000	648,458	118,458
Other – public safety	322,310	139,000	182,025	43,025
Total intergovernmental	1,391,810	1,208,500	1,578,572	370,072
Charges for services				
Administration charges – general government				
Construction funds	69,200	69,200	9,047	(60,153)
Enterprise funds	935,000	935,000	935,000	–
Investment charges – general government	139,000	139,000	139,000	–
Engineering charges – public works – construction	930,000	930,000	1,389,910	459,910
General government	30,300	30,300	10,816	(19,484)
Public safety	299,910	299,910	409,244	109,334
Public works	10,000	10,000	1,613	(8,387)
Parks and recreation	1,241,500	1,241,500	1,204,554	(36,946)
Total charges for services	3,654,910	3,654,910	4,099,184	444,274
Fines and forfeitures	300,000	300,000	255,565	(44,435)
Investment earnings	250,000	250,000	847,400	597,400
Other				
Rentals – recreation	287,000	287,000	309,965	22,965
Rentals – public safety	45,375	45,375	45,863	488
Rentals – other	500,000	500,000	436,958	(63,042)
Refunds and reimbursements	79,300	79,300	51,268	(28,032)
Donations	3,000	6,600	11,707	5,107
Miscellaneous	103,000	103,000	105,492	2,492
Total other	1,017,675	1,021,275	961,253	(60,022)
Total revenue	41,577,260	41,397,550	42,535,475	1,137,925

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures				
General government				
Mayor and City Council				
Personal services	136,225	136,225	140,935	4,710
Supplies	625	625	1,579	954
Other current expenditures	20,660	20,660	16,096	(4,564)
Total Mayor and City Council	157,510	157,510	158,610	1,100
Administration				
Personal services	691,605	691,605	703,943	12,338
Supplies	175	175	373	198
Other current expenditures	60,075	60,075	71,030	10,955
Total administration	751,855	751,855	775,346	23,491
Finance and data processing				
Personal services	767,275	767,275	773,097	5,822
Supplies	10,900	10,900	9,677	(1,223)
Other current expenditures	429,115	429,115	342,419	(86,696)
Debt service	–	–	10,500	10,500
Total finance and data processing	1,207,290	1,207,290	1,135,693	(71,597)
Information technology				
Personal services	753,680	724,680	717,275	(7,405)
Supplies	8,700	8,700	8,247	(453)
Other current expenditures	387,750	387,750	239,814	(147,936)
Capital outlay	214,650	368,650	231,493	(137,157)
Debt service	–	–	144,421	144,421
Total information technology	1,364,780	1,489,780	1,341,250	(148,530)
Human resources				
Personal services	635,025	602,025	607,712	5,687
Supplies	650	650	1,264	614
Other current expenditures	100,230	150,230	98,644	(51,586)
Total human resources	735,905	752,905	707,620	(45,285)
City clerk/elections				
Personal services	514,175	590,270	507,432	(82,838)
Supplies	5,200	5,200	4,712	(488)
Other current expenditures	152,165	152,165	112,172	(39,993)
Capital outlay	5,100	5,100	–	(5,100)
Total city clerk/elections	676,640	752,735	624,316	(128,419)
Legal				
Other current expenditures	613,310	613,310	601,232	(12,078)
General government buildings				
Personal services	281,005	281,005	297,977	16,972
Supplies	15,450	15,450	22,535	7,085
Other current expenditures	185,440	185,440	209,049	23,609
Total general government buildings	481,895	481,895	529,561	47,666

(continued)

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures (continued)				
General government (continued)				
Community development				
Personal services	771,380	771,380	694,108	(77,272)
Supplies	300	300	940	640
Other current expenditures	37,260	47,260	21,496	(25,764)
Total community development	808,940	818,940	716,544	(102,396)
Code enforcement				
Personal services	328,420	328,420	327,902	(518)
Supplies	2,100	2,100	1,351	(749)
Other current expenditures	35,770	35,770	48,651	12,881
Total code enforcement	366,290	366,290	377,904	11,614
Unallocated				
Personal services	12,000	12,000	2,638	(9,362)
Other current expenditures	642,230	566,135	473,700	(92,435)
Total unallocated	654,230	578,135	476,338	(101,797)
Total general government	7,818,645	7,970,645	7,444,414	(526,231)
Public safety				
Police protection				
Personal services	10,970,085	10,970,085	11,417,624	447,539
Supplies	290,550	367,550	351,844	(15,706)
Other current expenditures	1,571,575	1,581,575	1,637,092	55,517
Capital outlay	–	75,000	72,875	(2,125)
Total police protection	12,832,210	12,994,210	13,479,435	485,225
Fire protection				
Personal services	1,626,520	1,626,520	1,632,759	6,239
Supplies	104,110	104,110	110,917	6,807
Other current expenditures	756,775	760,375	756,868	(3,507)
Total fire protection	2,487,405	2,491,005	2,500,544	9,539
Fire relief				
Other current expenditures	702,215	702,215	774,283	72,068
Civil defense				
Supplies	4,000	4,000	953	(3,047)
Other current expenditures	45,325	45,325	44,883	(442)
Total civil defense	49,325	49,325	45,836	(3,489)
Animal control				
Personal services	119,780	119,780	51,489	(68,291)
Supplies	5,575	5,575	3,314	(2,261)
Other current expenditures	7,900	7,900	10,456	2,556
Total animal control	133,255	133,255	65,259	(67,996)

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures (continued)				
Public safety (continued)				
Building inspection				
Personal services	808,420	808,420	726,953	(81,467)
Supplies	10,375	10,375	5,216	(5,159)
Other current expenditures	294,105	294,105	221,157	(72,948)
Capital outlay	–	–	102,673	102,673
Debt service	–	–	33,000	33,000
Total building inspection	1,112,900	1,112,900	1,088,999	(23,901)
Total public safety	17,317,310	17,482,910	17,954,356	471,446
Public works				
Public works administration				
Personal services	299,550	299,550	300,953	1,403
Supplies	3,630	3,630	2,357	(1,273)
Other current expenditures	11,800	11,800	15,726	3,926
Capital outlay	–	–	459	459
Total public works administration	314,980	314,980	319,495	4,515
Natural resources				
Personal services	275,740	275,740	251,264	(24,476)
Supplies	7,540	7,540	4,113	(3,427)
Other current expenditures	39,340	46,340	21,497	(24,843)
Debt service	–	–	5,008	5,008
Total natural resources	322,620	329,620	281,882	(47,738)
Central maintenance facility				
Personal services	784,275	769,275	734,720	(34,555)
Supplies	31,825	51,825	46,797	(5,028)
Other current expenditures	209,015	213,255	244,038	30,783
Capital outlay	20,000	35,000	14,314	(20,686)
Total central maintenance facility	1,045,115	1,069,355	1,039,869	(29,486)
Streets				
Personal services	2,167,385	2,165,945	1,910,597	(255,348)
Supplies	553,820	621,505	578,025	(43,480)
Other current expenditures	931,820	929,135	969,371	40,236
Debt service	–	–	11,003	11,003
Total streets	3,653,025	3,716,585	3,468,996	(247,589)
Engineering				
Personal services	1,009,960	1,009,960	1,047,215	37,255
Supplies	6,900	6,900	7,308	408
Other current expenditures	176,370	176,370	117,469	(58,901)
Debt service	–	–	49,771	49,771
Total engineering	1,193,230	1,193,230	1,221,763	28,533
Total public works	6,528,970	6,623,770	6,332,005	(291,765)

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Expenditures (continued)				
Parks and recreation				
Parks and recreation administration				
Personal services	990,900	990,900	978,047	(12,853)
Supplies	1,800	1,800	3,312	1,512
Other current expenditures	116,000	116,000	78,211	(37,789)
Total parks and recreation administration	1,108,700	1,108,700	1,059,570	(49,130)
Recreation programs				
Personal services	181,615	181,615	148,815	(32,800)
Supplies	38,300	38,300	30,167	(8,133)
Other current expenditures	110,800	110,800	133,743	22,943
Total recreation programs	330,715	330,715	312,725	(17,990)
Parks maintenance				
Personal services	2,367,095	2,367,095	2,289,188	(77,907)
Supplies	286,300	286,300	262,779	(23,521)
Other current expenditures	815,010	815,010	880,149	65,139
Total parks maintenance	3,468,405	3,468,405	3,432,116	(36,289)
Redwood Community Pool				
Personal services	110,135	110,135	109,044	(1,091)
Supplies	6,665	6,665	3,949	(2,716)
Other current expenditures	37,385	37,385	50,555	13,170
Total Redwood Community Pool	154,185	154,185	163,548	9,363
Apple Valley Family Aquatic Center				
Personal services	494,745	494,745	474,921	(19,824)
Supplies	37,975	37,975	28,312	(9,663)
Other current expenditures	271,260	271,260	317,566	46,306
Total Apple Valley Family Aquatic Center	803,980	803,980	820,799	16,819
Apple Valley Community Center				
Personal services	235,410	235,410	293,167	57,757
Supplies	17,000	17,000	13,418	(3,582)
Other current expenditures	73,400	73,400	98,289	24,889
Total Apple Valley Community Center	325,810	325,810	404,874	79,064
Apple Valley Senior Center				
Personal services	332,090	332,090	308,619	(23,471)
Supplies	8,800	8,800	9,428	628
Other current expenditures	66,650	66,650	96,434	29,784
Total Apple Valley Senior Center	407,540	407,540	414,481	6,941
Total parks and recreation	6,599,335	6,599,335	6,608,113	8,778
Total expenditures	38,264,260	38,676,660	38,338,888	(337,772)
Excess of revenues over expenditures	3,313,000	2,720,890	4,196,587	1,475,697

(continued)

CITY OF APPLE VALLEY

General Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual (continued)
Year Ended December 31, 2024

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Budget
Other financing sources (uses)				
Sale of capital assets	25,000	25,000	41,644	16,644
Debt issued	–	–	131,139	131,139
Transfers in	1,567,000	1,567,000	1,567,000	–
Transfers (out)	(4,905,000)	(4,980,000)	(4,905,000)	75,000
Total other financing sources (uses)	(3,313,000)	(3,388,000)	(3,165,217)	222,783
Net change in fund balances	$ –	$ (667,110)	1,031,370	$ 1,698,480
Fund balances				
Beginning of year			24,302,666	
End of year			$ 25,334,036	

CITY OF APPLE VALLEY

Road Improvements Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Special assessments	$ –	$ 33,011	$ 33,011
Intergovernmental	2,254,000	1,981,753	(272,247)
Total revenue	2,254,000	2,014,764	(239,236)
Expenditures			
Capital outlay			
Public works	7,483,750	7,320,961	(162,789)
Excess (deficiency) of revenue over expenditures	(5,229,750)	(5,306,197)	(76,447)
Other financing sources			
Transfers in	5,710,000	4,960,000	(750,000)
Net change in fund balances	$ 480,250	(346,197)	$ (826,447)
Fund balances (deficit)			
Beginning of year		(1,049,532)	
End of year		$ (1,395,729)	

CITY OF APPLE VALLEY

Future Capital Projects – Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 201,172	$ 424,744	$ 223,572
Expenditures			
Current			
Public works	550,000	241,052	(308,948)
Capital outlay	–	10,380	10,380
Total expenditures	550,000	251,432	(298,568)
Excess (deficiency) of revenue over expenditures	(348,828)	173,312	522,140
Other financing sources (uses)			
Transfers in	500,000	–	(500,000)
Transfers (out)	(1,545,000)	(795,000)	750,000
Total other financing sources (uses)	(1,045,000)	(795,000)	250,000
Net change in fund balances	$ (1,393,828)	(621,688)	$ 772,140
Fund balances			
Beginning of year		11,888,037	
End of year		$ 11,266,349	

CITY OF APPLE VALLEY

Cable TV Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Intergovernmental	$ 190,450	$ 190,450	$ –
Investment earnings	2,500	5,272	2,772
Total revenue	192,950	195,722	2,772
Expenditures			
Current			
Parks and recreation	380,900	369,597	(11,303)
Excess (deficiency) of revenue over expenditures	(187,950)	(173,875)	14,075
Other financing sources			
Transfers in	190,450	190,450	–
Net change in fund balances	$ 2,500	16,575	$ 14,075
Fund balances			
Beginning of year		206,343	
End of year		$ 222,918	

CITY OF APPLE VALLEY

Opioid Settlement Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 2,500	$ 8,290	$ 5,790
Other	66,466	196,207	129,741
Total revenue	68,966	204,497	135,531
Expenditures			
Current			
General government	54,000	45,964	(8,036)
Net change in fund balances	$ 14,966	158,533	$ 143,567
Fund balances			
Beginning of year		143,431	
End of year		$ 301,964	

CITY OF APPLE VALLEY

Valleywood Golf Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Charges for services	$ 1,616,000	$ 1,875,918	$ 259,918
Investment earnings	–	20,197	20,197
Total revenue	1,616,000	1,896,115	280,115
Expenditures			
Current			
Parks and recreation			
Personal services	903,190	984,793	81,603
Contractual services	83,000	79,925	(3,075)
Other charges	384,400	392,647	8,247
Supplies and repairs	146,500	171,167	24,667
Insurance	24,600	24,600	–
Utilities	55,000	50,762	(4,238)
Capital outlay	141,000	17,268	(123,732)
Total expenditures	1,737,690	1,721,162	(16,528)
Excess (deficiency) of revenue over expenditures	(121,690)	174,953	296,643
Other financing sources (uses)			
Transfers in	150,000	150,000	–
Transfers (out)	(306,000)	(306,000)	–
Total other financing sources (uses)	(156,000)	(156,000)	–
Net change in fund balances	$ (277,690)	18,953	$ 296,643
Fund balances			
Beginning of year		464,638	
End of year		$ 483,591	

CITY OF APPLE VALLEY

EDA Operations Special Revenue Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 46,000	$ 54,537	$ 8,537
Expenditures			
Current			
General government	36,180	37,844	1,664
Net change in fund balances	$ 9,820	16,693	$ 6,873
Fund balances			
Beginning of year		1,438,249	
End of year		$ 1,454,942	

CITY OF APPLE VALLEY

Education Building Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 1,000	$ 8,820	$ 7,820
Other revenue	160,000	139,733	(20,267)
Total revenue	161,000	148,553	(12,447)
Expenditures			
Current			
General government	82,970	73,841	(9,129)
Capital outlay	15,370	–	(15,370)
Total expenditures	98,340	73,841	(24,499)
Net change in fund balances	$ 62,660	74,712	$ 12,052
Fund balances			
Beginning of year		179,218	
End of year		$ 253,930	

CITY OF APPLE VALLEY

Capital Building Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ –	$ 21,529	$ 21,529
Expenditures			
Capital outlay	150,000	1,801	(148,199)
Excess (deficiency) of revenue over expenditures	(150,000)	19,728	169,728
Other financing sources			
Transfers in	150,000	150,000	–
Net change in fund balances	$ –	169,728	$ 169,728
Fund balances			
Beginning of year		549,436	
End of year		$ 719,164	

CITY OF APPLE VALLEY

Cable Capital Equipment Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Franchise taxes	$ 210,000	$ 195,744	$ (14,256)
Expenditures			
Current			
Parks and recreation	14,300	5,294	(9,006)
Capital outlay	1,195	–	(1,195)
Total expenditures	15,495	5,294	(10,201)
Excess of revenue over expenditures	194,505	190,450	(4,055)
Other financing (uses)			
Transfers (out)	(190,450)	(190,450)	–
Net change in fund balances	$ 4,055	–	$ (4,055)
Fund balances (deficit)			
Beginning of year		(151,522)	
End of year		$ (151,522)	

CITY OF APPLE VALLEY

Cable Capital Equipment/PEG Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Franchise taxes	$ 50,000	$ 50,870	$ 870
Investment earnings	3,000	5,797	2,797
Total revenue	53,000	56,667	3,667
Expenditures			
Capital outlay	6,500	15,027	8,527
Net change in fund balances	$ 46,500	41,640	$ (4,860)
Fund balances			
Beginning of year		147,020	
End of year		$ 188,660	

CITY OF APPLE VALLEY

Parks Facilities Maintenance Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 8,900	$ 25,686	$ 16,786
Expenditures			
Capital outlay	927,000	–	(927,000)
Excess (deficiency) of revenue over expenditures	(918,100)	25,686	943,786
Other financing sources			
Transfers in	550,000	550,000	–
Net change in fund balances	$ (368,100)	575,686	$ 943,786
Fund balances			
Beginning of year		654,188	
End of year		$ 1,229,874	

CITY OF APPLE VALLEY

Fire Facilities Maintenance Capital Projects Fund
Schedule of Revenue, Expenditures, and Changes in Fund Balances –
Budget and Actual
Year Ended December 31, 2024

	Budget	Actual	Over (Under) Budget
Revenue			
Investment earnings	$ 300	$ 322	$ 22
Other financing sources			
Transfers in	40,000	40,000	–
Net change in fund balances	$ 40,300	40,322	$ 22
Fund balances			
Beginning of year		6,470	
End of year		$ 46,792	

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INTERNAL SERVICE FUNDS

Internal service funds account for the financing of goods and services provided by one department or agency to other departments or agencies of the City on a cost-reimbursement basis. The City utilizes a Dental Insurance Internal Service Fund, a Benefits/Other Insurance Internal Service Fund, and a Vehicle Equipment Replacement Internal Service Fund in managing city operations.

CITY OF APPLE VALLEY

Internal Service Funds
Combining Statement of Net Position
as of December 31, 2024

	Dental Insurance (7100)	Benefits/ Other Insurance (7200)	Vehicle Equipment Replacement (7400–7445)	Totals
Current assets				
Cash and investments	$ 447,680	$ 2,445,811	$ 1,167,919	$ 4,061,410
Receivables				
Accounts	–	83,666	–	83,666
Prepaids	1,547	274,452	–	275,999
Total current assets	449,227	2,803,929	1,167,919	4,421,075
Noncurrent assets				
Capital assets				
Furniture and equipment	–	–	21,116,863	21,116,863
Less accumulated depreciation	–	–	(11,695,613)	(11,695,613)
Total noncurrent assets	–	–	9,421,250	9,421,250
Total assets	$ 449,227	$ 2,803,929	$ 10,589,169	$ 13,842,325
Current liabilities				
Accounts payable	$ –	$ 12,383	$ 26,569	$ 38,952
Due to other governmental units	–	18,056	–	18,056
Claims payable	5,022	–	–	5,022
Accrued compensated absences	–	2,555,839	–	2,555,839
Financed purchase	–	–	2,178	2,178
Total current liabilities	5,022	2,586,278	28,747	2,620,047
Noncurrent liabilities				
Accrued compensated absences	–	955,168	–	955,168
Total liabilities	5,022	3,541,446	28,747	3,575,215
Net position				
Net investment in capital assets	–	–	9,419,072	9,419,072
Unrestricted	444,205	(737,517)	1,141,350	848,038
Total net position	444,205	(737,517)	10,560,422	10,267,110
Total liabilities and net position	$ 449,227	$ 2,803,929	$ 10,589,169	$ 13,842,325

CITY OF APPLE VALLEY

Internal Service Funds
Combining Statement of Revenue, Expenses, and Changes in Net Position
Year Ended December 31, 2024

	Dental Insurance (7100)	Benefits/ Other Insurance (7200)	Vehicle Equipment Replacement (7400–7445)	Totals
Operating revenue				
Charges to other funds	$ 249,210	$ 2,465,836	$ 1,692,160	$ 4,407,206
Operating expenses				
Personal services	235,159	1,075,401	–	1,310,560
Contractual services	–	55,138	–	55,138
Other charges	–	1,387,246	–	1,387,246
Depreciation	–	–	1,591,210	1,591,210
Total operating expenses	235,159	2,517,785	1,591,210	4,344,154
Operating income (loss)	14,051	(51,949)	100,950	63,052
Nonoperating revenue (expense)				
Investment earnings	16,793	99,914	57,777	174,484
Gain on sale of capital assets	–	–	335,560	335,560
Interest expense	–	–	(3,402)	(3,402)
Total nonoperating revenue (expense)	16,793	99,914	389,935	506,642
Income before capital contributions and transfers	30,844	47,965	490,885	569,694
Capital contributions	–	–	72,875	72,875
Transfers in	–	–	306,000	306,000
Change in net position	30,844	47,965	869,760	948,569
Net position				
Beginning of year	413,361	(785,482)	9,690,662	9,318,541
End of year	$ 444,205	$ (737,517)	$ 10,560,422	$ 10,267,110

CITY OF APPLE VALLEY

Internal Service Funds
Combining Statement of Cash Flows
Year Ended December 31, 2024

	Dental Insurance (7100)	Benefits/ Other Insurance (7200)	Vehicle Equipment Replacement (7400–7440)	Totals
Cash flows from operating activities				
Cash receipts on interfund services provided	$ 249,210	$ 2,382,170	$ 1,692,160	$ 4,323,540
Cash payments to suppliers	(236,541)	(1,438,821)	–	(1,675,362)
Cash payments to employees for services	–	(928,530)	–	(928,530)
Net cash flows from operating activities	12,669	14,819	1,692,160	1,719,648
Cash flows from capital and related financing activities				
Acquisition and construction of capital assets	–	–	(4,174,215)	(4,174,215)
Proceeds from sale of capital assets	–	–	323,868	323,868
Principal payments on debt	–	–	(83,212)	(83,212)
Capital contribution	–	–	72,875	72,875
Interest paid	–	–	(3,402)	(3,402)
Net cash flows from capital and related financing activities	–	–	(3,864,086)	(3,864,086)
Cash flows from investing activities				
Interest received on investments	16,793	99,914	57,777	174,484
Cash flows from noncapital financing activities				
Transfers in	–	–	306,000	306,000
Net change in cash and cash equivalents	29,462	114,733	(1,808,149)	(1,663,954)
Cash and investments				
Beginning of year	418,218	2,331,078	2,976,068	5,725,364
End of year	$ 447,680	$ 2,445,811	$ 1,167,919	$ 4,061,410
Reconciliation of operating income to net cash flows from operating activities				
Operating income (loss)	$ 14,051	$ (51,949)	$ 100,950	$ 63,052
Adjustments to reconcile operating income (loss) to net cash flows from operating activities				
Depreciation	–	–	1,591,210	1,591,210
Change in assets and liabilities				
Receivables				
Accounts	–	(83,666)	–	(83,666)
Prepaids	(1,547)	(3,308)	–	(4,855)
Accounts payable	–	(11,275)	–	(11,275)
Due to other governmental units	–	18,146	–	18,146
Claims payable	165	–	–	165
Accrued compensated absences	–	146,871	–	146,871
Net cash flows from operating activities	$ 12,669	$ 14,819	$ 1,692,160	$ 1,719,648
Noncash capital activities				
Accounts payable for capital assets	$ –	$ –	$ 373,989	$ 373,989
Net book value of capital asset disposals	$ –	$ –	$ 218,205	$ 218,205
Capital assets additions from trade-ins	$ –	$ –	$ 229,897	$ 229,897

STATISTICAL SECTION

TAB

STATISTICAL SECTION (UNAUDITED)

This part of the City of Apple Valley, Minnesota's (the City) Annual Comprehensive Financial Report (ACFR) presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents:

	Page
Financial Trends	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	139
Revenue Capacity	
These schedules contain information to help the reader assess the City's most significant revenue source, including property tax.	149
Debt Capacity	
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	156
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	165
Operating Indicators	
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides, and the activities it performs.	167

Source: Unless otherwise noted, the information in these schedules is derived from the ACFR for the relevant year.

CITY OF APPLE VALLEY

Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Governmental activities				
Net investment in capital assets	$ 86,664,918	$ 93,945,022	$ 99,642,040	$ 83,980,389
Restricted	16,541,831	16,141,535	15,364,368	15,352,356
Unrestricted	26,805,077	24,394,132	24,292,441	28,466,675
Total governmental activities net position	$ 130,011,826	$ 134,480,689	$ 139,298,849	$ 127,799,420
Business-type activities				
Net investment in capital assets	$ 118,288,727	$ 119,417,084	$ 94,851,212	$ 100,261,931
Restricted	178,529	178,977	178,665	–
Unrestricted	14,230,604	17,104,636	15,390,547	12,828,596
Total business-type activities net position	$ 132,697,860	$ 136,700,697	$ 110,420,424	$ 113,090,527
Primary government				
Net investment in capital assets	$ 204,953,645	$ 213,362,106	$ 194,493,252	$ 184,242,320
Restricted	16,720,360	16,320,512	15,543,033	15,352,356
Unrestricted	41,035,681	41,498,768	39,682,988	41,295,271
Total primary government net position	$ 262,709,686	$ 271,181,386	$ 249,719,273	$ 240,889,947

Note 1: Fiscal year 2023 was updated to reflect an error correction reported in fiscal year 2024.

Note 2: The City implemented GASB Statement No. 75 in 2018, resulting in a restatement of beginning net position for the effects of implementing this standard. Net position for previous years has not been restated.

Table 1

2019	2020	2021	2022	2023	2024
$ 92,370,852	$ 100,646,284	$ 103,338,673	$ 115,728,602	$ 119,581,864	$ 126,816,100
16,776,842	17,391,864	17,816,684	17,729,142	24,923,802	26,087,081
29,564,353	34,627,105	41,760,863	36,050,080	38,994,273	38,722,155
$ 138,712,047	$ 152,665,253	$ 162,916,220	$ 169,507,824	$ 183,499,939	$ 191,625,336
$ 103,644,760	$ 108,787,122	$ 110,408,545	$ 107,099,860	$ 111,728,603	$ 114,973,405
–	–	–	–	–	–
13,312,548	12,112,202	15,124,841	21,465,114	24,833,745	27,809,128
$ 116,957,308	$ 120,899,324	$ 125,533,386	$ 128,564,974	$ 136,562,348	$ 142,782,533
$ 196,015,612	$ 209,433,406	$ 213,747,218	$ 222,828,462	$ 231,310,467	$ 241,789,505
16,776,842	17,391,864	17,816,684	17,729,142	24,923,802	26,087,081
42,876,901	46,739,307	56,885,704	57,515,194	63,828,018	66,531,283
$ 255,669,355	$ 273,564,577	$ 288,449,606	$ 298,072,798	$ 320,062,287	$ 334,407,869

CITY OF APPLE VALLEY

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Expenses				
Governmental activities				
General government	$ 5,468,843	$ 6,974,444	$ 6,260,768	$ 7,670,285
Public safety	12,464,603	15,097,659	13,443,699	12,750,741
Public works	7,038,033	7,746,304	8,473,039	9,434,637
Parks and recreation	6,543,162	7,025,281	7,239,268	6,992,203
Interest on long-term debt	1,037,567	912,007	886,283	284,621
Total governmental activities expenses	$ 32,552,208	$ 37,755,695	$ 36,303,057	$ 37,132,487
Business-type activities				
Municipal liquor	$ 7,772,369	$ 7,872,023	$ 8,251,249	$ 8,362,332
Municipal golf course	1,653,759	1,728,605	1,545,792	1,238,125
Sports arena	770,215	770,666	798,402	784,343
Water and sewer	8,154,989	9,336,567	10,031,223	9,203,936
Storm drainage	1,444,800	1,481,121	2,181,086	2,035,266
Cemetery	49,086	60,790	127,469	89,069
Street light utility	446,644	437,439	483,752	485,356
Total business-type activities	20,291,862	21,687,211	23,418,973	22,198,427
Total primary government expenses	$ 52,844,070	$ 59,442,906	$ 59,722,030	$ 59,330,914
Program revenues				
Governmental activities				
Charges for services				
General government	$ 1,696,786	$ 1,768,008	$ 1,956,499	$ 1,987,775
Public safety	496,566	543,950	617,729	615,835
Public works	2,620,283	2,489,539	3,740,394	3,555,717
Parks and recreation	1,989,084	2,740,747	1,461,720	2,396,973
Operating grants and contributions	771,220	1,531,412	1,082,234	1,985,278
Capital grants and contributions	5,918,652	5,489,541	3,206,571	3,741,660
Total governmental activities program revenues	$ 13,492,591	$ 14,563,197	$ 12,065,147	$ 14,283,238

2019	2020	2021	2022	2023	2024
$ 7,490,933	$ 7,639,974	$ 7,491,796	$ 8,253,575	$ 8,535,673	$ 8,815,746
13,294,656	13,712,210	12,116,115	15,362,005	16,937,626	17,706,018
9,414,499	9,886,859	9,793,408	11,621,460	11,637,069	12,350,317
7,191,984	5,990,903	7,425,649	9,419,650	10,417,136	10,574,892
268,829	240,927	329,266	555,535	694,490	913,196
$ 37,660,901	$ 37,470,873	$ 37,156,234	$ 45,212,225	$ 48,221,994	$ 50,360,169
$ 8,631,173	$ 9,558,251	$ 9,886,246	$ 9,962,867	$ 10,075,982	$ 10,108,572
1,218,830	1,199,737	1,500,829	–	–	–
756,399	968,349	958,195	1,031,625	1,107,393	1,152,583
9,746,090	10,126,431	10,035,490	11,281,814	11,851,009	12,129,081
2,217,257	2,228,700	2,160,173	2,402,836	2,678,546	2,705,264
140,545	181,331	196,488	204,912	231,435	232,972
543,694	550,641	522,752	544,161	652,585	577,306
23,253,988	24,813,440	25,260,173	25,428,215	26,596,950	26,905,778
$ 60,914,889	$ 62,284,313	$ 62,416,407	$ 70,640,440	$ 74,818,944	$ 77,265,947
$ 2,085,398	$ 2,522,643	$ 1,870,521	$ 1,985,335	$ 2,066,062	$ 2,073,456
712,423	448,227	495,630	1,022,604	733,863	886,149
2,592,303	1,829,755	3,475,821	3,494,874	2,871,247	3,157,914
1,646,122	445,404	1,815,649	3,749,238	3,950,890	3,876,097
1,400,053	900,830	1,322,061	1,922,964	4,566,304	1,520,536
7,514,679	7,388,877	5,155,677	8,147,595	7,451,604	6,702,771
$ 15,950,978	$ 13,535,736	$ 14,135,359	$ 20,322,610	$ 21,639,970	$ 18,216,923

(continued)

CITY OF APPLE VALLEY

Changes in Net Position (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Program revenues (continued)				
Business-type activities				
Charges for services				
Municipal liquor	$ 8,480,414	$ 8,738,804	$ 9,185,736	$ 9,456,705
Municipal golf course	1,387,821	1,356,436	1,180,209	864,579
Sports arena	722,270	783,962	732,979	790,989
Water and sewer	8,995,642	9,754,601	9,917,074	10,365,726
Storm drainage	1,631,761	1,718,352	1,866,306	1,967,313
Cemetery	132,305	160,716	187,589	150,703
Street light utility	483,680	500,877	507,360	522,977
Operating grants and contributions	–	–	–	–
Capital grants and contributions	2,110,667	3,631,836	1,057,916	1,693,236
Total business-type activities program revenues	23,944,560	26,645,584	24,635,169	25,812,228
Total primary government program revenues	$ 37,437,151	$ 41,208,781	$ 36,700,316	$ 40,095,466
Net (expense) revenue				
Governmental activities	$ (19,059,617)	$ (23,192,498)	$ (24,237,910)	$ (22,849,249)
Business-type activities	3,652,698	4,958,373	1,216,196	3,613,801
Total primary government net expense	$ (15,406,919)	$ (18,234,125)	$ (23,021,714)	$ (19,235,448)
General revenues and other changes in net position				
Governmental activities				
Property taxes	$ 23,038,450	$ 23,894,359	$ 24,758,299	$ 25,784,612
Tax increments	489,617	199,214	346,675	761,862
Franchise taxes	1,259,271	1,309,757	1,288,426	1,306,360
Lodging tax	93,492	90,592	92,958	99,960
Gravel tax	39,215	40,794	37,902	–
Unallocated state and county aids	40,061	37,719	56,751	124,430
Other general revenue	7,387	6,888	8,440	10,786
Unrestricted investment earnings (losses)	863,798	801,038	551,119	886,459
Gain on sale of assets	–	–	–	–
Transfers	4,681,392	1,281,000	1,915,500	1,317,600
Total governmental activities	$ 30,512,683	$ 27,661,361	$ 29,056,070	$ 30,292,069
Business-type activities				
Unrestricted investment earnings (losses)	$ 235,424	$ 204,464	$ 151,206	$ 268,297
Property taxes	121,000	121,000	121,000	121,000
Other	–	–	–	–
Transfers	(4,681,392)	(1,281,000)	(1,915,500)	(1,317,600)
Total business-type activities	(4,324,968)	(955,536)	(1,643,294)	(928,303)
Total primary government	$ 26,187,715	$ 26,705,825	$ 27,412,776	$ 29,363,766
Change in net position				
Governmental activities	$ 11,453,066	$ 4,468,863	$ 4,818,160	$ 7,442,820
Business-type activities	(672,270)	4,002,837	(427,098)	2,685,498
Total primary government	$ 10,780,796	$ 8,471,700	$ 4,391,062	$ 10,128,318

Note 1: Fiscal year 2023 was updated to reflect an error correction reported in fiscal year 2024.

Note 2: In fiscal 2022, the City changed the Municipal Golf Course Enterprise Fund to a governmental fund.

2019	2020	2021	2022	2023	2024
$ 9,890,386	$ 10,879,761	$ 11,129,516	$ 10,885,748	$ 10,782,448	$ 11,105,403
898,673	1,137,608	1,579,699	–	–	–
749,377	529,760	643,024	721,758	904,452	856,283
10,596,646	11,430,876	12,804,651	13,090,004	14,165,617	13,836,387
2,114,258	2,346,728	2,587,492	2,864,250	3,233,332	3,855,243
209,288	365,242	700,732	372,553	328,023	430,272
555,175	574,731	590,897	618,160	685,833	751,833
–	–	–	50	–	–
2,804,912	2,038,868	1,788,782	2,288,860	5,969,129	550,561
27,818,715	29,303,574	31,824,793	30,841,383	36,068,834	31,385,982
$ 43,769,693	$ 42,839,310	$ 45,960,152	$ 51,163,993	$ 57,708,804	$ 49,602,905
$ (21,709,923)	$ (23,935,137)	$ (23,020,875)	$ (24,889,615)	$ (26,582,024)	$ (32,143,246)
4,564,727	4,490,134	6,564,620	5,413,168	9,471,884	4,480,204
$ (17,145,196)	$ (19,445,003)	$ (16,456,255)	$ (19,476,447)	$ (17,110,140)	$ (27,663,042)
$ 26,326,044	$ 27,447,076	$ 28,539,972	$ 29,846,259	$ 31,979,205	$ 35,466,821
862,195	1,054,985	1,102,461	1,106,803	586,954	151,661
1,291,703	1,312,562	1,282,491	1,277,756	1,229,429	1,136,492
96,018	53,190	80,874	101,839	89,663	–
–	–	–	–	–	–
140,114	4,238,261	109,083	255,541	125,944	415,111
7,083	825	213,783	49,836	18,148	10,957
2,113,838	2,397,744	(385,982)	(2,877,931)	3,691,110	3,306,895
406,035	–	203,160	95,926	210,686	377,204
1,379,520	1,383,700	2,126,000	1,625,190	2,643,000	(596,498)
$ 32,622,550	$ 37,888,343	$ 33,271,842	$ 31,481,219	$ 40,574,139	$ 40,268,643
$ 560,574	$ 598,794	$ (124,086)	$ (877,390)	$ 1,039,595	$ 1,006,041
121,000	121,000	121,000	121,000	121,000	121,000
–	115,788	198,528	–	7,895	16,442
(1,379,520)	(1,383,700)	(2,126,000)	(1,625,190)	(2,643,000)	596,498
(697,946)	(548,118)	(1,930,558)	(2,381,580)	(1,474,510)	1,739,981
$ 31,924,604	$ 37,340,225	$ 31,341,284	$ 29,099,639	$ 39,099,629	$ 42,008,624
$ 10,912,627	$ 13,953,206	$ 10,250,967	$ 6,591,604	$ 13,992,115	$ 8,125,397
3,866,781	3,942,016	4,634,062	3,031,588	7,997,374	6,220,185
$ 14,779,408	$ 17,895,222	$ 14,885,029	$ 9,623,192	$ 21,989,489	$ 14,345,582

CITY OF APPLE VALLEY

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
General Fund				
Nonspendable	$ 345,004	$ 119,947	$ 325,282	$ 145,644
Restricted	–	–	–	–
Committed	405,990	693,145	595,215	367,510
Assigned	20,000	56,000	64,300	75,000
Unassigned	15,321,110	15,740,362	16,351,616	17,052,177
Total General Fund	$ 16,092,104	$ 16,609,454	$ 17,336,413	$ 17,640,331
All other governmental funds				
Nonspendable	$ 1,750	$ 600	$ 1,730	$ –
Restricted	27,424,225	27,079,147	13,431,367	13,593,428
Committed	–	140,000	15,000	–
Assigned	27,008,733	28,454,255	28,779,829	29,390,606
Unassigned	(9,539,062)	(8,921,232)	(8,738,893)	(6,108,464)
Total all other governmental funds	$ 44,895,646	$ 46,752,770	$ 33,489,033	$ 36,875,570
Total all funds	$ 60,987,750	$ 63,362,224	$ 50,825,446	$ 54,515,901

Table 3

2019	2020	2021	2022	2023	2024
$ 77,640	$ 93,991	$ 267,439	$ 157,494	$ 199,136	$ 404,756
–	–	–	–	2,463,493	2,382,303
576,705	509,600	731,900	583,645	333,800	168,000
–	–	–	100,000	–	–
17,391,762	18,584,372	18,887,081	19,970,658	21,306,237	22,378,977
$ 18,046,107	$ 19,187,963	$ 19,886,420	$ 20,811,797	$ 24,302,666	$ 25,334,036
$ –	$ –	$ –	$ 33,814	$ 67,672	$ 63,296
14,985,848	15,202,775	20,958,860	30,073,303	22,743,945	34,694,987
–	–	–	180,355	419,261	437,877
29,212,412	33,110,641	34,161,614	26,032,259	26,289,905	26,570,055
(4,431,204)	(3,623,032)	(2,267,622)	(2,914,456)	(1,301,356)	(1,579,288)
$ 39,767,056	$ 44,690,384	$ 52,852,852	$ 53,405,275	$ 48,219,427	$ 60,186,927
$ 57,813,163	$ 63,878,347	$ 72,739,272	$ 74,217,072	$ 72,522,093	$ 85,520,963

CITY OF APPLE VALLEY

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2015	2016	2017	2018
Revenues				
General property taxes	$ 22,969,161	$ 23,910,991	$ 24,729,659	$ 25,728,652
Tax increments	489,617	199,214	346,675	761,862
Other taxes	186,512	185,568	182,377	150,340
Special assessments	3,859,401	4,150,527	1,559,609	1,823,441
Licenses and permits	2,147,477	2,052,043	3,244,654	2,254,309
Intergovernmental	2,330,695	2,605,769	2,002,385	2,735,824
Charges for services	2,711,884	2,739,163	2,962,769	3,086,720
Franchise taxes	1,259,271	1,309,757	1,288,426	1,306,360
Fines and forfeits	225,804	273,372	315,087	302,494
Investment income (losses)	817,230	756,341	523,891	823,798
Rentals	806,915	832,854	720,100	198,276
Contributions and donations	4,852	7,309	3,760	100
Administrative fees	809,000	2,054,475	722,490	2,984,900
Other	312,708	202,540	300,200	929,646
Refunds and reimbursements	90,148	236,416	68,257	47,985
	39,020,675	41,516,339	38,970,339	43,134,707
Expenditures				
Current				
General government	5,014,867	6,264,368	5,705,708	7,270,172
Public safety	11,467,187	12,105,588	12,279,935	13,107,793
Public works	3,621,872	3,956,049	4,131,796	5,145,724
Parks and recreation	5,198,446	5,728,049	5,766,554	5,727,112
Capital outlay	6,462,646	8,425,307	8,464,983	8,096,679
Debt service				
Principal	3,575,000	2,650,000	3,425,000	1,100,000
Interest and fiscal charges	1,100,649	964,997	940,431	345,208
Total expenditures	36,440,667	40,094,358	40,714,407	40,792,688
Excess (deficiency) of revenues over expenditures	2,580,008	1,421,981	(1,744,068)	2,342,019
Other financing sources (uses)				
Transfers in	9,678,084	8,046,274	8,743,125	12,827,991
Transfers out	(8,139,084)	(7,226,274)	(7,653,625)	(11,510,391)
Debt issued	4,255,000	–	–	–
Payment of refunded debt	(1,030,000)	–	(11,925,000)	–
Premium on debt issued	113,988	–	–	–
Sale of capital assets	95,252	132,493	42,790	30,836
Total other financing sources (uses)	4,973,240	952,493	(10,792,710)	1,348,436
Net change in fund balances	$ 7,553,248	$ 2,374,474	$ (12,536,778)	$ 3,690,455
Debt service as a percentage of noncapital expenditures	15.3%	11.4%	13.2%	4.4%

Table 4

2019	2020	2021	2022	2023	2024
$ 26,198,973	$ 27,327,036	$ 28,403,637	$ 29,765,752	$ 31,814,181	$ 34,535,670
862,195	1,054,985	1,102,461	1,106,803	586,954	928,905
196,347	142,737	138,386	206,597	213,044	151,661
1,259,795	3,610,828	3,624,650	1,119,475	717,644	814,322
1,590,903	1,090,784	2,626,496	2,966,177	2,291,146	1,994,880
8,113,023	8,999,699	2,111,981	6,461,984	9,726,603	5,720,041
2,852,593	2,125,215	2,940,609	4,776,068	5,240,126	5,975,102
1,291,703	1,312,562	1,282,491	1,277,756	1,229,429	1,136,492
311,235	169,426	193,785	187,077	213,974	255,565
1,962,973	2,243,089	(359,003)	(2,691,504)	3,458,502	3,132,411
231,220	886,446	921,000	937,746	948,175	936,819
–	3,668	654	12,288	5,409	11,707
408,511	817,000	841,600	865,500	515,933	99,003
1,507,452	240,889	(321,388)	1,519,865	84,954	1,014,833
60,499	96,478	57,836	66,177	114,765	51,268
46,847,422	50,120,842	43,565,195	48,577,761	57,160,839	56,758,679
6,930,005	7,403,874	7,208,179	7,486,584	7,979,915	8,249,420
13,294,523	13,830,125	14,170,700	15,159,874	16,238,132	17,894,422
5,010,451	4,826,038	5,351,149	7,187,423	6,372,582	6,841,773
5,849,687	4,476,361	6,209,378	7,939,317	8,334,180	10,955,814
12,721,433	13,369,176	8,918,802	13,646,076	20,480,095	27,851,178
1,180,000	1,245,000	1,025,000	1,140,000	1,419,154	1,604,117
318,216	291,884	375,349	596,876	727,679	992,260
45,304,315	45,442,458	43,258,557	53,156,150	61,551,737	74,388,984
1,543,107	4,678,384	306,638	(4,578,389)	(4,390,898)	(17,630,305)
6,046,370	13,656,038	11,981,487	10,529,552	9,237,655	8,717,342
(4,698,250)	(12,272,338)	(9,855,487)	(12,649,200)	(6,594,655)	(7,306,342)
–	–	5,985,000	7,995,000	–	26,626,139
–	–	–	–	–	–
–	–	383,036	164,138	–	2,550,392
406,035	3,100	60,251	16,699	52,919	41,644
1,754,155	1,386,800	8,554,287	6,056,189	2,695,919	30,629,175
$ 3,297,262	$ 6,065,184	$ 8,860,925	$ 1,477,800	$ (1,694,979)	$ 12,998,870
4.5%	4.7%	4.1%	4.4%	5.1%	5.8%

CITY OF APPLE VALLEY

Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Payable Year	Residential Property	Commercial Property	Industrial and Utility Property	Agricultural Property	Apartments
2015	$ 34,412,031	$ 9,071,960	$ 859,888	$ 85,694	$ 2,864,337
2016	36,561,330	9,186,796	874,912	78,636	3,038,517
2017	38,063,519	9,379,705	842,612	75,901	3,572,226
2018	40,870,116	9,633,311	947,308	44,601	4,844,046
2019	45,045,801	8,706,320	2,161,700	30,521	5,974,480
2020	48,514,736	8,794,969	2,287,202	10,084	6,722,687
2021	50,570,595	9,268,001	2,485,447	10,457	7,555,449
2022	53,360,270	9,508,544	2,525,060	10,457	7,950,785
2023	63,358,703	9,414,396	2,799,205	7,427	8,978,993
2024	65,808,768	10,263,196	3,374,188	7,671	9,868,234

Note: The tax capacity (assessed taxable value) of the property is calculated by applying a statutory formula to the estimated market value of the property.

Source: Dakota County

Table 5

Other	Personal Property	Total Taxable Assessed Value	Total Direct Tax Capacity Rate	Estimated Actual Taxable Market Value	Taxable Assessed Value as a Percentage of Actual Value
$ 2,369	$ 790,695	$ 48,086,974	45.274	$ 4,228,421,500	1.14 %
2,564	835,973	50,578,728	44.721	4,464,893,416	1.13
2,521	872,987	52,809,471	44.473	4,669,204,881	1.13
2,524	928,330	57,270,236	42.475	5,072,183,189	1.13
2,754	942,941	62,864,517	39.603	5,599,680,777	1.12
3,041	871,574	67,204,293	38.782	6,017,596,968	1.12
3,185	904,513	70,797,647	38.192	6,322,184,874	1.12
3,172	615,360	73,973,648	38.182	6,627,143,834	1.12
3,664	662,835	85,225,223	35.273	7,696,833,655	1.11
3,669	624,486	89,950,212	36.789	8,068,846,970	1.11

CITY OF APPLE VALLEY

Property Tax Capacity Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	City Direct Tax Capacity Rate			Overlapping Tax Capacity Rates		
	General	Debt Service	Total City Direct	Dakota County	School District (1)	Other (2)
2015	45.265	0.009	45.274	29.633	23.271	5.033
2016	44.711	0.010	44.721	28.570	24.317	5.063
2017	44.462	0.011	44.473	28.004	23.336	4.907
2018	42.467	0.008	42.475	26.580	25.759	3.878
2019	39.596	0.007	39.603	25.386	26.202	3.824
2020	38.775	0.007	38.782	24.133	19.860	4.030
2021	38.190	0.002	38.192	22.716	20.046	3.802
2022	38.176	0.006	38.182	21.630	19.971	3.729
2023	35.261	0.012	35.273	18.816	17.904	3.201
2024	–	0.012	36.789	18.323	23.624	3.264

Fiscal Year	City Direct Market Value Tax Rate		Overlapping Market Value Tax Rates			Total Direct and Overlapping Tax Rate
	Debt Service	Total City Direct	Dakota County	School District (1)	Total Overlapping	
2015	0.000204	0.000204	–	0.002548	0.002548	0.002752
2016	0.000199	0.000199	–	0.002700	0.002700	0.002899
2017	0.000197	0.000197	–	0.002738	0.002738	0.002935
2018	0.000180	0.000180	–	0.002672	0.002672	0.002851
2019	0.000172	0.000172	–	0.002616	0.002616	0.002788
2020	0.000165	0.000165	–	0.003437	0.003437	0.003601
2021	0.000162	0.000162	–	0.003271	0.003271	0.003433
2022	0.000159	0.000159	–	0.003134	0.003134	0.003293
2023	0.000142	0.000142	–	0.002977	0.002977	0.003119
2024	0.000139	0.000139	–	0.003007	0.003007	0.003146

Note 1: Overlapping rates are those of local and county governments that apply to property owners within the City.

Note 2: Not all overlapping rates apply to all of the City's property owners.

(1) Independent School District No. 196.

(2) Includes Metropolitan Council, Metropolitan Mosquito Control District, Metro Transit, Dakota County CDA, and Vermillion River Watershed.

Source: Dakota County

Total Overlapping	Total Direct and Overlapping Tax Rate
57.937	103.211
57.950	102.671
56.247	100.720
56.217	98.692
55.412	95.015
48.023	86.805
46.564	84.756
45.330	83.512
39.921	75.194
45.211	82.000

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CITY OF APPLE VALLEY

Table 7

Principal Property Taxpayers
Current Fiscal Year and Nine Years Prior

Taxpayer	2024 Net Tax Capacity Value	2024 Rank	2024 Percentage of Total City Tax Capacity Value	2015 Net Tax Capacity Value	2015 Rank	2015 Percentage of Total City Tax Capacity Value
Kingston Green Limited Partnership	$ 843,279	1	0.94 %	$ –	–	– %
Continental 313 Fund, LLC	782,313	2	0.87	–	–	–
PHS Apple Valley Senior Housing, Inc.	720,243	3	0.80	–	–	–
Apple Valley Leased Housing Association	588,337	4	0.65	325,237	5	0.68
Continental 432 Fund, LLC	577,093	5	0.64	–	–	–
Bigos-Gabella, LLC	565,448	6	0.63	–	–	–
Roers Apple Valley Apartments, LLC	564,003	7	0.63	–	–	–
USPP Fischer Market Place	545,702	8	0.61	–	–	–
Uponor North America, Inc.	497,790	9	0.55	–	–	–
Bigos-Nuvelo, LLC	470,738	10	0.52	–	–	–
Principal Life Insurance Co.	–	–	–	510,934	1	1.06
Individual	–	–	–	472,934	2	0.98
CAR Apple Valley Square, LLC	–	–	–	372,974	3	0.78
Centro Bradley Southport Centre, LLC	–	–	–	329,028	4	0.68
Dakota Electric Association	–	–	–	302,468	6	0.63
Regent at Apple Valley, LLC	–	–	–	293,908	7	0.61
Target Corporation	–	–	–	278,290	8	0.58
Menards	–	–	–	277,134	9	0.58
Wal-Mart	–	–	–	264,752	10	0.55
Total	$6,154,946		6.84 %	$3,427,659		7.13 %

Source: Dakota County

CITY OF APPLE VALLEY

Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year: Gross Operating Tax Levy	MVHC/ Ag Credit and Fiscal Disparities Received	Total Net Tax Levy	Collected Within the Fiscal Year of Levy: Amount	Percentage of Levy
2015	$ 23,134,000	$ (2,881,124)	$ 20,252,876	$ 20,069,635	99.10 %
2016	24,058,000	(2,784,776)	21,273,224	21,138,944	99.37
2017	24,840,000	(2,915,340)	21,924,660	21,783,179	99.35
2018	25,793,000	(3,141,511)	22,651,489	22,536,290	99.49
2019	26,350,000	(3,244,841)	23,105,159	22,959,711	99.37
2020	27,381,000	(3,242,130)	24,138,870	23,984,199	99.36
2021	28,568,781	(3,355,030)	25,213,751	25,065,862	99.41
2022	29,825,000	(3,613,880)	26,211,120	26,055,497	99.41
2023	32,039,000	(3,724,785)	28,314,215	28,139,983	99.38
2024	34,744,000	(3,531,498)	31,212,502	30,983,425	99.27

Table 8

Delinquencies Collected as of Most Recent Report	Total Collections to Date	
	Amount	Percentage of Levy
$ 146,686	$ 20,216,321	99.82 %
103,255	21,242,199	99.85
137,967	21,921,146	99.98
100,518	22,636,808	99.94
145,448	23,105,159	100.00
144,184	24,128,383	99.96
104,094	25,169,956	99.83
143,189	26,198,686	99.95
151,165	28,291,148	99.92
–	30,983,425	99.27

CITY OF APPLE VALLEY

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities					Business-Type Activities				
Fiscal Year	General Obligation Bonds	Special Assessments Bonds	MSA Road Bonds	Financed Purchases	Subscription Liabilities	Revenue Bonds	General Obligation Revenue Notes	Financed Purchases	Lease Liabilities	Subscription Liabilities
2015	$ 29,669,149	$ 2,637,976	$ 590,000	$ –	$ –	$ 13,420,425	$ –	$ 97,919	$ –	$ –
2016	27,900,442	2,298,265	–	–	–	12,653,255	–	56,285	–	–
2017	14,191,734	608,554	–	–	–	10,277,288	–	175,526	–	–
2018	13,158,026	493,843	–	–	–	8,581,651	379,941	335,739	–	–
2019	12,049,318	374,132	–	–	–	8,001,014	4,000,000	315,115	–	–
2020	10,879,095	249,421	–	–	–	7,410,377	3,578,330	177,964	–	–
2021	16,264,485	153,100	–	–	–	6,817,339	3,143,732	247,029	–	–
2022	23,367,393	–	–	138,319	–	8,235,964	2,696,196	–	1,166,177	–
2023	22,126,163	–	–	85,390	333,384	7,563,665	2,235,360	–	1,034,750	160,024
2024	49,652,805	–	–	2,178	157,702	6,871,366	1,760,829	–	900,103	44,690

N/A – Not Available

Note 1: In fiscal 2022, the City changed the Municipal Golf Course Enterprise Fund to a governmental fund.

Note 2: Details regarding the City's outstanding debt can be found in the notes to basic financial statements. All figures are presented net of related premiums, discounts, and adjustments, if applicable.

(1) See the Demographic and Economic Statistics schedule for personal income and population data.

(2) City personal income not available for 2024.

Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
$ 46,415,469	2.44 %	$ 925
42,908,247	2.16	836
25,253,102	1.20	482
22,949,200	1.03	430
24,739,579	1.08	455
22,295,187	0.91	395
26,625,685	1.07	473
35,604,049	1.34	640
33,538,736	1.22	596
59,389,673	N/A (2)	1,054

CITY OF APPLE VALLEY

Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Special Assessments Bonds	MSA Road Bonds	Less Amounts Available for Debt Service (3)	Total
2015	$ 41,504,574	$ 2,637,976	$ 590,000	$ 17,807,062	$ 26,925,488
2016	40,553,697	2,298,265	–	17,649,041	25,202,921
2017	24,469,022	608,554	–	4,152,062	20,925,514
2018	21,739,677	493,843	–	2,318,259	19,915,261
2019	20,050,332	374,132	–	2,415,660	18,008,804
2020	18,289,472	249,420	–	358,735	18,180,157
2021	23,081,824	153,100	–	354,320	22,880,604
2022	31,603,357	–	–	412,778	31,190,579
2023	29,689,828	–	–	540,153	29,149,675
2024	56,524,171	–	–	922,032	55,602,139

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. All debt is presented net of related premiums, discounts, and adjustments if applicable.

(1) See the Demographic and Economic Statistics schedule for personal income and population data.

(2) City personal income not available for 2024.

(3) Amounts shown here are the total restricted amounts for all applicable debt service activities and include restricted amounts held in escrow for advance refunding bond issues.

Percentage of Taxable Market Value of Property	Percentage of Personal Income	Per Capita (1)
0.64 %	1.41 %	$ 537
0.56	1.27	491
0.45	0.99	400
0.39	0.89	373
0.32	0.79	331
0.30	0.74	322
0.36	0.92	406
0.47	1.17	560
0.38	1.06	518
0.69	N/A (2)	987

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CITY OF APPLE VALLEY

Table 11

Direct and Overlapping Governmental Activities Debt
December 31, 2024

	Net Debt Outstanding (1)	Percentage of Debt Applicable to the City	City of Apple Valley's Share of Overlapping Debt
Overlapping			
Dakota County (2)	$ –	– %	$ –
School districts			
ISD No. 191, Burnsville-Eagan-Savage	99,160,000	0.54	535,464
ISD No. 196, Rosemount-Apple Valley-Eagan	372,305,000	29.66	110,425,663
Metropolitan Council (3)	7,645,000	1.29	98,621
Metro Transit (4)	230,580,000	1.47	3,389,526
Total overlapping	709,690,000		114,449,274
City of Apple Valley direct debt	49,812,685	100.00	49,812,685
Total direct and overlapping debt	$ 759,502,685		$ 164,261,959

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt, of each term debt, the entire debt burden borne by the residents and businesses should be taken into account.

(1) As of December 31, 2024, unless noted otherwise.

(2) Dakota County has bond indebtedness of $66,145,000 as of December 31, 2023, of which $66,145,000 has been excluded as it is payable from housing revenues.

(3) Metropolitan Council has $7,645,000 of general obligation debt outstanding as of December 31, 2023. This debt is payable from ad valorem taxes levied on all taxable property within the Metropolitan Taxing District. This amount excludes $1,185,889,000 of general obligation debt payable from wastewater and sewer revenues, and lease agreements.

(4) Metro Transit has bond indebtedness of $230,580,000 as of December 31, 2023. Transit debt is issued by the Metropolitan Council for all public transit operations in the transit district and is payable from ad valorem taxes levied on all taxable property within the Metropolitan Transit District.

Source: Dakota County. Percentage of debt applicable is calculated by dividing a portion of tax capacity of the authority that lies in the City divided by the total tax capacity that lies in Dakota County.

CITY OF APPLE VALLEY

Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year			
	2015	2016	2017	2018
Debt limit	$ 126,852,645	$ 133,946,802	$ 140,076,146	$ 152,165,496
Total net debt applicable to the limit	29,275,000	27,550,000	13,885,000	12,895,000
Legal debt margin	$ 97,577,645	$ 106,396,802	$ 126,191,146	$ 139,270,496
Total net debt applicable to the limit as a percentage of the debt limit	23.08%	20.57%	9.91%	8.47%

Note: Minnesota Statutes limit the amount of general obligation debt a governmental entity may issue to 3 percent of its total market valuation.

Table 12

2019	2020	2021	2022	2023	2024
$ 167,990,423	$ 180,527,909	$ 189,665,546	$ 198,814,315	$ 230,905,010	$ 242,065,409
11,830,000	10,705,000	15,785,000	22,760,000	21,555,000	46,695,000
$ 156,160,423	$ 169,822,909	$ 173,880,546	$ 176,054,315	$ 209,350,010	$ 195,370,409
7.04%	5.93%	8.32%	11.45%	9.34%	19.29%

Legal Debt Margin Calculation for Fiscal Year 2024

Market value	$ 8,068,846,970
Debt limit (3% of assessed value)	242,065,409
Debt applicable to the limit	46,695,000
Legal debt margin	$ 195,370,409

CITY OF APPLE VALLEY

Pledged Revenue Coverage
Last Ten Fiscal Years

	Liquor Store – Revenue Bonds						G.O. Storm Water – Revenue Bonds		
Fiscal Year	Operating Revenues/ Gross Profit	Less Operating Expense	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage	Operating Revenues/ Gross Profit	Less Operating Expense	Net Available Revenue
2015	$2,443,210	$1,626,498	$ 816,712	$ 200,000	$ 71,256	3.011	$1,629,361	$1,376,670	$ 252,691
2016	2,567,113	1,682,574	884,539	230,000	29,127	3.414	1,717,350	1,399,093	318,257
2017	2,709,997	1,750,717	959,280	235,000	27,288	3.657	1,769,842	2,116,752	(346,910)
2018	2,877,251	1,766,068	1,111,183	1,120,000	22,837	0.972	1,901,319	1,998,341	(97,022)
2019	2,951,063	1,691,424	1,259,639	–	–	–	2,113,725	2,180,725	(67,000)
2020	3,152,365	1,807,010	1,345,355	–	–	–	2,346,263	2,166,413	179,850
2021	3,135,270	1,887,723	1,247,547	–	–	–	2,584,937	2,139,293	445,644
2022	3,252,041	2,320,251	931,790	–	–	–	2,863,316	2,342,911	520,405
2023	3,198,597	2,503,069	695,528	–	–	–	3,232,972	2,546,757	686,215
2024	3,320,905	2,328,096	992,809	–	–	–	3,694,576	2,602,338	1,092,238

Note: Details regarding the City's outstanding debt can be found in the notes to basic financial statements.

(1) Excludes principal refunded from the proceeds of refunding bond issues.

Table 13

			G.O. Water – Revenue Bonds					
Debt Service			Operating Revenues/	Less Operating	Net Available	Debt Service		
Principal (1)	Interest	Coverage	Gross Profit	Expense	Revenue	Principal (1)	Interest	Coverage
$ 150,000	$ 73,036	1.133	$8,988,411	$7,950,081	$1,038,330	$ 365,000	$ 215,125	1.79
155,000	84,979	1.326	9,450,362	9,130,962	319,400	370,000	207,825	0.55
160,000	81,870	(1.434)	9,910,773	9,785,093	125,680	380,000	200,425	0.22
180,000	32,388	(0.457)	10,352,835	9,040,542	1,312,293	385,000	192,824	2.27
175,000	28,787	(0.329)	10,577,669	9,501,118	1,076,551	395,000	249,571	1.67
180,000	25,288	0.876	11,402,252	9,785,313	1,616,939	821,670	292,555	1.45
180,000	21,688	2.210	12,795,642	9,859,046	2,936,596	864,598	253,877	2.63
156,611	93,617	2.080	13,063,988	11,051,955	2,012,033	875,925	185,702	1.90
230,000	108,017	2.030	14,136,582	11,691,046	2,445,536	865,836	193,447	2.31
240,000	96,588	3.245	13,765,456	11,995,446	1,770,010	889,531	167,602	1.67

CITY OF APPLE VALLEY

Table 14

Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income	Per Capita Personal Income (2)	School Enrollment (3)	Unemployment Rate (4)
2015	50,161	$ 1,903,961,077	$ 37,957	11,272	2.60%
2016	51,338	1,985,959,192	38,684	11,883	3.00%
2017	52,361	2,104,650,395	40,195	12,070	2.50%
2018	53,429	2,226,546,717	41,673	11,996	2.50%
2019	54,400	2,287,193,600	42,044	11,967	2.60%
2020	56,374	2,453,058,236	43,514	12,186	4.00%
2021	56,318	2,498,773,342	44,369	12,093	2.00%
2022	55,673	2,657,717,674	47,738	11,919	2.20%
2023	56,252	2,749,316,500	48,875	12,194	2.00%
2024	56,361	N/A	N/A	12,188	2.10%

N/A – Not Available

Sources:

(1) U.S. Census Bureau, Population Division and Metropolitan Council.

(2) City of Apple Valley, American Community Survey, U.S. Census Bureau.

(3) Schools located in the City's boundaries: Independent School District No. 196, including Dakota Ridge School. School enrollment defined as adjusted ADMs (average daily membership).

(4) Minnesota Department of Employment and Economic Development.

CITY OF APPLE VALLEY

Table 15

Principal Employers
Current Fiscal Year and Nine Years Prior

Taxpayer	2024 Employees	2024 Rank	2024 Percentage of Total Employment	2015 Employees	2015 Rank	2015 Percentage of Total Employment
ISD No. 196, Rosemount-Apple Valley-Eagan	1,831	1	10.96 %	1,448	1	9.79 %
Wings Financial Federal Credit Union	648	2	3.88	292	8	1.97
Uponor North America, Inc.	604	3	3.62	480	3	3.25
Target Corporation	436	4	2.61	515	2	3.48
Walmart	410	5	2.45	365	4	2.47
Dakota County	409	6	2.45	364	5	2.46
Apple Valley Ford	325	7	1.95	284	10	1.92
Menards	289	8	1.73	–	–	–
Minnesota Zoological Gardens	258	9	1.54	331	6	2.24
Apple Valley Medical Clinic	250	10	1.50	–	–	–
Apple Valley Redi-Mix	–	–	–	302	7	2.04
Augustana Health Care Center	–	–	–	285	9	1.93
Total	5,460		32.68 %	4,666		31.55 %

Source: City of Apple Valley Community Development Department

CITY OF APPLE VALLEY

Full-Time Equivalent (FTE) City Government Employees by Function
Last Ten Fiscal Years

	Fiscal Year			
	2015	2016	2017	2018
General government				
Administration	3.00	3.00	3.00	3.00
Finance and data processing	4.00	4.00	4.58	5.00
Information and technology	3.64	3.78	3.11	4.06
Human resources	5.00	5.00	5.00	5.02
City clerk/elections	2.00	5.39	1.92	5.32
General government buildings	2.00	2.00	1.92	2.00
Community development	4.77	4.35	5.00	5.00
Code enforcement	2.44	2.40	2.36	2.39
Total general government	26.85	29.92	26.89	31.79
Public safety				
Police	62.27	62.58	62.74	64.18
Fire	15.46	15.54	16.02	17.89
Building inspections	6.93	6.76	7.72	7.90
Total public safety	84.66	84.88	86.48	89.97
Public works				
Public works administration	3.83	3.80	4.20	4.31
Central maintenance facility	5.51	5.29	5.30	5.25
Streets	16.92	16.95	17.07	16.75
Engineering	4.03	4.48	4.91	5.32
Natural Resources	–	–	–	–
Total public works	30.29	30.52	31.48	31.63
Culture and recreation				
Park and recreation administration	7.83	7.45	7.85	7.89
Recreation programs	6.88	6.23	5.91	5.66
Park maintenance	22.97	24.18	23.79	24.70
Redwood Pool	2.35	2.63	2.26	2.21
Aquatic swim center	12.25	12.65	12.14	12.55
Community center	4.64	4.72	4.55	4.12
Apple Valley Senior Center	3.03	3.36	3.43	3.70
Cable TV	2.61	2.74	2.84	3.01
Municipal golf (2)	–	–	–	–
Total culture and recreation	62.56	63.96	62.77	63.84
Total general government	204.36	209.28	207.62	217.23
Enterprise funds				
Municipal liquor	17.51	17.47	17.57	17.43
Municipal golf	19.68	18.89	19.15	13.18
Sports arena	6.57	6.85	6.47	5.71
Stormwater drainage utility	1.96	2.00	2.00	0.08
Water and sewer	18.07	17.61	17.35	18.86
Total enterprise funds	63.79	62.82	62.54	55.26
Total	268.15	272.10	270.16	272.49

(1) In fiscal 2022, the City changed the Municipal Golf Course Enterprise Fund to a governmental fund.

Source: City of Apple Valley Human Resources Office – FTEs based on hours worked during the fiscal year. Part-time employees converted to FTE based on 2,080 hours per year.

Table 16

2019	2020	2021	2022	2023	2024
3.00	3.02	3.59	4.05	4.00	3.94
5.00	5.00	5.00	4.61	4.37	5.00
4.50	5.00	5.00	4.49	3.71	4.95
4.62	4.97	4.75	4.88	5.00	3.83
1.99	6.58	2.00	4.90	3.11	5.95
2.00	2.00	1.39	2.34	2.30	2.56
4.96	4.13	4.73	4.68	4.04	4.69
2.27	2.67	2.00	1.95	2.97	3.00
28.34	33.37	28.46	31.90	29.50	33.92
62.46	62.72	61.88	60.95	63.24	67.20
18.37	18.36	19.31	19.27	19.54	20.30
7.20	6.72	5.86	5.20	5.50	5.92
88.03	87.80	87.05	85.42	88.28	93.42
4.07	4.26	4.41	3.85	3.68	2.70
5.64	6.53	6.34	6.18	6.28	6.47
16.53	16.42	15.33	16.31	15.63	16.67
6.04	6.19	6.80	6.80	7.75	8.40
–	–	–	–	0.77	1.94
32.28	33.40	32.88	33.14	34.11	36.18
7.86	7.62	7.97	7.11	7.28	7.63
4.12	1.90	2.20	2.37	2.50	2.21
23.85	18.41	21.69	21.15	22.90	22.51
1.95	–	2.45	2.95	2.92	2.31
13.32	0.02	11.78	11.90	12.02	10.99
3.82	2.27	3.07	4.71	4.62	5.31
3.61	3.32	2.18	2.61	3.32	3.34
3.38	3.09	3.31	3.51	3.46	3.47
–	–	–	15.18	15.68	15.91
61.91	36.63	54.65	71.49	74.70	73.68
210.56	191.20	203.04	221.95	226.59	237.20
17.44	17.42	17.93	19.70	20.36	20.05
13.22	13.70	15.96	–	–	–
5.57	5.39	6.20	5.61	5.62	5.61
–	–	–	–	–	–
20.29	19.00	19.23	19.92	20.48	19.26
56.52	55.51	59.32	45.23	46.46	44.92
267.08	246.71	262.36	267.18	273.05	282.12

CITY OF APPLE VALLEY

Operating Indicators by Function
Last Ten Years

Function/Program	Fiscal Year 2015	2016	2017	2018
General government				
Elections	N/A	2	N/A	2
Registered voters	N/A	35,836	N/A	35,544
Number of voters casting votes	N/A	29,853	N/A	27,170
Number of absentee ballots received	N/A	8,692	N/A	7,759
Percentage of absentee ballots to total votes	N/A	29.1%	N/A	28.6%
Voter participation (registered) (elections are held every other year)	N/A	83.30%	N/A	76.44%
Public safety				
Police				
Crimes – Part I/Group A	1,207	1,232	1,237	1,039
Crimes – Part II/Group B	1,833	1,936	1,993	1,939
Total arrests	969	1,234	1,206	1,198
DWI arrests	120	87	176	224
Traffic citations issued	4,246	5,441	4,471	4,831
Total calls for service	35,510	39,548	40,079	40,864
Fire				
Calls for service	1,397	1,622	1,787	2,074
Medical	668	812	1,097	1,363
Fire	729	810	690	711
Fire call responses times under 5 minutes	43%	38%	43%	44%
Fire call responses times 5–10 minutes	48%	51%	48%	49%
Fire call responses times over 10 minutes	9%	11%	9%	7%
Public works				
Building permits issued	1,785	1,883	1,902	1,750
Permits issued for new dwelling units	115	140	167	65
Commercial building permits issued	197	98	184	99
Plumbing permits issued	1,334	1,560	1,620	1,572
Heating permits issued	951	1,076	1,170	1,043
Building inspections	10,543	10,702	11,794	12,406
Streets maintained (lane miles)	416	418	418	418
Cul-de-sacs maintained	324	325	325	325
Snow/ice events	29	29	32	34
Signs replaced	451	354	402	425
Boulevard trees trimmed	1,250	939	1,565	1,063
Fleet division vehicle work orders	1,486	2,138	1,507	1,122
Diseased elm and oak trees mitigated	322	326	444	289
Lakes and ponds monitored with water quality samples	18	18	18	18
Sump catch basins cleaned	983	1,106	1,282	873
Sewage pumped (billion gallons)	1.2	1.1	1.1	1.1
Miles of sanitary sewer cleaned	54.0	62.0	47.0	38.0
Sanitary lift station inspections	1,716	1,716	1,716	1,716
Water produced (billion gallons)	2.0	2.0	2.0	2.0
Water samples taken	1,098	1,098	1,098	1,098
Fire hydrants maintained	2,466	2,484	2,489	2,494
Pressure stations inspected	13	13	13	13
Air relief manholes inspected	16	16	16	16
Hydrant flushing (minutes)	24,916	26,687	24,688	25,005
Water breaks repaired	16	8	10	8
Burial sites sold	69	75	108	62
Burials	50	46	58	58

N/A – Not Available

Source: Various city departments

Table 17

2019	2020	2021	2022	2023	2024
N/A	3	N/A	2	1	3
N/A	38,989	N/A	36,811	35,649	36,633
N/A	33,904	N/A	25,209	8,809	32,486
N/A	22,381	N/A	7,476	1,431	16,256
N/A	66.0%	N/A	29.7%	16.2%	45.0%
N/A	86.96%	N/A	68.50%	24.70%	83.00%
1,130	1,004	2,515	2,036	2,103	1,901
1,594	1,460	1,059	1,119	1,056	931
1,152	521	521	675	815	679
216	71	84	82	126	127
4,482	2,081	3,157	2,247	2,532	3,912
41,752	34,524	36,389	37,319	40,843	38,408
2,148	2,094	2,307	2,372	2,357	2,448
1,388	1,441	1,572	1,598	1,581	1,501
760	653	735	774	776	947
43%	42%	42%	40%	40%	42%
47%	51%	51%	53%	53%	52%
10%	7%	7%	7%	7%	6%
2,207	2,054	2,490	3,694	2,461	1,966
27	5	3	4	10	40
102	82	183	130	114	113
1,453	1,304	1,479	1,426	1,143	1,497
966	833	932	986	888	972
7,825	6,741	8,229	10,786	10,763	9,829
423	418	419	419	419	419
325	325	325	339	339	339
30	39	30	48	15	16
412	409	195	200	303	344
1,566	2,036	1,681	2,074	894	2,143
2,640	955	877	852	764	883
368	194	178	59	23	12
9	9	9	9	9	9
1,181	1,378	1,113	1,147	1,355	1,278
1.1	1.1	1.2	1.1	1.1	1.1
47.2	50.9	43.8	40.4	41.0	60.0
1,716	1,716	1,716	1,716	1,716	1,716
1.9	2.1	2.1	2.0	2.1	2.1
1,098	1,098	1,098	1,098	1,098	1,098
2,556	2,565	2,574	2,618	2,623	2,624
15	15	15	13	13	13
12	12	12	16	16	19
18,431	18,787	12,115	29,149	26,246	25,965
10	5	11	8	6	11
85	156	168	143	119	115
67	67	71	76	59	87

CITY OF APPLE VALLEY

Capital Assets Statistics by Function/Program
Last Ten Years

Function/Program	Fiscal Year 2015	2016	2017	2018
Public safety				
Police				
Stations	1	1	1	1
Marked squad units	24	24	25	25
Fire				
Stations	3	3	3	3
Fire engine trucks	5	5	5	5
Fire ladder trucks	2	2	2	2
Fire brush/rescue trucks	1	1	1	1
Public works				
City-owned lights	271	302	308	310
Dakota Electric Association-owned	3,167	3,303	3,112	3,115
Xcel owned lights	301	343	343	343
Streets (centerline miles)	177	179	180	180
Cul-de-sacs	324	325	325	325
Roundabouts	4	4	4	4
Trees (number of boulevard trees)	9,175	9,100	8,800	8,400
Parks				
Parks	50	50	50	51
Total park acreage	879	879	879	888
Trails – street side trails (miles)	65	75	78	78
Athletic complexes	5	5	5	5
Golf course	1	1	1	1
Community centers	2	2	2	2
Senior center	1	1	1	1
Pools/aquatic centers	2	2	2	2
Ice arenas	2	2	2	2
Water				
Number of connections	15,874	16,024	16,226	16,342
Miles of water mains and laterals	248	250	266	287
Wells	19	20	20	20
Water valves	3,836	3,872	3,886	3,917
Fire hydrants	2,466	2,484	2,489	2,494
Water reservoirs	5	5	5	5
Reservoir capacity (millions of gallons)	13	13	13	13
Sanitary sewer				
Number of connections	15,422	15,563	15,764	15,877
Miles of sanitary sewer mains and laterals	204	204	212	223
Sanitary lift stations	9	9	9	9
Sanitary manholes	5,538	5,587	5,596	5,603
Storm sewer				
Lift stations	12	12	12	12
Miles of storm sewers	170	173	196	196

Source: Various city departments

Table 18

2019	2020	2021	2022	2023	2024
1	1	1	1	1	1
22	22	22	22	22	23
3	3	3	3	3	3
4	4	4	4	4	4
2	2	2	2	2	2
1	1	1	1	1	1
315	315	315	315	321	321
3,224	3,244	3,252	3,272	3,288	3,290
343	370	370	27	27	27
183	184	184	184	196	184
325	325	325	339	339	339
4	4	4	5	5	5
8,329	8,429	8,029	8,099	7,286	7,297
51	51	51	51	51	51
888	888	888	888	888	888
79	80	80	80	80	80
5	5	5	5	5	5
1	1	1	1	1	1
2	2	2	2	2	2
1	1	1	1	1	1
2	2	2	2	2	2
2	2	2	2	2	2
16,409	16,431	16,466	16,537	16,602	16,649
287	269	250	292	276	276
20	20	20	20	20	20
5,103	4,352	4,546	4,552	4,611	4,622
2,556	2,565	2,574	2,591	2,623	2,624
5	5	5	5	5	5
13	13	13	13	13	13
15,935	15,938	15,983	16,040	16,105	16,145
223	215	199	220	215	215
9	9	9	9	9	9
5,700	5,723	5,744	5,769	5,804	5,805
12	12	12	12	12	12
216	190	191	217	223	196

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Management Report

for

City of Apple Valley, Minnesota

December 31, 2024

LB | CARLSON

Certified Public Accountants Business Consultants

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LB | CARLSON

To the City Council and Management
City of Apple Valley, Minnesota

We have prepared this management report in conjunction with our audit of the City of Apple Valley, Minnesota's (the City) financial statements for the year ended December 31, 2024. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- Enterprise Funds Overview
- Government-Wide Financial Statements
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND *GOVERNMENT AUDITING STANDARDS*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2024. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2024:

- We have issued unmodified opinions on the City's basic financial statements.
- We reported no deficiencies in the City's internal control over financial reporting that we considered to be material weaknesses.
- The results of our testing disclosed no instances of noncompliance required to be reported under *Government Auditing Standards.*
- We reported no findings based on our testing of the City's compliance with Minnesota laws and regulations.

ALTERNATIVE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS (CSLFRF) COMPLIANCE EXAMINATION ENGAGEMENT

- We examined the City's compliance with the compliance requirements "activities allowed or unallowed" and "allowable cost/cost principles" (the specified requirements) as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving CSLFRF." In our opinion, the City complied, in all material respects, with the specified requirements referenced above during the year ended December 31, 2024.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2024.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Depreciation/Amortization** – Management's estimates of depreciation/amortization expense are based on the estimated useful lives of the assets.

- **Other Post-Employment Benefits (OPEB) and Pension Liabilities** – The City has recorded liabilities and activity for OPEB and pension benefits. These obligations are calculated using actuarial methodologies described in Governmental Accounting Standards Board Statement Nos. 68 and 75. These actuarial calculations include significant assumptions, including projected changes, healthcare insurance costs, investment returns, retirement ages, proportionate share, and employee turnover.

- **Compensated Absences** – Management's estimate is based on current rates of pay, unused compensated absence balances, and the likelihood compensated absences will be paid out over the course of employment or at termination.

- **Self-Insurance Reserves** – Management's estimates of self-insurance reserves are based on the estimated liability for incurred, but not reported claims.

- **Land Held for Resale** – Management's estimates of these assets are based on the lower of cost or acquisition value.

We evaluated the key factors and assumptions used by management to develop these accounting estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to OPEB and pension benefits are particularly sensitive, due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole, except for the prior period error correction discussed previously. Prior year comparative amounts included throughout this management report have been restated to reflect this correction.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated June 23, 2025.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the pension and OPEB-related required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information, as described in the table of contents, which accompanies the financial statements, but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

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GOVERNMENTAL FUNDS OVERVIEW

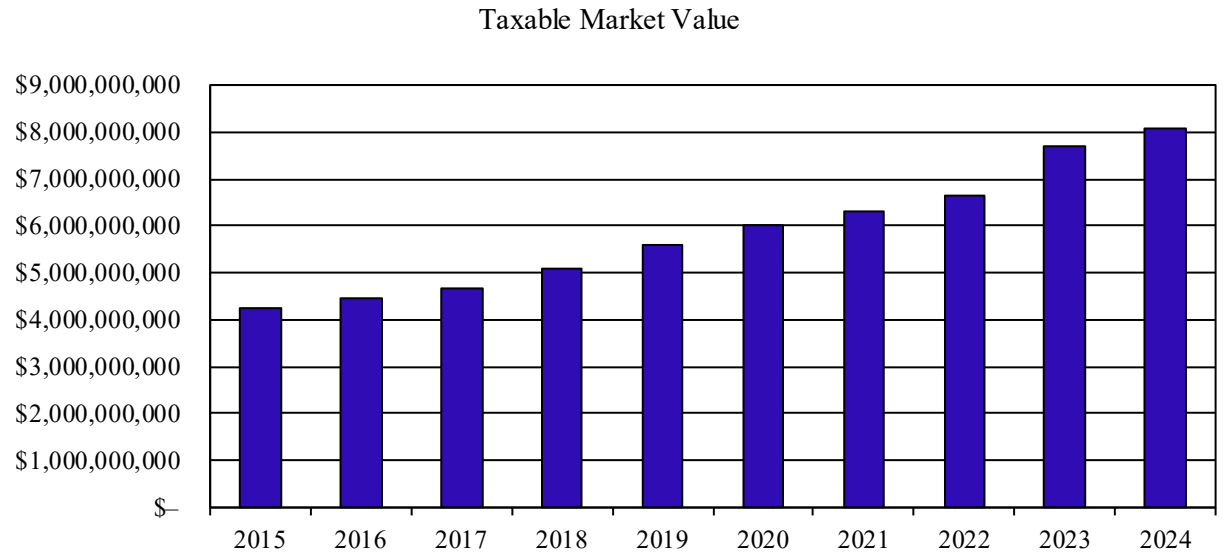
This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital projects funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance and the sufficiency of each governmental fund's current assets to finance its current liabilities.

PROPERTY TAXES

Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2022 fiscal year (the most recent comparative state-wide data available), local ad valorem property tax levies provided 44.1 percent of the total governmental fund revenues for cities over 2,500 in population, and 35.2 percent for cities under 2,500 in population. Total property taxes levied by all Minnesota cities for taxes payable in 2024 increased 7.5 percent compared to the prior year, and 7.7 percent for taxes payable in 2025.

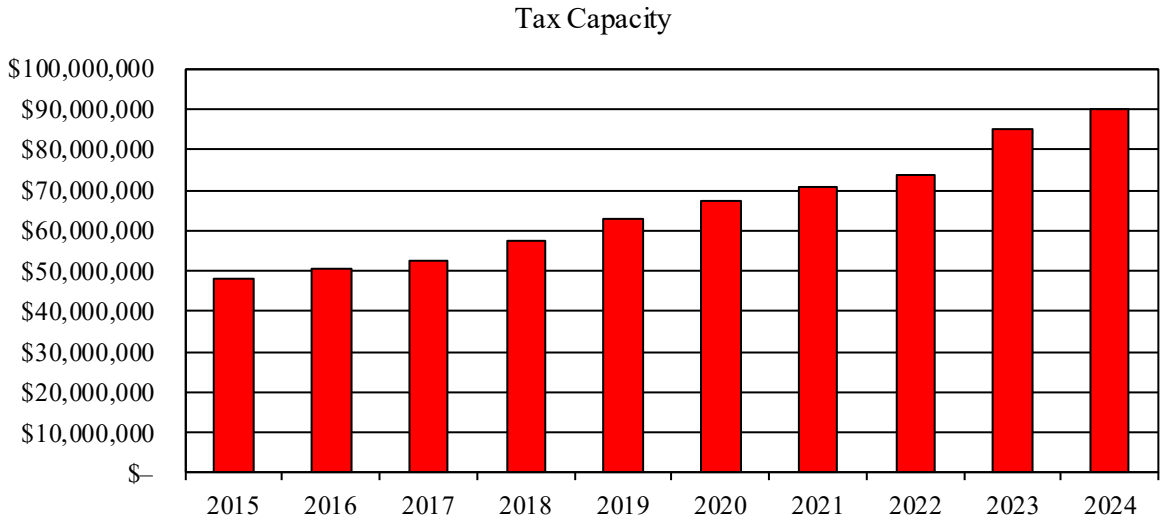
The total tax capacity value of property in Minnesota cities increased about 8.4 percent for the 2024 levy year. The tax capacity values used for levying property taxes are based on the assessed market values for the previous fiscal year (e.g., tax capacity values for taxes levied in 2024 were based on assessed market values as of January 1, 2023), so the trend of change in these tax capacity values lags somewhat behind the housing market and economy in general.

The City's taxable market value increased 16.1 percent for taxes payable in 2023 and 4.8 percent for taxes payable in 2024. The following graph shows the City's changes in taxable market value over the past 10 years:



Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity increased 15.2 percent and 5.5 percent for taxes payable in 2023 and 2024, respectively.

The following graph shows the City's change in tax capacities over the past 10 years:



The following table presents the average tax rates applied to city residents for each of the last three levy years:

Rates Expressed as a Percentage of Net Tax Capacity

	City of Apple Valley		
	2022	2023	2024
Average tax rate			
City	38.2	35.3	36.8
County	21.6	18.8	18.3
School	20.0	17.9	23.6
Special taxing	3.7	3.2	3.3
Total	83.5	75.2	82.0

Both the City portion of the tax rate and the overall tax rate for residents increased for the 2024 levy year with the largest increase in the school rate.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2024, presented both by fund balance classification and by fund:

Governmental Funds Change in Fund Balance

	Fund Balance as of December 31, 2023	Fund Balance as of December 31, 2024	Change
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 266,808	$ 468,052	$ 201,244
Restricted	25,207,438	37,077,290	11,869,852
Committed	753,061	605,877	(147,184)
Assigned	26,289,905	26,570,055	280,150
Unassigned	20,004,881	20,799,689	794,808
Total governmental funds	$ 72,522,093	$ 85,520,963	$ 12,998,870
Total by fund			
General	$ 24,302,666	$ 25,334,036	$ 1,031,370
American Rescue Plan Act	(51,862)	–	51,862
Closed Bond Issues	8,882,682	8,890,501	7,819
Road Improvements	(1,049,532)	(1,395,729)	(346,197)
Facilities C.I.P. Construction	5,138,470	3,049,516	(2,088,954)
Parks Development	(17,206)	10,943,226	10,960,432
Construction Projects	1,482,763	3,026,255	1,543,492
Future Capital Projects	11,888,037	11,266,349	(621,688)
Nonmajor	21,946,075	24,406,809	2,460,734
Total governmental funds	$ 72,522,093	$ 85,520,963	$ 12,998,870

In total, the fund balances of the City's governmental funds increased by $12,998,870 during the year ended December 31, 2024. Most of the increase is in the Parks Development Fund, the result of debt issued in the current year under the Park Bond Referendum authority. A portion of these proceeds are unspent, which is causing an increase in restricted fund balance.

GOVERNMENTAL FUND REVENUES

The following table presents the per capita revenue of the City's governmental funds for the past three years, along with state-wide averages.

We have included the most recent comparative state-wide averages available from the Office of the State Auditor to provide a benchmark for interpreting the City's data. The amounts received from the typical major sources of governmental fund revenue will naturally vary between cities based on factors such as a city's stage of development, location, size and density of its population, property values, services it provides, and other attributes. It will also differ from year-to-year, due to the effect of inflation and changes in its operation. Also, certain data in these tables may be classified differently than how they appear in the City's financial statements in order to be more comparable to the state-wide information, particularly in separating capital expenditures from current expenditures.

We have designed this section of our management report using per capita data in order to better identify unique or unusual trends and activities of the City. We intend for this type of comparative and trend information to complement, rather than duplicate, information in the MD&A. An inherent difficulty in presenting per capita information is the accuracy of the population count, which for most years is based on estimates.

Governmental Funds Revenue per Capita
With State-Wide Averages by Population Class

	State-Wide	City of Apple Valley		
Year	December 31, 2022	2022	2023	2024
Population	20,000–100,000	55,673	56,252	56,361
Property taxes	$ 584	$ 538	$ 566	$ 613
Tax increments	46	20	10	16
Franchise and other taxes	58	23	26	23
Special assessments	50	20	13	14
Licenses and permits	55	53	41	35
Intergovernmental revenues	223	116	173	101
Charges for services	137	86	93	106
Other	(21)	16	95	98
Total revenue	$ 1,132	$ 872	$ 1,017	$ 1,006

The City generated $56,758,679 of total revenue in its governmental funds in 2024, a decrease of $402,160 (0.7 percent) from the prior year. The City's per capita governmental funds revenue for 2024 was $1,006, a decrease of $11 from the prior year. The largest increase of $47 per capita was in property tax revenues, due to an increase in the tax levy. Intergovernmental revenues were $72 per capita lower than last year, mainly due to additional public safety aid received from the state of Minnesota in the prior year.

GOVERNMENTAL FUND EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources, such as taxes and intergovernmental revenues.

- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented, and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.

- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources, such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The City's expenditures per capita of its governmental funds for the past three years, together with comparative state-wide averages, are presented in the following table:

Governmental Funds Expenditures per Capita
With State-Wide Averages by Population Class

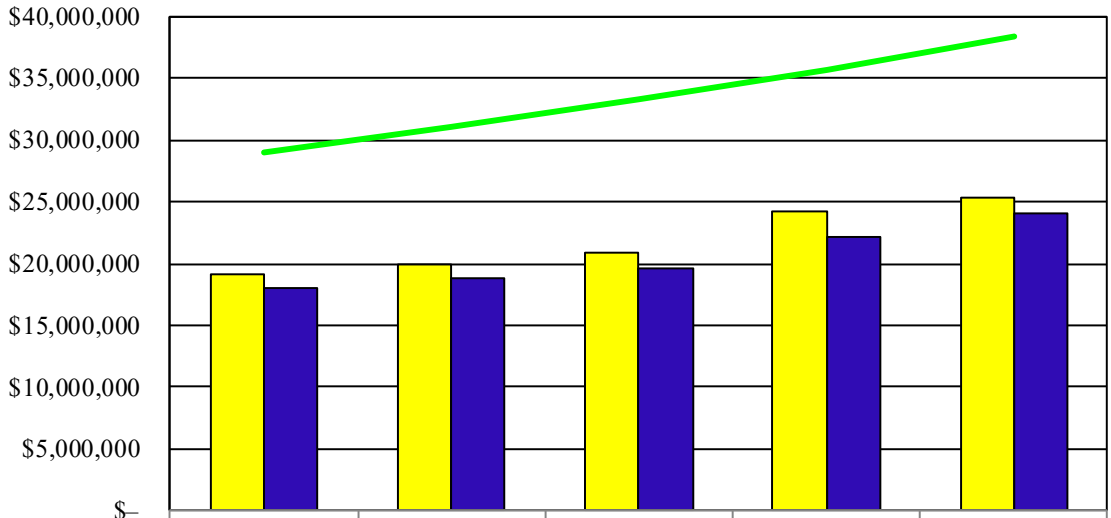
	State-Wide	City of Apple Valley		
Year	December 31, 2022	2022	2023	2024
Population	20,000–100,000	55,673	56,252	56,361
Current				
General government	$ 126	$ 134	$ 142	$ 146
Public safety	347	272	289	317
Street maintenance	120	129	113	122
Parks and recreation	117	143	148	194
All other	92	–	–	–
Total current	802	678	692	779
Capital outlay and construction	346	245	364	494
Debt service				
Principal	117	20	25	28
Interest and fiscal	32	11	13	18
Total debt service	149	31	38	46
Total expenditures	$ 1,297	$ 954	$ 1,094	$ 1,319

Total expenditures in the City's governmental funds for 2024 were $74,388,984, an increase of $12,837,247. The City's per capita governmental funds total expenditures increased $225. Public safety increases were mostly for police personal service-related costs. Parks and recreation increases were mostly related to increased consultation services related to the planning of park referendum projects in the current year. Capital outlay and construction increased $130 per capita, mainly from the increase in parks and facility development projects, which increased $4,962,419 and $7,023,611, respectively.

GENERAL FUND

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, streets and highway maintenance, and parks and recreation. The graph below illustrates the change in the General Fund financial position over the last five years. We have also included a line representing annual expenditures to reflect the change in the size of the General Fund operation over the same period.

General Fund Financial Position
Year Ended December 31,



	2020	2021	2022	2023	2024
Fund Balance	$19,187,963	$19,886,420	$20,811,797	$24,302,666	$25,334,036
Cash Balance	$18,017,356	$18,794,098	$19,563,512	$22,190,877	$24,139,151
Expenditures	$28,959,733	$31,010,828	$33,289,024	$35,626,763	$38,338,888

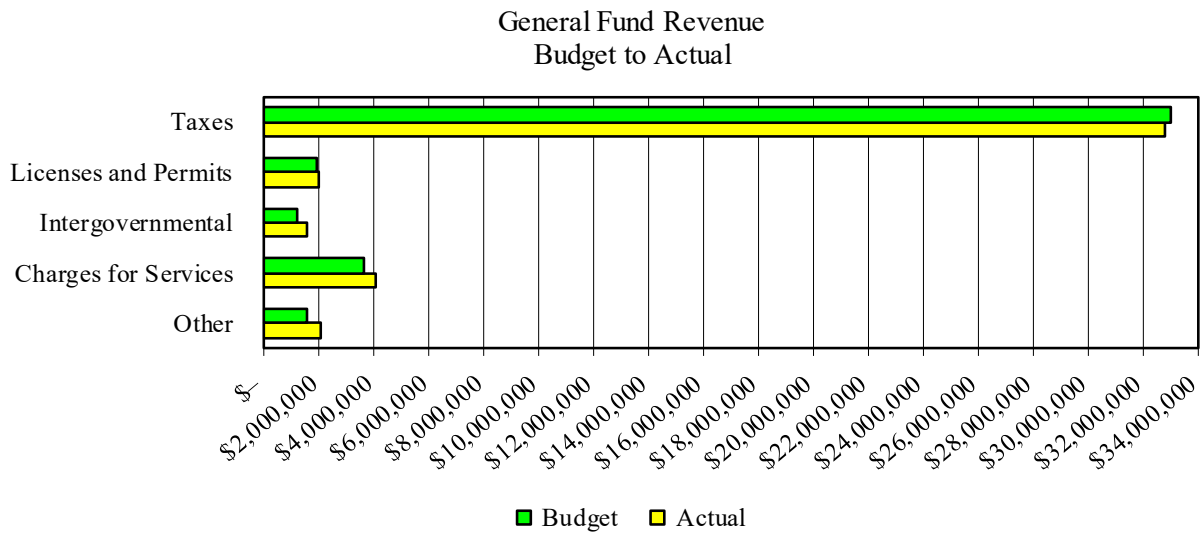
The City's General Fund cash and investments balance at December 31, 2024 was $24,139,151, an increase of $1,948,274 from the prior year. Total fund balance at December 31, 2024 was $25,334,036, an increase of $1,031,370 from the prior year.

As the graph illustrates, the City has generally been able to maintain healthy cash and fund balance levels as the volume of financial activity has grown. This is an important factor because a government, like any organization, requires a certain amount of equity to operate. A healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and is a factor in determining the City's bond rating and resulting interest costs. Maintaining an adequate fund balance has become increasingly important given the fluctuations in state funding for cities in recent years.

A trend that is typical to Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are made fairly evenly during the year, other than the impact of seasonal services, such as snowplowing, street maintenance, and park activities. Cash receipts of the General Fund are quite a different story. Taxes comprise about 77.0 percent of the fund's total annual revenue. Approximately half of these revenues are received by the City in July and the rest in December. Consequently, the City needs to have adequate cash reserves to finance its everyday operations between these payments.

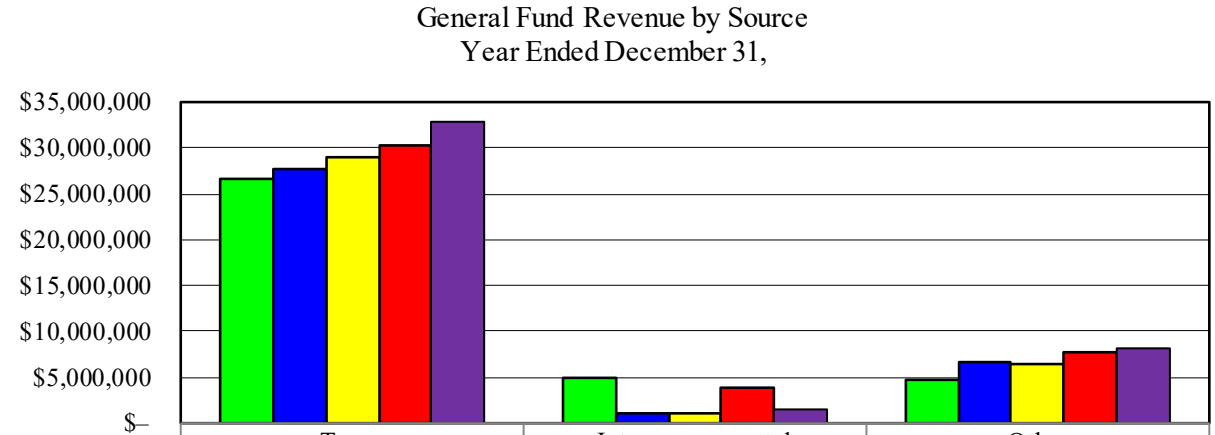
The City Council has formally adopted a fund balance policy that states the City will strive to maintain a minimum unassigned General Fund balance of 50.0 percent of the subsequent year's budgeted expenditures. At December 31, 2024, the unassigned fund balance of the General Fund was 53.6 percent of the subsequent year's budgeted expenditures.

The following graph reflects the City's General Fund revenue sources for 2024 compared to budget:



Total General Fund revenues for 2024 were $1,137,925 over the final budget. Intergovernmental revenues were over budget by $370,072. Charges for services were over budget by $444,274 for engineering charges. Revenue from other sources, as shown above, was $496,999 over budget, which was mainly attributable to higher than anticipated investment earnings of $597,400 on the City's investment portfolio, due to improved market conditions.

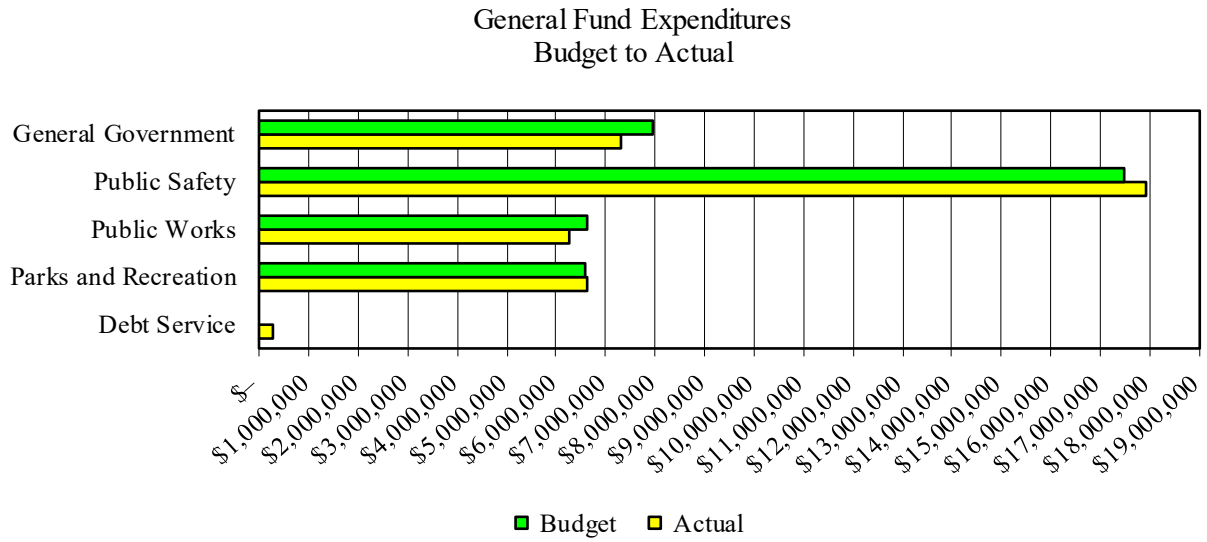
The following graph presents the City's General Fund revenues by source for the last five years:



	Taxes	Intergovernmental	Other
2020	$26,551,478	$5,037,676	$4,806,847
2021	$27,641,204	$1,006,547	$6,600,783
2022	$28,965,949	$1,134,754	$6,482,562
2023	$30,207,386	$3,940,316	$7,812,465
2024	$32,792,065	$1,578,572	$8,164,838

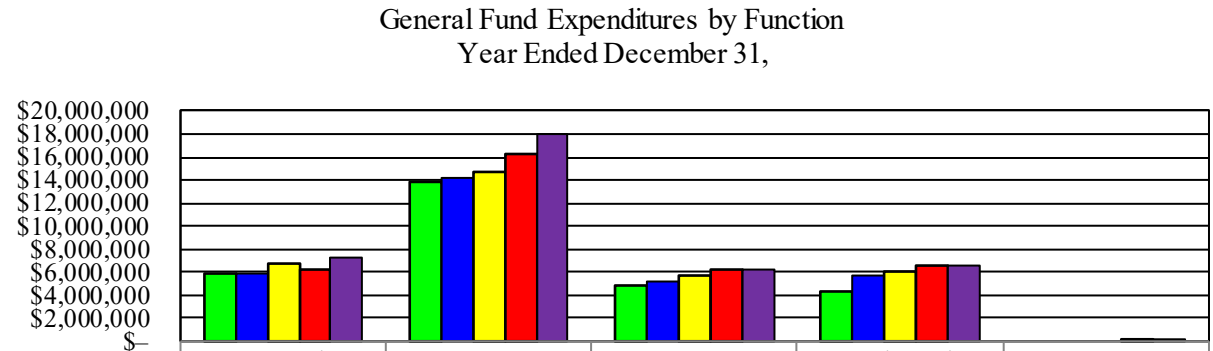
Total General Fund revenues for 2024 were $42,535,475, an increase of $575,308 from the previous year. Taxes increased $2,584,679, due to an increase in the general tax levy. Intergovernmental revenue decreased $2,361,744, primarily due to public safety state aid received in 2023 that was not received in 2024.

The following graph reflects the City's General Fund expenditures compared to budget for 2024:



Total General Fund expenditures for 2024 were $38,338,888, which was $337,772 less than budget. General government expenditures were under budget by $681,152, spread across multiple departments. Public safety was $438,446 higher than budget, mostly in personal services for police protection. Public works was lower than budget by $357,547, spread across multiple departments, with the highest variance in streets.

The following graph presents the City's General Fund expenditures by function for the last five years:



	General Government	Public Safety	Public Works	Parks and Recreation	Debt Service
2020	$5,905,485	$13,822,867	$4,826,893	$4,404,488	$–
2021	$5,945,008	$14,142,295	$5,140,348	$5,783,177	$–
2022	$6,716,079	$14,747,628	$5,700,490	$6,124,827	$–
2023	$6,261,692	$16,195,310	$6,302,143	$6,646,013	$221,605
2024	$7,289,493	$17,921,356	$6,266,223	$6,608,113	$253,703

General Fund expenditures increased by $2,712,125 from the prior year, with increases spread across most functional areas. The largest increase was in public safety totaling $1,726,046, mostly in police personal service-related costs.

ENTERPRISE FUNDS OVERVIEW

The City maintains several enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds, which include the Municipal Liquor, Sports Arena, Water and Sewer, Storm Drainage, Street Light Utility, and Cemetery Funds.

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the year ended December 31, 2024, presented both by classification and by fund:

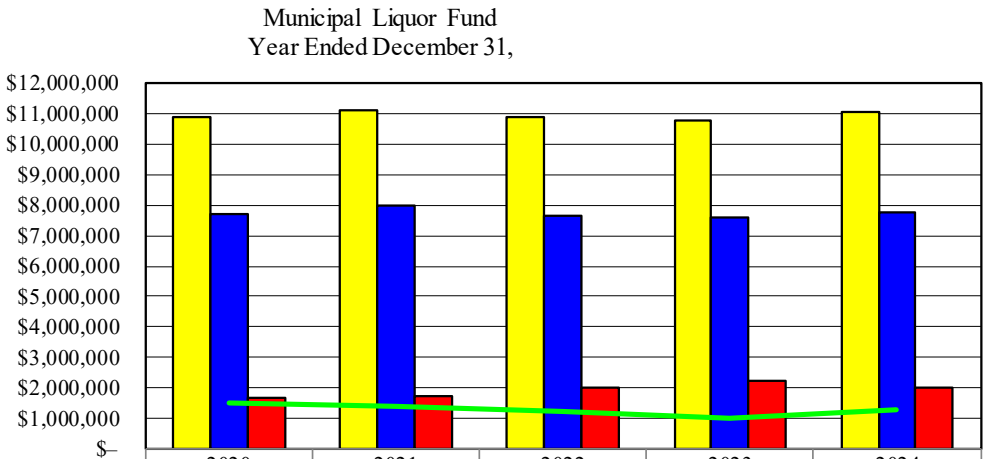
Enterprise Funds Change in Financial Position

	Net Position as of December 31,		
	2023 (Restated)	2024	Change
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 111,728,603	$ 114,973,405	$ 3,244,802
Unrestricted	25,117,754	28,097,874	2,980,120
Total enterprise funds	$ 136,846,357	$ 143,071,279	$ 6,224,922
Total by fund			
Municipal Liquor	$ 5,702,090	$ 5,895,788	$ 193,698
Sports Arena	1,684,680	3,823,843	2,139,163
Water and Sewer	85,741,885	87,680,132	1,938,247
Storm Drainage	40,023,064	41,555,245	1,532,181
Street Light Utility	531,192	723,346	192,154
Cemetery	3,163,446	3,392,925	229,479
Total enterprise funds	$ 136,846,357	$ 143,071,279	$ 6,224,922

In total, the net position in the City's enterprise funds increased by $6,224,922 during the year ended December 31, 2024. The net investment in enterprise capital assets increased $3,244,802, including a capital contribution of $2,313,498 to the Sports Areana Fund resulting from a project funded with the General Obligation Park Referendum Bond proceeds. The increase in unrestricted net position is mainly from positive operating results in the current year.

MUNICIPAL LIQUOR FUND

The following graph presents five years of operating results for the Municipal Liquor Fund:



	2020	2021	2022	2023	2024
Sales	$10,878,589	$11,128,773	$10,882,866	$10,782,386	$11,087,409
Cost of Sales	$7,726,224	$7,993,503	$7,630,825	$7,583,789	$7,766,504
Operating Expenses (Excluding Depreciation/Amortization)	$1,656,776	$1,736,162	$2,026,902	$2,214,327	$2,030,871
Operating Income (Excluding Depreciation/Amortization)	$1,495,589	$1,399,108	$1,225,139	$984,270	$1,290,034

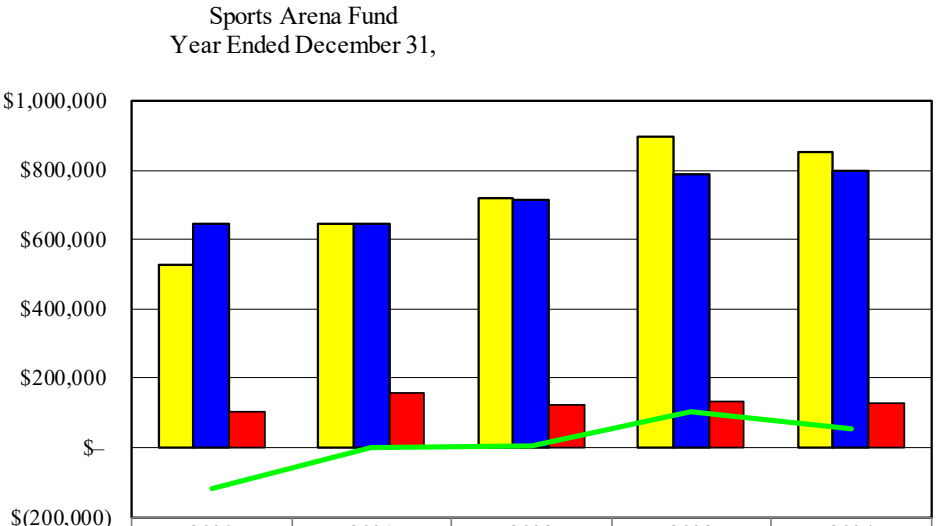
The Municipal Liquor Fund ended 2024 with a net position of $5,895,788, an increase of $193,698 from the prior year. Of this net position, $2,946,615 represents the investment in liquor capital assets, and $2,949,173 is in unrestricted net position.

Liquor sales for 2024 were $11,087,409, which was $305,023 (2.8 percent) higher than the prior year. The Municipal Liquor Fund generated operating income (excluding depreciation/amortization) of $1,290,034 in 2024, or 11.6 percent of gross sales, which is an increase from the 9.1 percent reported in fiscal 2023.

The Municipal Liquor Fund gross profit margin was 30.0 percent in fiscal 2024, slightly more than 29.7 percent in fiscal 2023.

SPORTS ARENA FUND

The following graph presents five years of operating results for the Sports Arena Fund:



	2020	2021	2022	2023	2024
Sales and User Fees	$529,325	$642,781	$720,909	$894,589	$851,563
Operating Expenses (Excluding Depreciation/Amortization)	$647,496	$644,194	$716,392	$789,032	$798,631
Nonoperating Revenue (Expense)	$100,738	$156,243	$121,849	$130,863	$126,685
Operating Income (Loss) (Excluding Depreciation/Amortization)	$(118,171)	$(1,413)	$4,517	$105,557	$52,932

The Sports Arena Fund ended 2024 with a net position of $3,823,843, an increase of $2,139,163 from the prior year, as restated. Of the net position balance, $4,672,636 represents the investment in sports arena capital assets, leaving a deficit ($848,793) of unrestricted net position.

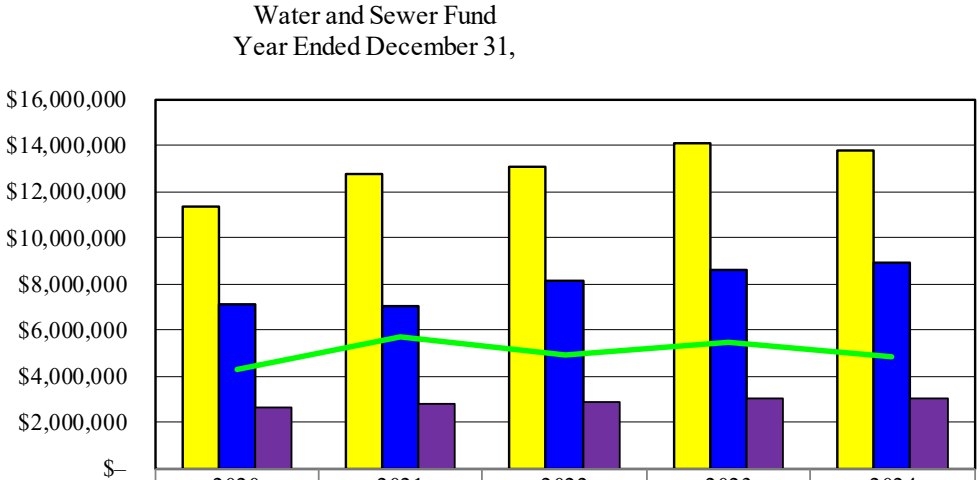
Sports Arena Fund operating revenues for 2024 were $851,563, a decrease of $43,026 from the prior year. Operating expenses, including cost of goods sold and excluding depreciation/amortization, were $798,631, an increase of $9,599 from the prior year. Nonoperating revenue includes an annual property tax levy of $121,000.

The Sports Arena Fund received $2,313,498 in capital contributions from governmental activities capital assets, which is reported in transfers, for improvements to the ice arena which are funded by General Obligation Bonds.

During 2020, this fund had to borrow from other funds to fund capital needs. The interfund borrowing balance is $1,020,006 at December 31, 2024.

WATER AND SEWER FUND

The following graph presents five years of operating results for the Water and Sewer Fund:



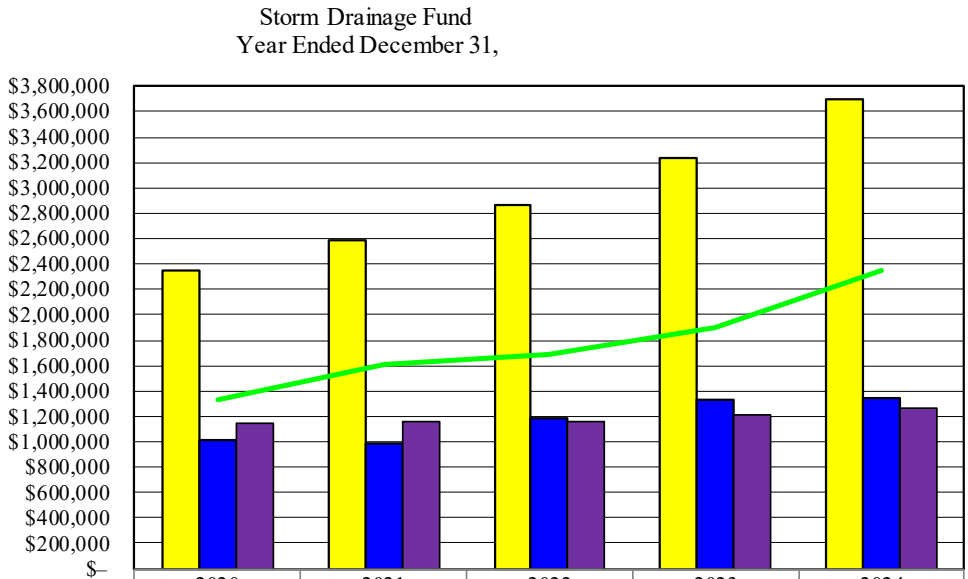
	2020	2021	2022	2023	2024
Operating Revenue	$11,402,252	$12,795,642	$13,063,988	$14,136,582	$13,765,456
Operating Expenses (Excluding Depreciation/Amortization)	$7,137,600	$7,071,089	$8,147,310	$8,630,041	$8,926,146
Depreciation/Amortization	$2,647,713	$2,787,957	$2,904,645	$3,061,005	$3,069,300
Operating Income (Excluding Depreciation/Amortization)	$4,264,652	$5,724,553	$4,916,678	$5,506,541	$4,839,310

The Water and Sewer Fund ended 2024 with a net position of $87,680,132, an increase of $1,938,247 from the prior year. Of this net position, $69,217,534 represents the investment in water and sewer distribution system capital assets, leaving $18,462,598 of unrestricted net position.

Water and Sewer Fund operating revenue was $13,765,456 for 2024, a decrease of $371,126 (2.6 percent) from the prior year, due to lower consumption offset by increased rates. Operating expenses (excluding depreciation/amortization) of $8,926,146 were $296,105 (3.4 percent) higher than last year, mostly in sewer charges.

STORM DRAINAGE FUND

The following graph presents five years of operating results for the Storm Drainage Fund:



	2020	2021	2022	2023	2024
Operating Revenue	$2,346,263	$2,584,937	$2,863,316	$3,232,972	$3,694,576
Operating Expenses (Excluding Depreciation/Amortization)	$1,017,614	$982,447	$1,181,951	$1,332,485	$1,343,040
Depreciation/Amortization	$1,148,799	$1,156,846	$1,160,960	$1,214,272	$1,259,298
Operating Income (Excluding Depreciation/Amortization)	$1,328,649	$1,602,490	$1,681,365	$1,900,487	$2,351,536

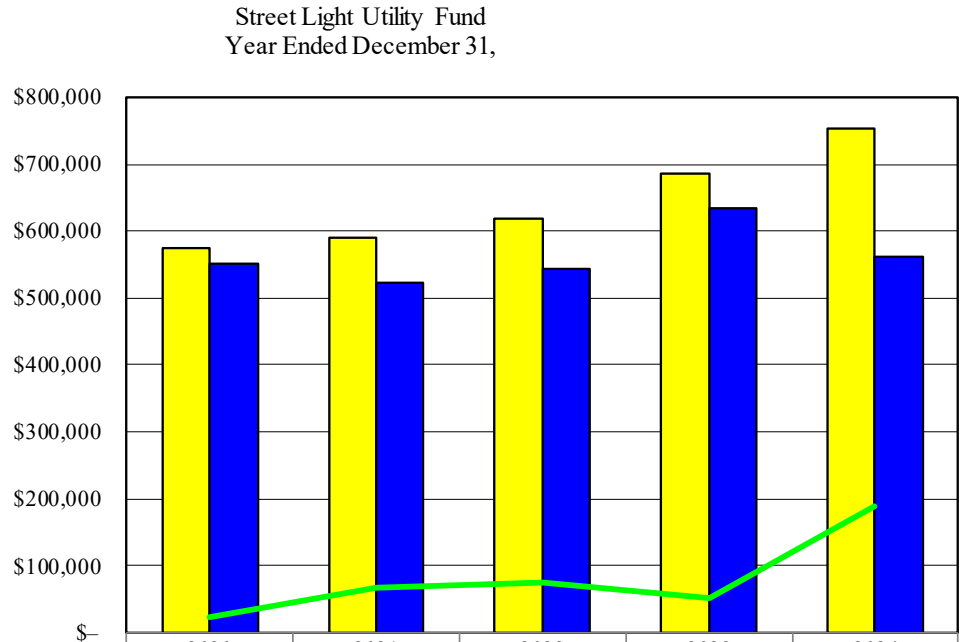
The Storm Drainage Fund ended 2024 with a net position of $41,555,245, an increase of $1,532,181 from the prior year. Of this, $35,747,624 represents the investment in storm drainage capital assets and $5,807,621 of unrestricted net position.

Storm Drainage Fund operating revenues for 2024 were $3,694,576, which was an increase of $461,604 (14.3 percent) from the prior year, due to increased rates.

Operating expenses (excluding depreciation/amortization) for 2024 were $1,343,040, which was $10,555 higher than the prior year.

STREET LIGHT UTILITY FUND

The following graph presents five years of operating results for the Street Light Utility Fund:



	2020	2021	2022	2023	2024
Operating Revenue	$574,731	$590,897	$618,160	$685,833	$751,833
Operating Expenses (Excluding Depreciation/Amortization)	$550,641	$522,752	$544,161	$634,174	$562,795
Operating Income (Excluding Depreciation/Amortization)	$24,090	$68,145	$73,999	$51,659	$189,038

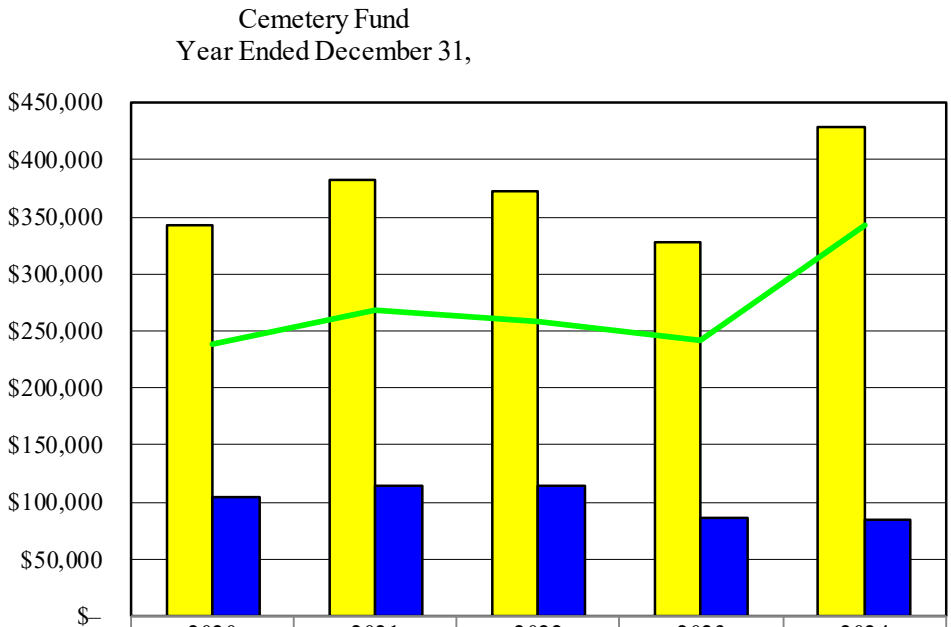
The Street Light Utility Fund ended 2024 with a net position of $723,346, an increase of $192,154 from the prior year. Of this, ($8,718) represents the investment in storm drainage capital assets and $732,064 of unrestricted net position.

Street Light Utility Fund operating revenues for 2024 were $751,833, an increase of $66,000 from the prior year.

Operating expenses (excluding depreciation/amortization) for 2024 were $562,795, a decrease of $71,379 from the prior year.

CEMETERY FUND

The following graph presents five years of operating results for the Cemetery Fund:



	2020	2021	2022	2023	2024
Operating Revenue	$342,102	$382,162	$372,553	$328,023	$428,660
Operating Expenses (Excluding Depreciation/Amortization)	$104,411	$113,825	$114,800	$85,958	$85,375
Operating Income (Excluding Depreciation/Amortization)	$237,691	$268,337	$257,753	$242,065	$343,285

The Cemetery Fund ended 2024 with a net position of $3,392,925, an increase of $229,479 from the prior year. Of the net position balance, $2,397,714 represents investments in cemetery capital assets, leaving $995,211 of unrestricted net position.

Cemetery Fund operating revenues for 2024 were $428,660, an increase of $100,637 from the prior year, due to increased activity. Operating expenses (excluding depreciation/amortization) for 2024 were $85,375, a decrease of $583 from the prior year.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what the City owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of the City's net position as of December 31, 2024 and 2023, for governmental activities and business-type activities:

	As of December 31,		
	2023 (Restated)	2024	Change
Net position			
Governmental activities			
Net investment in capital assets	$ 119,581,864	$ 126,816,100	$ 7,234,236
Restricted	24,923,802	26,087,081	1,163,279
Unrestricted	38,994,273	38,722,155	(272,118)
Total governmental activities	183,499,939	191,625,336	8,125,397
Business-type activities			
Net investment in capital assets	111,728,603	114,973,405	3,244,802
Unrestricted	24,833,745	27,809,128	2,975,383
Total business-type activities	136,562,348	142,782,533	6,220,185
Total net position	$ 320,062,287	$ 334,407,869	$ 14,345,582

The City's total net position at December 31, 2024 was $14,345,582 greater than the previous year-end. Net position in the governmental activities increased $8,125,397. Capital assets additions financed with grants, a property tax levy, and available internal resources caused the increase in net investment in capital assets.

Business-type activities net position increased $6,220,185, for reasons discussed earlier in this report.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net position. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation/amortization of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2024 and 2023:

	Change in Net Position	
	2023 (Restated)	2024
Net (expense) revenue		
Governmental activities		
General government	$ (5,673,805)	$ (6,611,613)
Public safety	(12,420,896)	(15,350,579)
Public works	(1,326,587)	(2,569,063)
Parks and recreation	(6,466,246)	(6,698,795)
Interest and fiscal charges	(694,490)	(913,196)
Business-type activities		
Municipal liquor	706,466	996,831
Sports arena	(202,941)	(296,300)
Water and sewer	5,014,313	2,082,124
Storm drainage	3,824,210	1,325,722
Street light utility	33,248	174,527
Cemetery	96,588	197,300
Total net (expense) revenue	(17,110,140)	(27,663,042)
General revenues		
Property taxes	32,629,106	35,587,821
Other taxes	147,716	151,661
Franchise taxes	1,229,429	1,136,492
Grants and contributions not restricted to specific programs	125,944	415,111
Other general revenues	18,148	10,957
Investment earnings (net of market value adjustment)	4,730,705	4,312,936
Gain on sale of assets	218,581	393,646
Total general revenues	39,099,629	42,008,624
Change in net position	$ 21,989,489	$ 14,345,582

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and unrestricted grants. It also shows that, for the most part, the City's business-type activities are generating sufficient program revenues (service charges and program-specific grants) to cover expenses.

ACCOUNTING AND AUDITING UPDATES

The following is a summary of Governmental Accounting Standards Board (GASB) standards expected to be implemented in the next few years.

GASB STATEMENT NO. 102, *CERTAIN RISK DISCLOSURES*

The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

This statement defines a *concentration* as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

A government will be required to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, a government must assess whether an event or events associated with a concentration or constraint that could cause the substantial impact to have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information (as outlined in the standard) in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosures should also include any actions taken by the government to mitigate the risk.

The requirements of this statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 103, *FINANCIAL REPORTING MODEL IMPROVEMENTS*

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

This statement defines unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence, and requires governments to display the inflows and outflows related to each unusual or infrequent item separately.

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for operating income (loss) and noncapital subsidies be presented before reporting other nonoperating revenues and expenses.

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in the notes to RSI.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 104, *DISCLOSURE OF CERTAIN CAPITAL ASSETS*

The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets.

This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by GASB Statement No. 34. Lease assets recognized in accordance with Statement No. 87, *Leases,* and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this statement requires intangible assets other than those three types to be disclosed separately by major class.

This statement also requires additional disclosures for capital assets held for sale. A capital asset is considered held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. Capital assets held for sale are required to be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Special Purpose Audit Reports

Year Ended
December 31, 2024

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Certified Public Accountants Business Consultants

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CITY OF APPLE VALLEY
DAKOTA COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2024

Table of Contents

	Page
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*	1–2
Independent Auditor's Report on Minnesota Legal Compliance	3

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the City Council and Management
City of Apple Valley, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Apple Valley, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 23, 2025.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

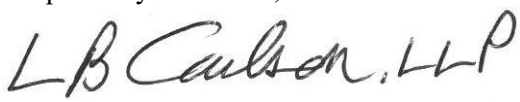
REPORT ON COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,



LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Apple Valley, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Apple Valley, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 23, 2025.

MINNESOTA LEGAL COMPLIANCE

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the contracting – bid laws, depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minnesota Statutes § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

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REPORT ON COMPLIANCE FOR THE U.S. DEPARTMENT OF THE TREASURY CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS (CSLFRF) PROGRAM REQUIREMENTS FOR AN ALTERNATIVE CSLFRF COMPLIANCE EXAMINATION ENGAGEMENT

INDEPENDENT ACCOUNTANT'S REPORT

To the City Council and Management
City of Apple Valley, Minnesota

We have examined the City of Apple Valley, Minnesota's (the City) compliance with the compliance requirements "activities allowed or unallowed" and "allowable cost/cost principles" (the specified requirements) as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State and Local Fiscal Recovery Funds" of the CSLFRF Section of the 2024 Office of Management and Budget *Compliance Supplement* (referred to herein as "Requirements for an Alternative CSLFRF Compliance Examination Engagement") during the year ended December 31, 2024. Management of the City is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants; the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in the "Requirements for an Alternative CSLFRF Compliance Examination Engagement." Those standards and requirements require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, the City complied, in all material respects, with the specified requirements referenced above during the year ended December 31, 2024.

(continued)

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be *significant deficiencies* or *material weaknesses in internal control*; fraud, and noncompliance with provisions of laws, regulations, contracts, or grant agreements that have a material effect on the City's compliance with the specified requirements; and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on the City's compliance with the specified requirements and not for the purpose of expressing an opinion on the internal control over the specified requirements or on compliance and other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this examination report is solely to express an opinion on whether the City complied, in all material respects, with the specified requirements referenced above and on the previous page during the year ended December 31, 2024. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 23, 2025

City of Apple Valley
Popular Annual Financial Report
To The Community

FOR THE YEAR ENDED DECEMBER 31, 2024

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124
952-953-2500
CityofAppleValley.org

Elected Officials:
MAYOR:
Clint Hooppaw

CITY COUNCIL:
John Bergman
Tom Goodwin
Ruth Grendahl
Tom Melander

INSIDE THIS ISSUE:

Introduction	1
Dividing up your Tax Dollar	1
Monthly Bill	2
Tax Cost Comparison	2
General Fund	3
Special Revenue Funds	4
Long-Term Debt	4
Capital Funds	5
Enterprise Funds	5-6
Internal Service Funds	6

Dear Apple Valley Resident, We are pleased to present the City of Apple Valley's Popular Annual Financial Report. This report provides a summary of the City's financial information in a simplified, easy to read format. We trust this report gives you a better understanding on city government and our financial condition.

Information in this report comes from Apple Valley's 2024 Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report was prepared in conformity with Generally Accepted Accounting Principles (GAAP), was audited by MMKR and received an unmodified opinion, which is the best audit opinion possible.

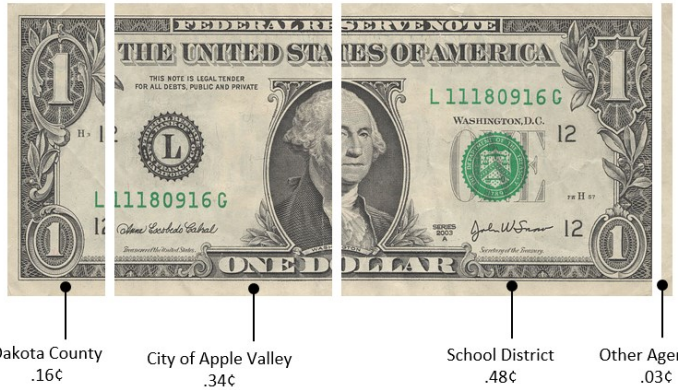
In order for Apple Valley to manage the community finances smoothly, it divides various activities into several different funds. Governmental funds account for tax-supported activities and include:

- **General Fund** activities that provide for *basic operations of the City*, i.e. administration, building maintenance, police & fire, street & park maintenance, recreation activity, community development and planning.

- **Special Revenue Funds** account for activities restricted to *specific purposes* like the City's Economic Development Authority and Valleywood Golf.
- **Debt Service Funds** track revenues and expenses related to *repayment of long-term debt.*
- **Capital Projects Funds** collect revenue from special assessments, state and county aids and allots them toward *construction or major capital expenses*.
- **Proprietary Funds** account for activities that operate as a public enterprise which are paid for by user fees, i.e. water, sanitary sewer, storm sewer, and liquor stores
- **Internal Service Funds** account for the acquisition, operation, and maintenance of governmental facilities and services, which are entirely or predominately self-supported by user charges to the governmental funds.

For a copy of the Annual Comprehensive Financial Report, visit AppleValleyMN.gov or contact the Finance Department at: 952-953-2540

Dividing Up Your Property Tax Dollar



Your tax dollar is divided up into several governmental entities. Apple Valley collects approximately 34 cents of every tax dollar for City services. The remaining portions are divided among Dakota County, the school district, and other agencies. These tax rates are based on a residential home valued at $362,100.

How Tax Dollars Buy City Services

Residents receive a variety of City services for an affordable price. The cost of City services in 2024 for the owner of a single-family home in Apple Valley with an assessor's market value of $362,100 was $113.83 per month. The tax cost per month of $113.83 is the amount left requiring tax support after allocating grants, program fees, lodging taxes and other non-property tax revenue to the appropriate services.

Police $34.56

Parks $17.11

Public Works $18.62

Street Reconstruction $11.08

Fire $8.32

General Gov. $20.06

Quarterly Cost of Utilities

Based on an average usage of 20,000 gallons of water and 15,000 gallons of sewer per quarter, the cost of utilities for a home in Apple Valley was $191.66 in 2024. Apple Valley bills on a quarterly basis. Services include water, sewer, storm water, and street lighting.

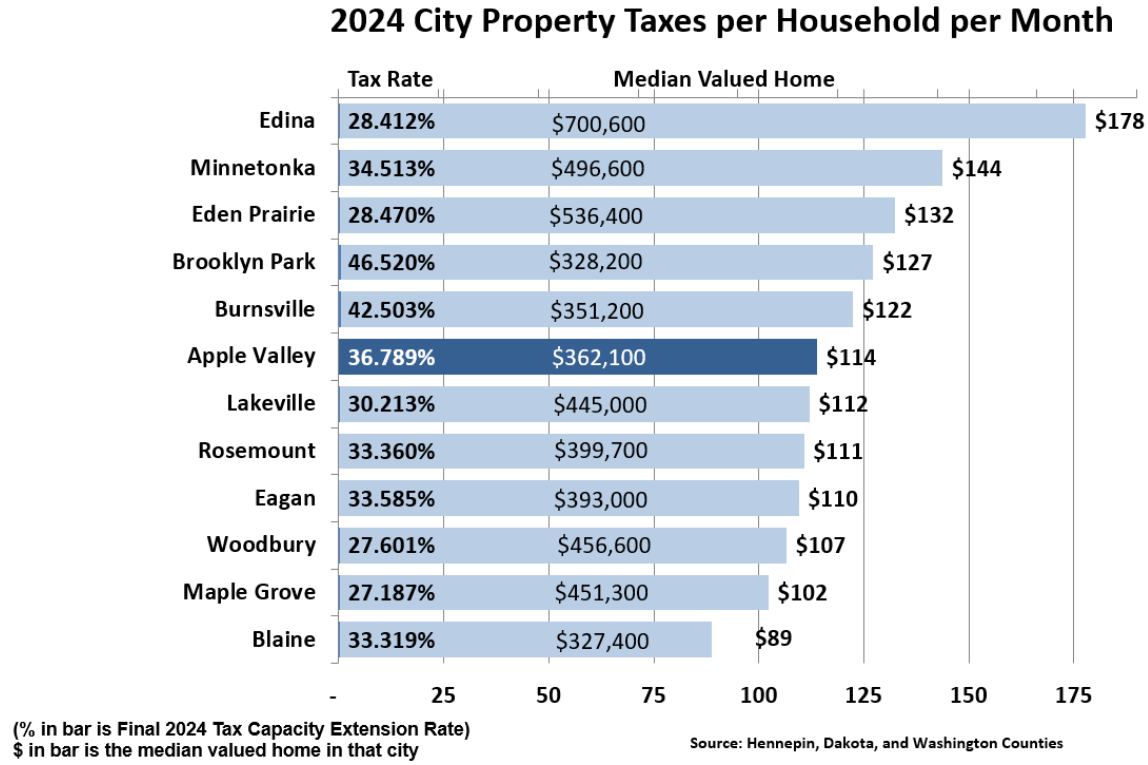
Debt Service $2.88

Insurance $1.20

TOTAL $113.83

Monthly City Property Tax Cost Comparison

Below is a 2024 comparison of monthly city property taxes paid on a median valued home with eleven similar sized communities in the metro area. Using the median home value in each community, we compared the property tax cost per month for each city.

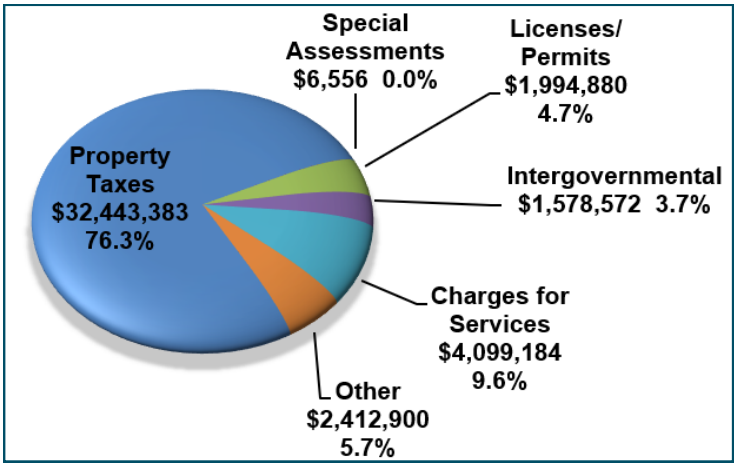


*Apple Valley's tax rate supports road reconstruction projects within the City without the need for special assessments. Other cities routinely levy special assessments against their property owners to support such costs.

General Fund Revenue

The City's General Fund is the largest Governmental fund and also one of the most vital to the City's operation. The General Fund is the primary fund that accounts for everyday general expenditures like street and park maintenance, police protection, and fire protection while at the same time supporting the annual street and utility infrastructure program. Like most funds, the General Fund relies on the inflow of cash, shown as revenues and subsequently the outflow listed as expenditures. The primary revenue for the General Fund is property taxes. Intergovernmental revenues include state or county aids and grants. For the year end of 2024, the City's revenue total was $42,535,475 which was a $575,308 (1.4%) net increase from the previous year. This increase is primarily due to an increase in property taxes (increased $2,629,067) offset by a decrease intergovernmental (decreased $2,361,744) due to public safety aid in 2023 that didn't reoccur in 2024.

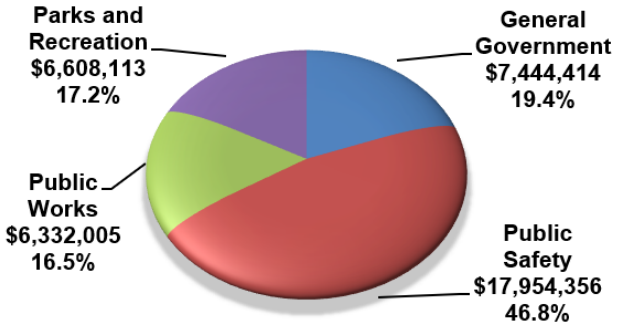
	2023	2024
Property Taxes	$ 29,814,316	$ 32,443,383
Special Assessments	$ 2,369	$ 6,556
Licenses/Permits	$ 2,291,146	$ 1,994,880
Intergovernmental	$ 3,940,316	$ 1,578,572
Charges for Services	$ 3,547,362	$ 4,099,184
Other	$ 2,364,658	$ 2,412,900
Total General Fund Revenues	$ 41,960,167	$ 42,535,475



General Fund Expenditures

The City's total General Fund expenditures for 2024 were $38,338,888 which was $337,772 (0.9%) under the final 2024 budget. Overall, General Fund expenditures increased $2,712,125 (7.6%) primarily due to an increase in personal services costs. The chart below highlights the amount funded to each of the City's functions.

	2023	2024
General Government	$ 6,398,675	$ 7,444,414
Public Safety	$ 16,215,310	$ 17,954,356
Public Works	$ 6,366,765	$ 6,332,005
Parks and Recreation	$ 6,646,013	$ 6,608,113
Total General Fund Expenditures	$ 35,626,763	$ 38,338,888



City Departments

Administration: This department provides the overall direction for the City as determined by the City Council. It is responsible for maintaining City records, issuing licenses, administering Council policies, and overseeing election procedures.

Finance: This department conducts the financial affairs of the City of Apple Valley in accordance with the Government Accounting Standards Board (GASB) and Generally Accepted Accounting Principals (GAAP).

Planning & Community Development: This department is responsible for ensuring that laws, ordinances, and zoning codes are enforced. It is also responsible for Economic Development within the City.

Public Works: This department is responsible for maintaining the City's infrastructure, vehicles, and buildings as well as civil and traffic engineering, inspections, natural resources, and the City cemetery.

Parks & Recreation: This department is responsible for providing recreation activities in the City and maintain the City's parks and trails.

Public Safety: This department is responsible for maintaining the peace and the protection of the community through diligent enforcement of laws and effective response to calls for service.

Special Revenue Funds

Special Revenue Funds are used to account for general government financial resources that are restricted by law or contractual agreement to specific purposes other than debt service or major capital projects. The City of Apple Valley has the following Special Revenue Funds:

- **Cable TV**—This fund accounts for the operating costs of the cable TV functions funded by cable franchise fees.
- **Lodging Tax**—This fund administers the resources from the lodging tax process.
- **Valleywood Golf**—This fund accounts for the revenues and costs of the City's 18-hole, par 71 golf course, including banquet and restaurant activities.

The 2024 activity for these three funds is shown in the accompanying table.

**Please note that ARPA, EDA Operations, Solid Waste Grant, Opioid Settlement, and Police Forfeiture are not recognized in this report, but are included in the Annual Comprehensive Financial Report.*

	Valleywood Golf	Cable TV	Lodging Tax
Revenues	1,896,115	195,722	96,401
Expenditures	1,721,162	369,597	103,598
Other Financing Sources/(Uses)	(156,000)	190,450	-
Net Change in Fund Balance	18,953	16,575	(7,197)
Beginning Fund Balance	464,638	206,343	63,408
Ending Fund Balance	483,591	222,918	56,211

Long-Term Bonded Debt

Apple Valley received a **"AAA"** rating from Standard and Poor's and a **"Aaa"** rating from Moody's. These are the highest possible ratings you can receive. A high bond rating translates into lower future borrowing costs. This rating is based on the City's:

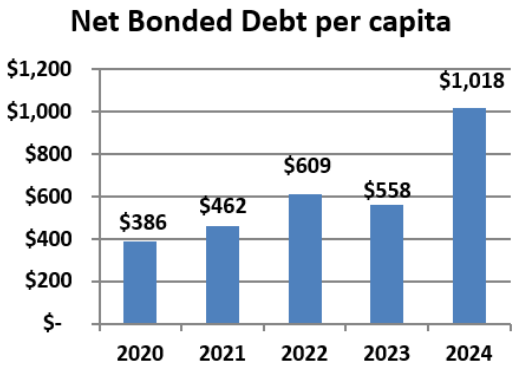
- Moderately-sized tax base with recent improvement in its valuation after a trend decline.
- Sound financial position characterized by healthy reserves.
- Average debt burden with quick principal amortization.
- Favorably located in the Twin Cities metropolitan area.

In 2024, the City issued new debt to cover costs for park improvements. The increase from this new debt, offset slightly by paying down other debts, contributed to the increase in total net bonded debt to $57,362,968 and net debt per capita to $1,018.

Once again the City received the Certificate of Achievement for Excellence in Financial Reporting awarded by the Government Finance Officers Association for the City's Annual Comprehensive Financial Report.

Although the financial numbers in the Annual Comprehensive Financial Report come from an audited source, they are presented in this report in a condensed, unaudited, non-GAAP format.

Year	2020	2021	2022	2023	2024
General Obligation Bonds	10,879,095	16,264,485	23,367,393	22,126,163	49,652,805
G.O. Revenue Bonds	10,988,707	9,961,071	10,932,160	9,799,025	8,632,195
Special Assessment Bonds	249,421	153,100	-	-	-
Total Bonded Debt	**22,117,223**	**26,378,656**	**34,299,553**	**31,925,188**	**58,285,000**
Less: Funds on Hand	(358,735)	(354,320)	(412,778)	(540,153)	(922,032)
Total Net Bonded Debt	**$21,758,488**	**$26,024,336**	**$33,886,775**	**$31,385,035**	**$57,362,968**
Net Bonded Debt per capita	**$386**	**$462**	**$609**	**$558**	**$1,018**
Bond Rating (Moody's)	Aaa	Aaa	Aaa	Aaa	Aaa
Bond Rating (S&P)	AAA	AAA	AAA	AAA	AAA



About this Report

The City of Apple Valley reports financial year-end results in the Annual Comprehensive Financial Report. The Popular Annual Financial Report is an unaudited report that summarizes the most significant data from the 2024 Annual Comprehensive Financial Report, and is consistent with Generally Accepted Accounting Principles. The report reflects the net tax cost by service expenditure, developed by crediting related revenues against appropriate expenditures and allocating local taxes against the remaining balance.

For a complete review of the City's financial position for 2024, consult the 2024 Annual Comprehensive Financial Report available on the City's website at AppleValleyMN.gov, or from the Finance Department at 952-953-2540.

Capital Projects Funds

Road Improvement Fund: This fund accounts for street overlays and reconstruction projects per the City's Pavement Management Plan. The ending balance in this fund for 2024 was negative $1,395,729.

Future Capital Projects Fund: This fund accumulates resources directly from the General Fund. City Council policy calls for amounts in the General Fund that exceed a maximum level to be moved into the Future Capital Projects Fund. Funds are used to pay for any capital improvement costs needed in the future. The ending fund balance in this fund for 2024 was $11,266,349.

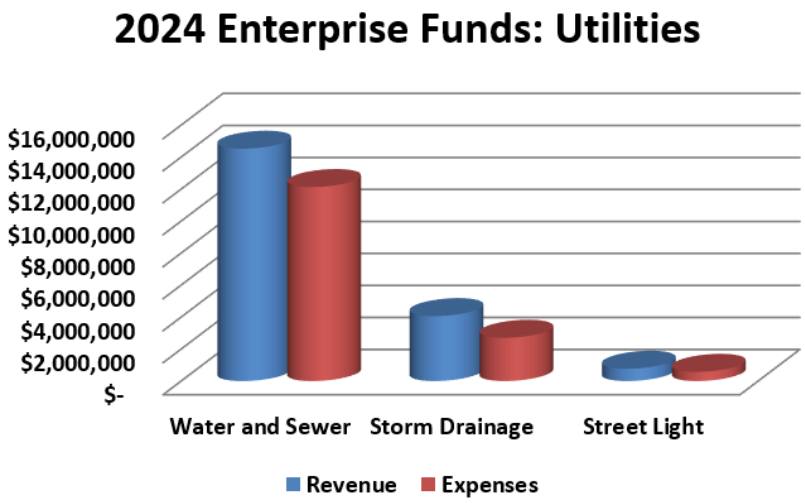
Non-Major Capital Projects Funds: The City has an additional 27, non-major capital project funds that are used to account for various project-related costs. The net ending fund balance in these funds for 2024 was $17,283,535. Please see the 2024 Annual Comprehensive Financial Report for further detail.

Enterprise Funds

The Enterprise Funds account for the City's utilities (water, sewer, storm drainage, and street lights), liquor stores, sports arena, and cemetery, which are all run like businesses in that they rely on fees and charges for revenue to cover expenditures.

Utilities: Water, Sewer, Storm Water, & Street Light

These funds consist of utility services provided to the community by the City such as water & sewer, storm drainage, and street lighting. Revenues from these funds go to support operations, maintenance, and improvements of the City's utilities.



	Water and Sewer	Storm Drainage	Street Light
Revenues	$14,524,510	$4,061,702	$769,460
Expenses	$12,129,081	$2,705,264	$577,306
Quarterly Cost for Avg Home	**$151.22**	**$32.94**	**$7.50**

City Facts

- Population: 56,361
- Per Capita Personal Income $48,875
- High School Graduation Rate 95.5%
- Unemployment Rate 2.1%

Amenities

Home of the MN Zoo

51 parks

80 miles of trails

Valleywood Golf Course

Sports Arena

Aquatic Center

Senior Center

Community Center

History

In the general election of 1968, the residents voted to incorporate the Town of Lebanon as the Village of Apple Valley. A mayor and four councilmembers were elected and took office on January 1, 1969. On January 1, 1974, Apple Valley became a statutory city.

Municipal Liquor

The City owns and operates three municipal liquor stores. Profits from your purchases stay in the City of Apple Valley to help aid in providing funding for police, fire, and public works vehicles, maintaining and improving city parks along with other General Fund services.

Apple Valley Liquor
Giving back to the community

	2024
Operating Revenue	11,087,409
Cost of Goods Sold	7,766,504
Gross Profit Percentage	30.0%
Operating Expenses	2,328,096
Operating Income	992,809

Sports Arena

The Sports Arena offers tennis lessons during the summer and ice skating during the winter.

Hayes Park Arena offers ice time from mid-June to mid-March and indoor turf time from mid-March to mid-June.

	2024
Operating Revenue	851,563
Cost of Goods Sold	-
Operating Expenses	1,152,583
Operating Loss	(301,020)

Internal Service Funds

Internal service funds are an accounting procedure used to accumulate and allocate costs internally among the City's various functions. The City maintains internal service funds for the following services:

	Dental Insurance	Benefits/ Other Insurance	Vehicle Equipment Replacement	Totals for Internal Service Funds
Operating Revenue	249,210	2,465,836	1,692,160	4,407,206
Operating Expenses	235,159	2,517,785	1,591,210	4,344,154
Net Position	444,205	(737,517)	10,560,422	10,267,110

Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

City of Apple Valley
Minnesota

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

ITEM: 4.E.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Receive Apple Valley Firefighters Relief Association Certification of 2026 Financial Requirements	
Staff Contact:	**Department / Division:**
Matt Nelson, Fire Chief	Fire

Action Requested:

Receive Apple Valley Firefighters Relief Association Certification of 2026 Financial Requirements

Summary:

As indicated in Resolution 25-1 of the Apple Valley Firefighters Relief Association (AVFRA), the Board of Trustees has certified the Association's 2026 municipal financial requirement. Notice of this obligation is to be received by the City on or before August 1st of each year. The municipal financial requirement was calculated by means of an actuarial valuation study completed by Vanlwaarden. The required tax levy for 2026 is $0.00; however, in keeping with the past practice of matching 90% of the total Minnesota State Fire Aid from two years prior, the amount requested is $419,511.00.

Background:

The AVFRA is a legal entity that receives and manages monies to provide retirement and other benefits to its members (paid-on-call firefighters) and beneficiaries (retired paid-on-call firefighters).

The AVFRA has two major sources of revenue: Minnesota State Fire Aid dollars and property taxes the City of Apple Valley levies each year.

Budget Impact:

The amount requested is included in the proposed 2026 General Fund Operating Budget.

Attachments:

1. Resolution 25-1
2. Resolution 25-1 Exhibit A

APPLE VALLEY FIREFIGHTERS RELIEF ASSOCIATION

7100 West 147th Street Apple Valley, MN. 55124

President - **Michael Murphy** 2026
Treasurer - **Chris Milbrandt** 2025
Secretary - **Joe Homme** 2027

Trustee - **Lowell Olson**
Trustee - **Joel Engel**
Vice President – **Erik Bobadilla**

Statutory Members :
Mayor - **Clint Hooppaw**
Fire Chief - **Matt Nelson**

City Clerk - **Christina Scipioni**

RESOLUTION 25-1

A RESOLUTION CERTIFYING TO THE CITY COUNCIL THE CITY OF APPLE VALLEY THE 2026 FINANCIAL REQUIREMENTS

THE APPLE VALLEY FIREFIGHTERS RELIEF ASSOCIATION (the ASSOCIATION)

WHERE AS, Minnesota Statutes 424A.093 requires the Association to certify its financial requirements annually to the City Council on or before August 1 of each year; and

WHERE AS, Minnesota Statutes 424A.02(3) requires the Association to certify the average amount available funding per firefighter annually to the City Council on or before August 1 of each year; and

WHERE AS, calculations supporting said requirements are attached to this resolution as Exhibit A; and

WHERE AS, the required tax levy of $0, as illustrated in Exhibit A, is a function of the level of benefits approved by the Apple Valley City Council on December 14, 2024, and pursuant to the January 1, 2025, actuarial survey.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Association that, pursuant to Minnesota Statutes 424A.093, and current practice of the City of Apple Valley to match 90% of the State Fire Aid calculation received two years prior, the municipal contribution to the Special Fund of the Association for the year 2026 is $419,511.00 calculated as shown in Exhibit A of this Resolution.

ADOPTED this 11th day of June 2025

Mike Murphy, President

Joseph Homme, Secretary

EXHIBIT A

2026 FIRE RELIEF TAX CERTIFICATION RESOLUTION

Per MS 69.773(5)

	2023 to be paid in 2024	2024 to be paid in 2025	2025 to be paid in 2026
a) Annual Normal Cost	$352,499	$451,406	$523,395
b) Administrative Expenses	$33,394	$36,211	$36,331
c) Amortization Payment	$0	$0	$0
d) Interest to Year End	$0	$0	$0
1. ACTUARIAL REQUIREMENT	$342,654	$313,506	$235,569
2. ESTIMATED FIRE STATE AID	$383,849	$424,185	$466,123
3. SUBTOTAL (1-2) (MIN OBLIGATION)	$0	$0	$0
4. PRELIMINARY TAX LEVY	$0	$0	$0
5. ADJUSTMENTS	$345,464	$381,767	$419,511
6. ACTUAL TAX LEVY*	$345,464	$381,767	$419,511

	2023	2024	2025
BENEFIT LEVEL ($MO / YR)	$47 / $11,000	$47 / $13,000	$47 / $15,000

* As agreed with Council in June 1997, starting with the 1999 contribution, this amount will be equal to Fire State Aid received in the previous year. This practice continued until 2007 when Fire State Aid began to decrease. The city contribution was equal to the minimum required obligation from 2010 through the 2014 contribution. Beginning with the 2016 contribution, the city is again matching the Fire State Aid Amount (excluding Supplemental Fire Aid). Beginning with the 2017 contribution, the Fire State Aid amount includes the Supplemental Fire Aid, and the city has agreed to match 90% of the total amount received two years prior

ITEM: 4.F.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Adopt Resolution of support for funding application to Governor's 2026 Capital Budget for PFAS removal upgrades to Water Treatment Plant	
Staff Contact: Matt Saam, Public Works Director	**Department / Division:** Public Works

Action Requested:

Adopt Resolution of support for funding application to Governor's 2026 Capital Budget for PFAS removal upgrades to Water Treatment Plant

Summary:

The State of Minnesota recently notified cities of the process to have projects considered for inclusion in the upcoming Governor's bonding recommendations for 2026. The process includes an online funding application through the Minnesota Management and Budget (MMB) office. City staff believe the future PFAS upgrades to the Water Treatment Plant Project would be an excellent project to submit for state bonding consideration. One of the requirements to be considered for State funding is a resolution of support from the local governing body.

Background:

One of the Council approved goals for Public Works in 2025 was to pursue funding for the future Water Treatment Plant upgrades. This action is consistent with that goal.

Budget Impact:

The maximum funding amount from the State for this process is 50%. Given the total estimated project cost of $100M, staff submitted a bonding request with this application for $40M, which is less than the maximum.

Attachments:

1. Resolution Supporting Application

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION OF SUPPORT FOR A FUNDING APPLICATION TO THE GOVERNOR'S 2026 CAPITAL BUDGET FOR PFAS REMOVAL UPGRADES TO WATER TREATMENT PLANT PROJECT

WHEREAS, the City's draft Capital Improvements Program (CIP) identifies the PFAS Removal Upgrades to the Water Treatment Plant Project for proposed infrastructure improvement beginning in 2028; and

WHEREAS, on May 22, 2025 the City Council received the Feasibility Study for PFAS Removal Project; and

WHEREAS, a City Council approved goal for Public Works in 2025 is to pursue funding for future Water Treatment Plant upgrades.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that:

1. Support for a funding application in the amount of $40 Million Dollars to the Governor's 2026 Capital Budget process for the PFAS Removal Upgrades to the Water Treatment Plant Project is approved.

ADOPTED this 10th day of July 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

ITEM: 4.G.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Accept resignation from Cemetery Advisory Committee Member Timothy Anderson and authorize recruitment of a committee member	
Staff Contact:	**Department / Division:**
Christina Scipioni, City Clerk	Administration/City Clerk's Office

Action Requested:

Accept resignation from Cemetery Advisory Committee Member Timothy Anderson and authorize recruitment of a committee member

Summary:

Cemetery Advisory Committee Member Timothy Anderson has submitted his letter of resignation. The City thanks Mr. Anderson for his thirteen years of service to the City.

Staff is seeking Council authorization to recruit for the vacant position. The proposed recruitment period is July 14 to August 1, 2025. An appointment process would be conducted a future City Council meeting. Advertisements for the position will be posted on the City's website, social media, and the official newspaper.

Background:

The seven-member Cemetery Advisory Committee has the full power and responsibility to investigate the necessity of issues relating to the operation, care, and maintenance of Lebanon Cemetery of Apple Valley. The Cemetery Committee votes on recommendations, which are then sent to the City Council.

Budget Impact:

N/A

Attachments:

1. Letter of Resignation

Timothy W. Anderson

14850 Garrett Ave.
Apple Valley, MN 55124
(952)432-2331

April 15, 2025

To the Lebanon Cemetery Advisory Board and the City of Apple Valley,

I would like to extend my sincere appreciation for the opportunity to serve on the Lebanon Cemetery Advisory Board over the past thirteen years. It has been a privilege to work alongside such dedicated individuals, and I have truly valued the relationships built during my time on the board.

As some of you may know, I sold my funeral home and business at the end of January. My wife and I are now planning to travel and eventually relocate out of state. With these upcoming changes, I believe the time has come for me to formally resign from my position on the board. I am confident this will allow a new member to bring fresh perspective and continued commitment to the work we do.

With that in mind, I would like to respectfully recommend Mr. Jesse Starkson to fill the upcoming vacancy on the Lebanon Cemetery Advisory Board. Mr. Starkson is the new owner of the former Henry W. Anderson Mortuary and brings extensive experience in the funeral service profession. As a local business owner and seasoned industry professional, I believe he would be a valuable asset to the board and its mission.

Thank you once again for the honor of serving alongside you.

Respectfully,
Timothy W. Anderson

ITEM:	4.H.
MEETING DATE:	July 10, 2025
SECTION:	Consent Agenda

Description:
Orchard Place 5th Addition

1. Adopt a Resolution approving amendment to Orchard Place 2nd Addition Reciprocal Easement Agreement
2. Adopt Resolution amending Resolution No. 2025-63 (Preliminary Plat Approval Orchard Place 5th)
3. Adopt Resolution amending Resolution No. 2025-64 (Building Permit Authorization for Skyline Social & Games)
4. Adopt Resolution approving Final Plat and Development Agreements for Orchard Place 5th Addition
5. Accept Trail Easement on Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition
6. Approve Planned Development Agreement with Skyline MN Apple Valley, LLC
7. Approve Planned Development Agreement with Orchard Place Partners, LLC

Staff Contact:	**Department / Division:**
Tim Benetti, Community Development Director Sydnee Stroeing, Associate Planner	Community Development

Action Requested:

1. Adopt a Resolution approving amendment to Orchard Place 2nd Addition Reciprocal Easement Agreement
2. Adopt Resolution amending Resolution No. 2025-63 (Preliminary Plat Approval Orchard Place 5th)
3. Adopt Resolution amending Resolution No. 2025-64 (Building Permit Authorization for Skyline Social & Games)
4. Adopt Resolution approving Final Plat and Development Agreements for Orchard Place 5th Addition
5. Accept Trail Easement on Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition
6. Approve Planned Development Agreement with Skyline MN Apple Valley, LLC
7. Approve Planned Development Agreement with Orchard Place Partners, LLC

Summary:

Amendment to Reciprocal Easement Agreement (REA) (Orchard Place 2nd Addition): Section 16.1 of the REA for Orchard Place 2nd Addition requires City Council consent for updates to the site

plan ("Exhibit D"), and Article 4, Section 4.1. The REA will be amended in the following ways:

- Update Exhibit D with the updated site plan for Orchard Place 5th Addition.
- Change to Section 4.1 and 4.2 to prohibit cross-parking between the Orchard Place Apartments property (Lot 2, Block 1, Orchard Place 5th Addition) all other lots within the REA. Cross-access will still be allowed between common areas.

Amendments to Orchard Place 5th Addition Preliminary Plat Approval and Skyline Social & Games Site Plan/Building Permit Authorization: The property owner and applicant have requested the following changes in the Preliminary Plat Resolution and Skyline Building Permit Authorization Resolution:

1. Rockport, LLC and Skyline MN Apple Valley, LLC have requested that the requirement for a cross-parking agreement between Lot 1, Block 1, Orchard Place 5th Addition (Skyline Social & Games) and Outlot A, be removed from Resolution No. 2025-63 (preliminary plat approval) and Resolution No. 2025-64 (Skyline Building Permit Authorization). The cross-parking agreement was originally required because, based on the Skyline site plan, it was anticipated that any future development of Outlot A would share parking facilities with the Skyline property.
2. Rockport, LLC, and HJ Development, LLP, have requested the requirement for sidewalk installation along the east of Outlot A (English Avenue) be delayed until the future platting and development of the Outlot. Previously, Resolution No. 2025-63 (preliminary plat approval) required sidewalk installation along the entire west side of English Avenue. The amendment would still require sidewalk installed along Lot 1 (Skyline) and Lot 2 and Outlot B (Orchard Place Apartments).
3. Due to the amendment to the sidewalk installation, the City Engineer's memo also needs to be revised to remove requirements of sidewalk pertaining to Outlot A. This amendment would replace the current memo with the revised memo dated July 2, 2025.

Final Plat: HJ Development, LLP, and Rockport, LLC, are requesting final plat approval for the subdivision of Outlot D, Orchard Place 2nd Addition—a 16.22-acre parcel—into two developable lots and two outlots. The proposed subdivision is titled ***Orchard Place 5th Addition*** and is generally located at the northwest corner of 157th Street W. and English Avenue. This site is part of the broader Orchard Place area development, a mixed-use district intended to support commercial, residential, and recreational uses.

The final plat will create the following parcels for development:

Lot 1, Block 1 – Proposed site of *Skyline Social & Games*, an indoor/outdoor recreation facility paired with a Class I restaurant use.

Lot 2, Block 1 – Proposed site of a *135-unit multi-family apartment complex*, contributing to the community's housing goals and mixed-use development objectives.

Planned Development Agreement: The final plat aligns with the preliminary plat and associated rezoning request to change the zoning designation from "RB" (Retail Business) to "PD" (Planned

Development) for Lot 1, Lot 2, and Outlot B of Orchard Place 5th Addition. This rezoning was necessary to accommodate the intended recreational, restaurant, and residential uses within this section of the Orchard Place development area.

The two development lots noted above will now fall under the rules and standards governed by Planned Development Designation No. 1144, which will be created under the acceptance and approval of the Planned Development Agreements between Skyline MN Apple Valley, LLC and City, and Orchard Place Partners, LLC and the City (attached hereto).

Trail Easement: As part of the subdivision approvals, Rockport, LLC has granted a perpetual trail easement to the City across portions of Lot 1, Block 1 and Outlot A. This easement will accommodate a new north-south trail connection, extending from the north line of Lot 1 southward along the western edge of Outlot A, ultimately connecting to a new trailhead area west of the Orchard Place Apartments development.

Development Agreements:

Three separate development agreements have been prepared in connection with the proposed final plat and associated development projects:

1. **Orchard Place 5th Addition Agreement** (Rockport, LLC; Orchard Place Development, LLC; Skyline MN Apple Valley, LLC) – Governs general subdivision improvements.
2. **Skyline Social and Games Agreement** (Rockport, LLC; Skyline MN Apple Valley, LLC) – Establishes obligations for commercial recreation and restaurant development.
3. **Orchard Place Apartments Agreement** (Rockport, LLC; Trident Development, LLC) – Addresses construction of the new 135-unit multi-family housing.

Park dedication is being satisfied in all the agreements either by dedication to the City a parcel for a new east/west trail connector (Outlot B); installation and completion of the new trail head area; new trails, park benches, bike racks and added landscaping. Park dedication will be satisfied with a negotiated cash-in-lieu of payment by some parties, and language specifying a park dedication (cash-in-lieu payment) for the remaining Outlot A, which will be paid when said parcel is developed.

The terms of these three separate development agreements have been approved by all parties.

Background:

At the April 24, 2025, regular meeting, the City Council adopted an Ordinance rezoning the proposed Lot 1 and Lot 2 of Orchard Place 5th Addition from "RB" (Retail Business) to "PD (Planned Development); followed by an approval of a new Planned Development Ordiannce applicable to Lots 1 and 2 only (note: the new Outlot A / Orchard Place 5th will remain "RB" (Retail Business).

These two actions were then followed by the adoption of a resolution approving the Preliminary Plat of Orchard Place 5th Addition.

Upon the conclusion of this action, the Council adopted separate resolutions approving the Site and

Building Plans for the proposed Skyline Social and Games development (Lot 1 / OP 5th Addition), plus the Site and Building Plans for the proposed 135-unit market-rate Orchard Place Apartments development (Lot 2 / OP 5th Addition).

Budget Impact:

N/A

Attachments:

1. Resolution - Amend Easement Agreement
2. Resolution - Amend Preliminary Plat Resolution
3. Revised Engineering Memo
4. Resolution - Amend Skyline Building Permit Resolution
5. Trail Easement
6. Resolution - Final Plat and Development Agreement
7. DA-Orchard Place 5th Addition-Outlot A (signed_07.07.2025)
8. DA- Skyline Social
9. DA - Orchard Place Apartments
10. PD Agreement -- Skyline
11. PD Agreement -- OP Apartments

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-___

A RESOLUTION APPROVING AMENDMENTS TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF CONVENANTS, CONDITIONS AND RESITRICTIONS FOR ORCHARD PLACE 2ND ADDITION, APPLE VALLEY, MINNESOTA

WHEREAS, a Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions ("REA") was made on June 22, 2021, by Rockport, LLC ("Owner"), and Orchard Place 2021, LLC ("Developer") applicable to Orchard Place 2nd Addition, Apple Valley, Dakota County, Minnesota; and

WHEREAS, Orchard Place Access and Utility Exhibit ("Exhibit D") depicts the Driveway Access Easement, Trail Easement, Pond, Public Water Utility, Public Storm Utility, and Magellan Pipeline easement and is referenced and attached to the REA; and

WHEREAS, Article 4, Section 4.1 of the REA sets out the requirements for ingress and egress and parking easement for Orchard Place 2nd Addition; and

WHEREAS, Outlot D, Orchard Place 2nd Addition, is proposed to be subdivided into two lots and two outs by Orchard Place 5th Addition; and

WHEREAS, pursuant to Section 16.1 of the REA, no amendment, release or termination of the terms, rights and obligations set forth in or created by Exhibit D or Article 4, Section 4.1 of the REA shall be effective or may be filed of record unless the City of Apple Valley consents to the amendment, release or termination. Such consent must be evidenced by a resolution duly approved by the City Council or successor body; and

WHEREAS, the Owner and Developer have requested to amend Exhibit D by deleting and replacing with an updated Exhibit D which includes changes to the Trail Easement and Driveway Access Easement due to the Orchard Place 5th Addition subdivision; and

WHEREAS, the Owner and Developer have requested an amendment to exclude Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition from terms of Section 4.1 and Section 4.2 of the REA.

NOW, THEREFORE, BE IT RESOLVED, The City Council of The City of Apple Valley hereby approves the requested amendments to Exhibit D, and the exclusion of Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition from the terms of Section 4.1 and 4.2 of the REA.

ADOPTED this ___th day of _____, 2025.

DRAFT

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

DRAFT

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AMENDING RESOLUTION NO. 2025-63 APPROVING PRELIMINARY PLAT OF ORCHARD PLACE 5TH ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153 of the City Code, the Apple valley Planning Commission held a public hearing on an application for subdivision of land by plat on April 2, 2025; and

WHEREAS, the Planning Commission reviewed the preliminary plat for conformance with the standards of Chapter 153 of the City Code and recommended approval of the subdivision and preliminary plat on April 2, 2025, subject to conditions; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-63 approving the preliminary plat of Orchard Place 5th Addition on April 24, 2025, for a one-year period, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-63, Condition 7 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition

BE IT FURTHER RESOLVED, Resolution No. 2025-63, Condition 9 is removed and replaced to state the following: Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

BE IT FURTHER RESOLVED, Resolution No 2025-63, Condition 15 is amended to revise and replace the City Engineer's memo with the memo dated July 2, 2025.

BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-63 is hereby amended, pursuant to Chapter 153 of the City Code, that said preliminary plat approval is subject to the following conditions, which shall be incorporated into a subdivision agreement to be considered for approval at the time of submission of the request for final plat approval:

1. The plat shall be configured to have two (2) lots and two (2) outlots.
2. Park dedication requirements shall be satisfied in accordance with Section 153.29 of the City Code.

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3. Dedication on the final plat of a ten-foot (10') wide easement for drainage, utility, street, sidewalk, street lights, and tree plantings along the entire perimeter of lots within the plat wherever abutting public road right-of-ways.

4. Dedication on the final plat of a five-foot (5') wide drainage and utility easement along all common lot lines.

5. Dedication of a thirty-foot (30') wide drainage and utility easement along the east property line of the properties.

6. All lots and outlots shall be required to have access for ingress and egress to a public street. Easement(s) necessary to provide access shall be required to be submitted and approved by the City Attorney prior to City Council approval of the final plat.

7. A cross access between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition, shall be executed in a form acceptable to the City Attorney and a copy provided to the City. The Agreement shall be recorded, along with the final plat, with Dakota County Recorder's Office. Recorded documents shall be provided to the City of Apple Valley prior to issuance of a building permit.

8. Installation of municipal sanitary sewer, water, storm sewer, and street improvements as necessary to serve the plat, constructed in accordance with adopted City standards, including the acquisition of any necessary easements outside the boundaries of the plat which are needed to install connections to said necessary improvements. The Developer shall enter into an agreement with the City for payment of the design of said municipal improvements.

9. Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

10. Submission of a final grading plan and lot elevations with erosion control procedures, to be reviewed and approved by the City Engineer. If the site is one (1) or more acres in size, the applicant shall also submit a copy of the of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

11. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays from 8:00 a.m. to 5:00 p.m.

12. The City receives a hold harmless agreement in favor of the City as drafted by the City Attorney and incorporated into the subdivision agreement.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on Lot 1, Block 1, Orchard Place 5th Addition shall be prepared and approved by the City

Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. The final plat shall be recorded with the County prior to the issuance of a building permit.
15. Subject to all conditions noted in the City Engineer's memo dated July 2, 2025.

ADOPTED this ___ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CITY OF Apple Valley

MEMO

Public Works

TO: Sydnee Stroeing, Associate Planner

FROM: Evan Acosta, Assistant City Engineer

DATE: March 27, 2025 (Revised 7/3/2025)

SUBJECT: Orchard Place 5th Addition Preliminary Plat Application materials dated 2/19/2025

Sydnee,

The following are comments regarding the Orchard Place 5th Addition application materials dated February 19, 2025. Please add these as conditions of approval.

General

1. All work and infrastructure within public easements or right of way shall be to City standards.
    - Private installation of public infrastructure requirements may be incorporated into the development agreement for each individual lot and block.
2. Plans should include reference to all used City of Apple Valley standard detail plates. All Standard detail plates should be shown in the details section of the plans.
3. English Ave shall be signed and striped in accordance with the Traffic Study findings, including crosswalks. Additional signing and striping requirements are:
    - FIRE LANE NO PARKING signs shall be installed along English Ave between 155th St W and 157th St W
        - Applicant will coordinate with City Engineer and Fire Marshall for sign placement locations.

Lot 1 Block 1

4. (Future) Lot 1 Block 1 has an active Site Plan/Building Permit Application for Skyline Social and Games. A separate site memo was provided for the site plan materials.

Lot 2 Block 1

5. (Future) Lot 2 Block 1 has an active Site Plan/Building Permit Application for a Multi-Family Apartment project. A separate site memo was provided for the site plan materials.

Outlot A

6. Curb and Gutter along English Ave shall be installed concurrently with adjacent development at Lots 1 or/and 2.

7. The bituminous trail along the west property line shall be installed concurrently with adjacent development at lots 1 or/and 2.
8. Privately installed public improvements shall have a private installation agreement.

Outlot B

1. Outlot B improvements are within the Lot 2 Block 1 Site Plan Building Permit Plans. A separate site memo was provided for the site plan materials.

Traffic

2. The City's Traffic Engineering Consultant has completed an updated traffic analysis for English Avenue, 155th St W, and 157th St W based on the proposed land use. The summary of findings is below:

Trip Generation and Comparison

- The proposed entertainment development in Lot 1 is assumed to be similar in size to the existing Skyline Social & Games located in Hermantown, Minnesota. The proposed development fits the description of Land Use Code 221 – Bowling Alley in the *Institute of Transportation Engineers Trip Generation Manual, 11th Edition*, with 29 lanes.
- Because this land use likely peaks on a Saturday more than a weekday, the Saturday peak time was included. Note, there is potential for larger outdoor volleyball type events to drive peak spikes, however, those are not consistent or known at this time.
- The proposed entertainment development is expected to generate approximately 38 weekday PM peak hour, 70 Saturday midday peak hour, 309 weekday daily trips, and 487 Saturday daily trips.
- Outlot A is assumed to be a restaurant land use. Based on the restaurant adjacent to this development lot, there is an approximate floor area ratio of **10%** for those parcels. We kept this consistent for Outlot A. This leads to an approximate building size of 13,000 SF, which could be one larger restaurant, or 2 smaller restaurants.
- The proposed adjacent restaurant development in Outlot A is expected to generate approximately 117 weekday PM peak hour, 134 Saturday midday peak hour, 1,387 weekday daily trips, and 1,584 Saturday daily trips.
- The total expected number of newly studied development trips between Lot 1 and Outlot A is 155 weekday PM peak hour, 204 Saturday midday peak hour, 1,696 weekday daily trips, and 2,071 Saturday daily trips.
- The proposed Trident Development (apartment) is expected to generate approximately 50 weekday PM peak hour, 43 Saturday midday peak hour, 581 weekday daily trips, and 585 Saturday daily trips.
- The total number of expected site trips for all three proposed developments is 205 weekday PM peak hour, 147 Saturday midday peak hour, 2,277 weekday daily trips, and 2,656 Saturday daily trips.
- 155th Street is expected to be extended westward in the coming years, which will slightly modify the expected trip distribution.
- Estimated trip generation graphics are attached. Figure 1 shows the expected trip generation with the existing roadway network, and Figure 2 shows the expected trip generation with a 155th Street connection between Pilot Knob Road and Flagstaff Avenue.

Land Use - ITE Code	Units/Size	Weekday PM In	Weekday PM Out	Saturday Midday In	Saturday Midday Out	Weekday Daily	Saturday Daily
Lot 1							
Bowling Alley - 221	29 lanes	25	13	27	43	309	487
Outlot A							
High-Turnover (Sit-Down) Restaurant - 932	12,940 SF	71	46	85	49	1,387	1,584
Total New Development Trips		***96***	***59***	***112***	***92***	***1,696***	***2,071***
Trident Development							
Multifamily Housing (Mid-Rise) - 221	128 units	30	20	15	28	581	585
Total Proposed Site Trips		**126**	**79**	**127**	**120**	**2,277**	**2,656**

Site Plan and Geometry Review

- It is recommended to place the multi-use trail crossing on the south leg of the English Avenue and the proposed Outlot A Access/Car Wash entrance intersection. This location is recommended over the intersection to the south as northbound vehicles at that intersection are on a curve, which could create some sight distance issues. In addition to a marked crossing, pedestrian crossing signs should be considered at the crossing as well.
- At the English Avenue/155th Street intersection, it is recommended to stripe a northbound shared through/left-turn lane and a right-turn lane. When 155th Street is connected to Flagstaff Avenue, this turn lane striping will become more necessary.
- It is expected that a 2-lane roadway will have sufficient capacity until it reaches approximately 8,500 vehicles, however, peak hour trends and access density can influence this capacity threshold. The English Avenue corridor may be a good candidate for a 3-lane section (center two-way left-turn lane) if development begins to push volumes over 5,000 to 7,500 vehicles per day. Since daily volumes will be pushing this threshold with the addition of the proposed entertainment and restaurant developments, and turning conflicts may develop between turning movements to/from land uses on both sides of English Avenue, the possibility of striping a 3-lane roadway should be further investigated. Note, the roadway is approximately 36 feet wide, which should allow for 12-foot lanes in each direction and a center left turn lane. The tighter lane sizes will help calm traffic, which is a benefit for the pedestrian crossing.
- A graphic with recommendations for the proposed multi-use trail crossing, striping, and site plan review is attached.

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-___

A RESOLUTION AMENDING RESOLUTION NO. 2025-64 AUTHORIZING ISSUANCE OF A BUILDING PERMIT FOR SKYLINE SOCIAL & GAMES INDOOR COMMERCIAL RECREATION FACILITY, CLASS I RESTAURANT, AND OUTDOOR COMMERCIAL RECREATION FACILITY AND PATIO AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of proposed 46,550 square foot indoor commercial recreation facility with a Class I restaurant and an associated 51,150 square foot outdoor recreation facility and patio has been requested by Skyline MN Apple Valley, LLC, on property legally described as Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota, to be located on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota; and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on April 2, 2025; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-64 authorizing the issuance of a building permit for Skyline Social & Games indoor commercial recreation facility, Class I restaurant, and outdoor commercial recreation facility and patio on Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota, to be located on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota on April 24, 2025, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-64 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-64 is hereby amended, subject to all applicable City Codes and standards, and the following conditions:

1. If the Building Permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.

2. The Planned Development rezoning and PD Ordinance, Planned Development Agreement, and final plat of Orchard Place 5th Addition must be approved and recorded with the County prior to issuance of a building permit.

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3. Construction shall occur in conformance with the site plan dated February 19, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.

4. Construction shall occur in conformance with the landscape plans dated February 19, 2025, (including sodded/seeded public boulevard area up to each street curbline); subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.

5. Construction shall occur in conformance with the elevation plans dated February 18, 2025.

6. Subject to all conditions noted in the City Engineer's memo dated March 27, 2025, and revised on April 17, 2025, on file with the City.

7. Subject to all conditions noted in the Building Official's memo dated February 25, 2025, on file with the City.

8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code. If the proposed roof-line or parapet wall(s) is found to not be a sufficient screen, other code compliant screening shall be installed.

9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.

10. A bike rack shall be installed close to the primary structure which does not impede pedestrian flow along any proposed or future sidewalk.

11. The sidewalk along the north side of the primary structure shall connect to the interior public trail on the west side of property.

12. A cross-access agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition shall be required in a form acceptable to the City Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on the property shall be prepared and approved by the City Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control

DRAFT

Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

15. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.

16. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.

17. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.

18. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

19. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

20. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.

21. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

22. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the indoor commercial recreation facility and restaurant building, and associated outdoor commercial recreation facility and patio and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

DRAFT

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this ___th day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

DRAFT

TRAIL EASEMENT

This Trail Easement is made this _____ day of _____, 2025, between Rockport, LLC, a Minnesota limited liability company (hereinafter referred to as "Landowner"), and the City of Apple Valley, a Minnesota municipal corporation (hereinafter referred to as "City"). (The Landowner and the City are hereinafter referred to as the "Parties").

WHEREAS, the City requires the grant of an easement for trail and sidewalk purposes over the Easement Area described herein as a requirement of the approval of the plat of Orchard Place 5th Addition.

WHEREAS, the Landowner desires to grant to the City a certain easement for trail and sidewalk purposes over the Easement Area described herein, on the terms and conditions contained herein.

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, the Parties hereby agree as follows:

W I T N E S S E T H:

1. Grant of Easement. Landowner does hereby grant and convey unto the City, its successors and assigns, forever, a perpetual non-exclusive easement over, under and across the Easement Area, as such term is defined hereinbelow, for sidewalk and trail purposes, subject to the terms and conditions set forth herein.

2. Easement Area. The Easement Area, as such term is utilized herein shall be defined as:

   A. That part of Lot 1, Block 1, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

      Commencing at the northwest corner of said Lot 1, Block 1; thence on an assumed bearing of North 89 degrees 57 minutes 33 seconds East, along the north line of said Lot 1, Block 1, a distance of 66.22 feet to the point of beginning of said easement to be described; thence continuing North 89 degrees 57 minutes 33 seconds East, along said north line of Lot 1, Block 1, a distance of 17.00 feet; thence South 0

degrees 01 minutes 36 seconds East a distance of 201.93 feet; thence South 6 degrees 31 minutes 54 seconds East a distance of 48.82 feet; thence South 0 degrees 01 minutes 00 seconds East a distance of 177.45 feet; thence southerly a distance of 43.18 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 38 degrees 03 minutes 41 seconds to the south line of said Lot 1, Block 1; thence South 89 degrees 59 minutes 04 seconds West, along said south line of Lot 1, a distance of 19.11 feet to the southwest corner of said Lot 1; Thence North 40 degrees 44 minutes 17 seconds West, along the west line thereof, a distance of 9.67 feet; thence North 13 degrees 35 minutes 49 seconds West, continuing along said west line of Lot 1, a distance of 46.46 feet; thence North 0 degrees 01 minute 36 seconds West, along said west line of Lot 1, a distance of 178.57 feet; thence continuing North 0 degrees 01 minute 36 seconds West a distance of 236.89 feet to the point of beginning.

And

B. That part of OUTLOT A, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

Commencing at the northwest corner of said OUTLOT A; thence on an assumed bearing of South 40 degrees 44 minutes 17 seconds East, along the west line of said OUTLOT A, a distance of 36.79 feet; thence South 54 degrees 18 minute 31 seconds East, continuing along said west line of OUTLOT A, a distance of 63.02 feet; thence South 0 degrees 23 minutes 35 seconds East, along said west line, a distance of 110.80 feet; thence North 30 degrees 32 minutes 47 seconds East a distance of 33.07 feet; thence North 0 degrees 23 minutes 35 seconds West a distance of 91.05 feet; thence North 54 degrees 08 minutes 24 seconds West a distance of 73.95 feet; thence northwesterly a distance of 18.22 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 16 degrees 03 minutes 43 seconds to the north line of said OUTLOT A; thence South 89 degrees 59 minutes 04 seconds West, along said north line of OUTLOT A, a distance of 19.11 feet to the point of beginning.

(collectively, the "Easement Area")

The Easement Area is also depicted on Exhibit "A" attached hereto and incorporated herein.

3. Scope of Easement. The grant of the foregoing permanent, non-exclusive easement for sidewalk and trail purposes includes the right of the City, its contractors, agents and servants to construct, reconstruct, inspect, repair and maintain: (i) a sidewalk and/or trail within the Easement Area and (ii) to erect and maintain within the Easement Area signs

in conjunction with the public's use of said sidewalk and/or trail (collectively, the "Improvements"). Any signs erected in conjunction with the use of the sidewalk and/or trail must be located within the Easement Area.

4. Authority. The Landowner, for itself, and its successors and assigns, does covenant with the City, its successors and assigns, that it is the fee owner of the lands and premises aforesaid and has good right to grant and convey the easement described herein to the City.

5. Maintenance. From and after the date hereof, Landowner shall have no obligation to inspect, repair, maintain or restore the Easement Area.

6. Binding Effect. The terms and conditions of this Trail Easement shall run with the land and be binding upon Landowner and its successors and assigns.

[Signature page to follow.]

IN TESTIMONY WHEREOF, the Parties have caused this Trail Easement Agreement to be executed as of the day and year first above written.

Landowner:

Rockport, LLC,
a Minnesota limited liability company

By: _____
Liza Robson
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF Dakota)

The foregoing instrument was acknowledged before me this 7 day of July, 2025, by Liza Robson, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

KENDRA ANN SCHNEIDER
Notary Public
State of Minnesota
My commission expires
1/31/2030

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley MN 55124
(952) 432-3136
RBB: 42499

Exhibit A

Legal Description and Depiction of Easement Area

(Attached)

40 0 40
SCALE IN FEET

TRAIL EASEMENT DESCRIPTION (LOT 1)

A perpetual easement for trail purposes over, under and across that part of Lot 1, Block 1, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

Commencing at the northwest corner of said Lot 1, Block 1; thence on an assumed bearing of North 89 degrees 57 minutes 33 seconds East, along the north line of said Lot 1, Block 1, a distance of 66.22 feet to the point of beginning of said easement to be described; thence continuing North 89 degrees 57 minutes 33 seconds East, along said north line of Lot 1, Block 1, a distance of 17.00 feet; thence South 0 degrees 01 minutes 36 seconds East a distance of 201.93 feet; thence South 6 degrees 31 minutes 54 seconds East a distance of 48.82 feet; thence South 0 degrees 01 minutes 00 seconds East a distance of 177.45 feet; thence southerly a distance of 43.18 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 38 degrees 03 minutes 41 seconds to the south line of said Lot 1, Block 1; thence South 89 degrees 59 minutes 04 seconds West, along said south line of Lot 1, a distance of 19.11 feet to the southwest corner of said Lot 1; Thence North 40 degrees 44 minutes 17 seconds West, along the west line thereof, a distance of 9.67 feet; thence North 13 degrees 35 minutes 49 seconds West, continuing along said west line of Lot 1, a distance of 46.46 feet; thence North 0 degrees 01 minute 36 seconds West, along said west line of Lot 1, a distance of 178.57 feet; thence continuing North 0 degrees 01 minute 36 seconds West a distance of 236.89 feet to the point of beginning.

Subject to existing easements of record per recorded plat of ORCHARD PLACE 5TH ADDITION and others.

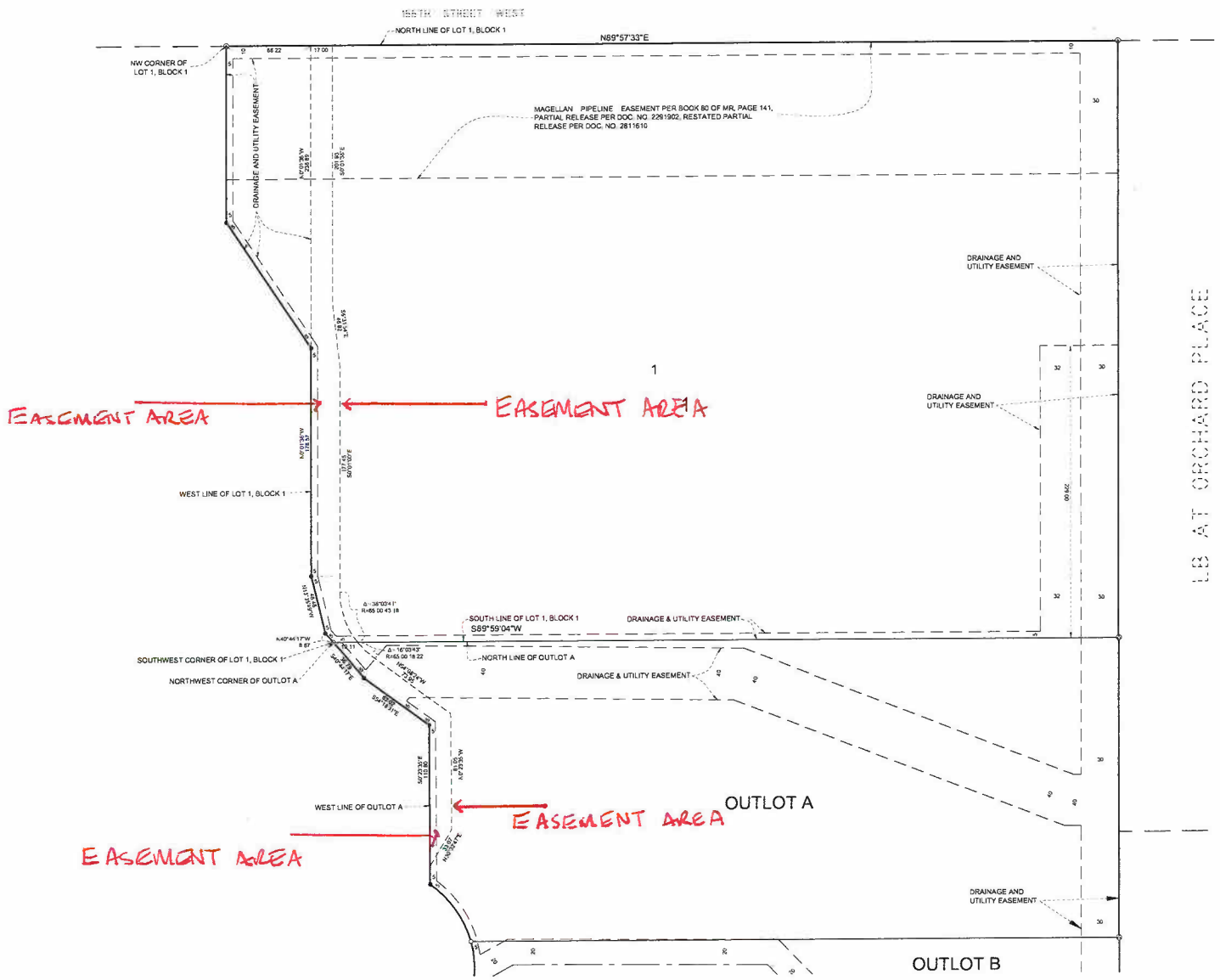
TRAIL EASEMENT DESCRIPTION (OUTLOT A)

A perpetual easement for trail purposes over, under and across that part of OUTLOT A, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

Commencing at the northwest corner of said OUTLOT A; thence on an assumed bearing of South 40 degrees 44 minutes 17 seconds East, along the west line of said OUTLOT A, a distance of 36.79 feet; thence South 54 degrees 18 minute 31 seconds East, continuing along said west line of OUTLOT A, a distance of 63.02 feet; thence South 0 degrees 23 minutes 35 seconds East, along said west line, a distance of 110.80 feet; thence North 30 degrees 32 minutes 47 seconds East a distance of 33.07 feet; thence North 0 degrees 23 minutes 35 seconds West a distance of 91.05 feet; thence North 54 degrees 08 minutes 24 seconds West a distance of 73.95 feet; thence northwesterly a distance of 18.22 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 16 degrees 03 minutes 43 seconds to the north line of said OUTLOT A; thence South 89 degrees 59 minutes 04 seconds West, along said north line of OUTLOT A, a distance of 19.11 feet to the point of beginning.

Subject to existing easements of record per recorded plat of ORCHARD PLACE 5TH ADDITION and others.

EXHIBIT "A"



PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 148th ST., STE. 240, BURNSVILLE, MN 55337 PH (952)432-3000

I hereby certify that this is a true and correct representation of a tract as shown and described hereon. As prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

RUSSELL P. DAMLO Minn. Reg. No. 19086 XXXXXXXX Date

REVISIONS

TRAIL EASEMENT EXHIBIT

PREPARED FOR: KIMLEY HORN

PROJECT NO. 18710.10
ADDRESS:
BUYERS:

CITY OF APPLE VALLEY
RESOLUTION NO. 2025 - ___

APPROVAL OF FINAL PLAT AND DEVELOPMENT AGREEMENTS
FOR
ORCHARD PLACE 5th ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153 of the City Code, the City Planning Commission held a public hearing on an application for subdivision of land by plat on April 2, 2025; and

WHEREAS, the City Planning Commission found the preliminary plat to be in conformance with the standards of Chapter 153 of the City Code and recommended its approval on April 2, 2025 subject to conditions, which was subsequently approved by the City Council on April 24, 2025; and

WHEREAS, pursuant to Chapter 153 of the City Code, a subdivision agreement between the applicant and the City detailing the installation of the required improvements in the subdivision and the method of payment was prepared; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the three (3) separate development agreements, to wit:

a) Development Agreement between Rockport, LLC, Orchard Place Development, LLC, and Skyline MN Apple Valley, LLC, and City of Apple Valley, MN (*specifically for Orchard Place 5th Addition*)

b) Development Agreement between Rockport, LLC and Skyline MN Apple Valley, LLC and City of Apple Valley, MN (*specifically for Skyline Social and Games development*);

c) Development Agreement between Rockport, LLC and Trident Development, LLC and City of Apple Valley, MN (*specifically for Orchard Place Apartments development*)

and the final plat of Orchard Place 5th Addition, is hereby approved and that the Mayor and City Clerk are authorized to sign the same, to wit:

ORCHARD PLACE 5th ADDITION

BE IT FURTHER RESOLVED, that the plat and all three development agreements shall be filed with the Dakota County Recorder within sixty (60) days of the release from the City Offices and that failure to record within the time frame shall render the approval null and void.

ADOPTED this ____ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CERTIFICATE

As Apple Valley City Clerk, I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council and the final plat described therein is hereby released for recording with the Dakota County Recorder this ___ day of _____, 2025.

_____
Christina M. Scipioni, City Clerk

ORCHARD PLACE 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rockport, LLC, a Minnesota limited liability company, fee owner of the following described property:

Outlot D, ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ORCHARD PLACE 5TH ADDITION and does hereby dedicate to the public for public use the easements as shown on this plat for drainage and utility purposes.

In witness whereof said ROCKPORT, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this _____ day of _____, 20 _____.

ROCKPORT, LLC, a Minnesota limited liability company

By _____, its _____
Liza A. Robson

By _____, its _____
Peter W. Fischer

STATE OF MINNESOTA
COUNTY OF_____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by, Liza A. Robson, the President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF_____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by, Peter W. Fischer, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ of _____, 20 ____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF_____
The foregoing surveyor's certificate was acknowledged before me this _____ day of _____, 20 _____, by Russell P. Damlo, Minnesota License No. 19086.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF APPLE VALLEY, STATE OF MINNESOTA

This plat was approved by the City Council of the City of Apple Valley, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____
Mayor

_____
City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

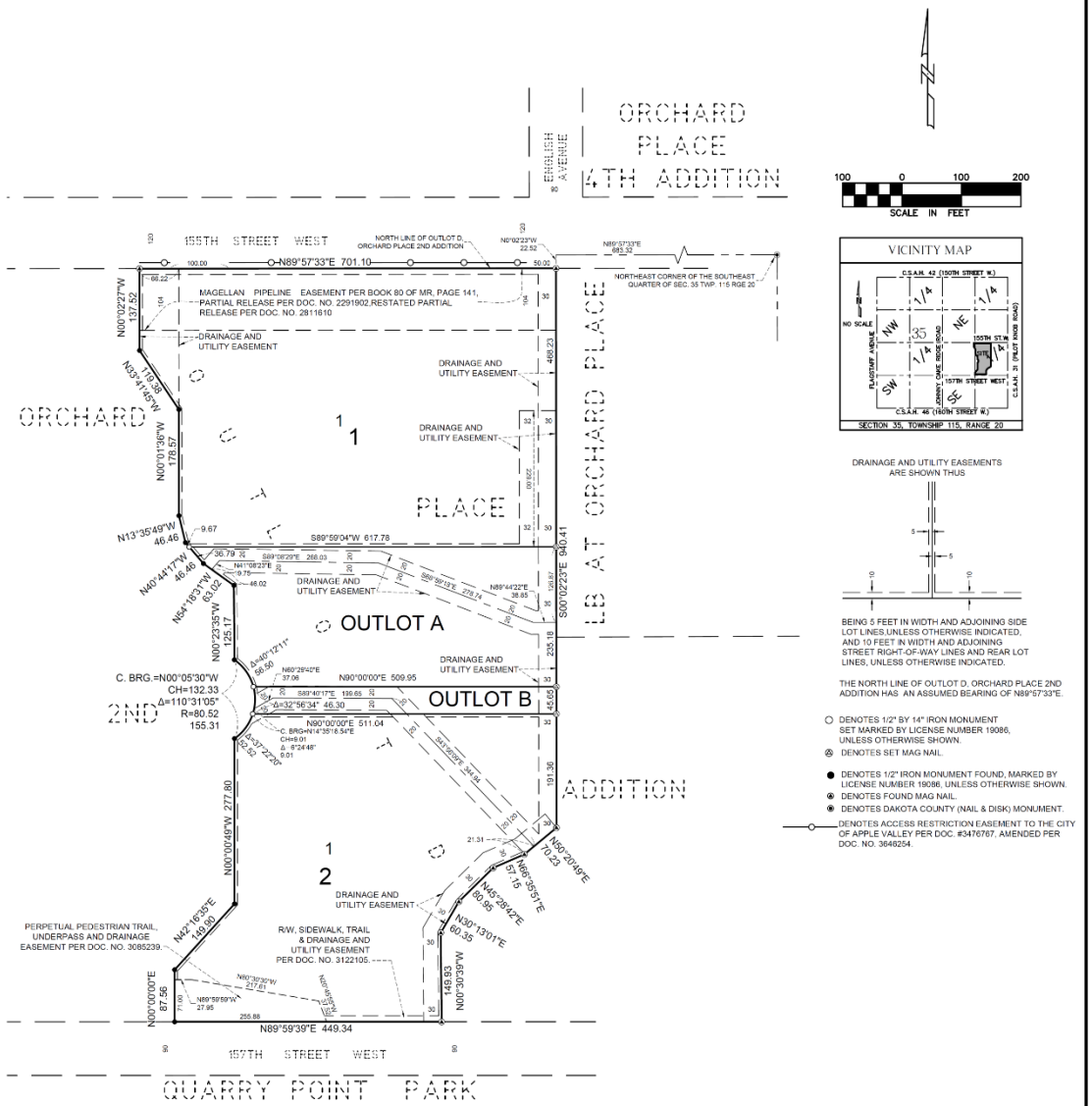
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20 _____.

_____
Amy A. Koethe, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of LB AT ORCHARD PLACE was filed in the office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder



100 0 100 200
SCALE IN FEET

VICINITY MAP

SECTION 35, TOWNSHIP 115, RANGE 20

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

THE NORTH LINE OF OUTLOT D, ORCHARD PLACE 2ND ADDITION HAS AN ASSUMED BEARING OF N89°57'33"E.

○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
Ⓜ DENOTES SET MAG NAIL.
● DENOTES 1/2" IRON MONUMENT FOUND, MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
◉ DENOTES FOUND MAG NAIL.
◉ DENOTES DAKOTA COUNTY (NAIL & DISK) MONUMENT.
DENOTES ACCESS RESTRICTION EASEMENT TO THE CITY OF APPLE VALLEY PER DOC. #3476767, AMENDED PER DOC. NO. 3646254.

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

DEVELOPMENT AGREEMENT

Between

ROCKPORT, LLC

And

ORCHARD PLACE DEVELOPMENT, LLC

And

SKYLINE MN APPLE VALLEY, LLC

And

CITY OF APPLE VALLEY, MN

for

ORCHARD PLACE 5TH ADDITION
(OUTLOT A)

DAKOTA COUNTY, MINNESOTA

AGREEMENT

WHEREAS, the City of Apple Valley, Dakota County, Minnesota, ("City"), has been requested by Orchard Place Development, LLC, a Minnesota limited liability company ("Master Developer"), Skyline MN Apple Valley, LLC, a Minnesota limited liability company ("Developer") and Rockport, LLC, a Minnesota limited liability company ("Owner") (City, Master Developer, Developer and Owner are collectively referred to as the "Parties") to approve the recording of the following described plat:

Orchard Place 5th Addition; and

WHEREAS, the Master Developer intends to develop the real property legally described on the plat as two (2) lots and two (2) outlots as shown on **Exhibit "A"** attached hereto and incorporated herein (the "Development"); and

WHEREAS, pursuant to City Ordinances, the Planning Commission held a public hearing with reference to the application for approval of the plat on April 2, 2025; and

WHEREAS, the Planning Commission recommended its approval on April 2, 2025; and

WHEREAS, the City Council approved the preliminary plat on April 24, 2025.

NOW, THEREFORE, in consideration of the mutual agreements of the Parties, it is hereby agreed by and between the Parties as follows:

1. Subject to the terms and conditions of this Development Agreement ("Agreement"), City hereby approves the subdivision and preliminary plat for Orchard Place 5th Addition as shown on the attached **Exhibit "A."**

2. The Development is governed by the terms and conditions of City's Zoning Ordinances (the "Ordinance"). Any use of the Development shall be in accordance with the provisions of the Ordinance.

3. Developer shall comply with the conditions of preliminary plat approval set forth in City of Apple Valley Resolution No. 2025-63, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein.

4. The Master Developer is conveying of even date of this Agreement Lot 1, Block 1 Orchard Place 5th Addition ("Lot 1") to the Developer.

5. The City is requiring, as condition to the Lot 1 development, that the Owner grant to the City a trail easement (the "Trail Easement"), in the form of Trail Easement attached to this Agreement as **Exhibit "C"**, extending the regional trail through Lot 1 and onto Outlot A, Orchard Place 5th Addition ("Outlot A"), (Lot 1 and Outlot A are collectively referred to in this Agreement as the "Property"). The City requires as a condition of the development of Lot 1 that the Trail Easement be recorded concurrently with recording the Orchard Place 5th Addition Plat.

Master Developer Improvements

6. Subject to the provisions hereunder, Developer shall, in a manner acceptable to the City Engineer, install the trail improvements within the Trail Easement (referred to herein as the "Developer Improvements") located on the Property, in accordance with and under the following conditions:

A. To complete all improvements in conformance with the plans and specifications submitted by Developer, including but not limited to curbing, striping and signage on or along English Avenue and approved by the City (the "Plans" also referenced as "Striping Exhibit Orchard Place 5th Addition" dated 02/19/2025 attached hereto as **Exhibit "D"** and incorporated herein. The sidewalk on Outlot A shall be constructed at the time Outlot A is platted into a lot and developed), and any subsequent revisions as required by the City Engineer:

B. To install all lot monuments for the Development upon or before October 30, 2026.

C. Developer agrees to comply with all requirements of the Natural Resources management regulations as set forth in Chapter 152 of the Apple Valley City Code prior to, during and after the construction of the Developer Improvements on Outlot A. Developer further agrees to submit to City for its approval a Natural Resources Management Plan prior to any construction or land-disturbing activity in connection with the completion of the Developer Improvements on Outlot A. Developer shall implement and comply with all terms and conditions of the approved Plan prior to and during any construction or land-disturbing activity, including, but not limited to, maintaining the performance security required in Chapter 152 of the Apple Valley City Code.

D. To install each item noted in this Section 6 at the Developer's sole cost and expense, in accordance with the Plans reviewed and approved by City.

E. To attend a preconstruction meeting with representatives of City and to require the attendance of all contractors and subcontractors, prior to commencement of construction.

F. Developer will not bury any pipe, install bituminous surface, nor pour concrete pursuant to implementing the Plans, without the specific approval of the City Inspector, prior to the work being performed.

G. All "on-site" inspections by City will be done at the sole cost and expense of Developer, by persons supplied by City.

H. Developer shall repair all damage to City streets, curbs, gutters, utilities, and other municipal improvements caused by or resulting from the construction of the Developer Improvements on Outlot A, at the Developer's sole cost and expense.

I. Prior to issuance of Certificate of Occupancy for Lot 1, Developer shall provide the City Engineer as-built plans that demonstrate that all constructed sanitary, water, and storm water conveyance structures and management facilities sub-surface infiltration practice) conform to design and/or construction plans, as approved by City. As-built volumes (for detention and retention) shall be provided for the subsurface infiltration practice. Developer shall submit to the City Engineer certification that the storm water management facilities have been installed in accord with the approved plans and specifications. This certification shall be provided by a Professional Engineer licensed in the State of Minnesota.

J. To pay City's reasonable costs related to this Agreement, including but not limited to administration, engineering, legal fees, inspection, and enforcement. City shall submit invoices to Developer, or its successors or assigns with detailed descriptions of the services rendered by City in accordance with this Agreement. Developer shall deposit the sum of **Three Thousand and 00/100 Dollars ($3,000.00)** with City toward payment of such costs. If the City's reasonable costs exceed the deposit, Developer, or its successors or assigns shall reimburse City within thirty (30) days of billing. Should the actual costs be less than the amount of the deposit, upon completion of the improvements described in this Section 6 and receipt of written notice from the Developer requesting return of the remaining funds, the amount remaining on deposit shall be returned to Developer.

K. Other than in the case of an emergency, if Developer causes any material violation of the terms of this Agreement to occur, City shall give written notice to Developer with a copy to the Master Developer and Owner of such violation and Developer shall have 20 business days, or a different period of not less than 20 business days if the violation cannot be cured within 20 business days, as may be set forth in the notice, to cure such violation. Failure of Developer to

complete such cure shall allow the City to stop and enjoin all construction on Lot 1 until authorization to proceed is given by the City. The Developer shall hold the City harmless from any damages, causes of action, or claims related to the construction being stopped by the City.

7. The Developer, Owner and Master Developer shall have no obligation to inspect, repair, maintain and restore the trail.

8. Prior to the release of the NRMP for the Property, the Developer shall:

A. Deliver to City the Financial Security (Section 7 – noted above and herein).

B. Deposit the funds to the City (Section 6.J. - noted above and herein).

9. Payment of the trunk charges for Outlot A of the Final Plat consisting of **2.97** acres are to be deferred until Outlot A is further platted into a lot and developed, and such trunk charges will be the subject of a separate Development Agreement by and between the City, Owner and the future developer of Outlot A. The estimated fees are:

- Sanitary Sewer Connection Fees (Trunk Charge):
  - **$395.00**/SAC Unit x **TBD SAC** = **$TBD****
- Water Utility Connection Fees (Trunk Charge):
  - **$3,455.00**/acre x **2.97 acres** = **$19,417.10****
- Storm Sewer Connection Fees (Trunk Charge):
  - **$11,607.00**/acre x **2.97 acres** = **$54,300.44****

** Fees calculated with 2025 City Fee Schedule. Fees will be calculated at the time of Final Plat of Outlot A.

10. Owner and Master Developer recognize and agree that trail/park dedication requirements for Outlot A will be as provided in Chapter 153 of the City Code. The amount of the park dedication for Outlot A shall be determined based upon the value of the building constructed on Outlot A, and shall be paid to the City in accordance with the City's Fee Schedule in effect at

the time of development of Outlot A. The portion of Outlot A that is encumbered by the Trail Easement referenced herein will be credited toward the park dedication requirements for Lot 1.

11. Master Developer shall deliver to City copies of (i) the recorded plat of Orchard Place 5th Addition and (ii) the recorded Trail Easement for the Property to evidence that Master Developer has complied with its recording obligations under this Agreement for the Development.

12. Developer hereby specifically releases the members of the City Council from any personal liability in connection with handling funds pursuant to the terms of this Agreement, and further agrees to indemnify and hold the members of the City Council harmless from any claim, of any and every nature whatsoever, because of this Agreement, the Plat, and the development of the Property.

13. The Parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the Property, shall be recorded against the Property that is the subject of this Agreement, specifically Lot 1, Block 1 and Outlot A Orchard Place 5th Addition, and shall be binding upon the respective heirs, administrators, successors and assigns of Developer and Owner.

14. Notices. All notices required or desired to be given under this Agreement shall be in writing and may be delivered by deposit in the United States mail, postage prepaid, as certified mail, return receipt requested, or sent by overnight courier, and addressed as follows:

If to City:	City of Apple Valley Attn: Brandon S. Anderson, City Engineer 7100 147th Street West Apple Valley, MN 55124
With a copy to:	Dougherty, Molenda, Solfest, Hills & Bauer P.A. Attn: Robert B. Bauer, City Attorney 14985 Glazier Avenue, Suite 525 Apple Valley, MN 55124
If to Owner:	Rockport, LLC Attn: Liza Robson, Vice President 14890 Galaxie Avenue, Suite 105 Apple Valley, MN 55124

Email: lizarobson@rockportav.com

With a copy to: Monroe Moxness Berg PA
Attn: Matthew Duffy, Esq.
7760 France Avenue South, Suite 700
Minneapolis, MN 55435

If to Master Developer:
Orchard Place Development, LLC
Attn: Chris Moe and Jeff Carriveau
2655 Cheshire Lane North
Plymouth, MN 55447
Email: cmoe@hjdevelopment.com
Email: jeff@hjdevelopment.com

With a copy to: Gerstein-Timm PLLC
Attn: Beth G. Timm, Esq.
100 Prairie Center Drive, Suite 210
Eden Prairie, MN 55344

If to Developer: Skyline MN Apple Valley, LLC
Attn: Whitney and Corey Kolquist
4894 Miller Trunk Highway
Hermantown, MN 55811-1504
Email: wkolquist@kolquist.com

Any notice delivered by overnight courier or delivered by United States certified mail shall be deemed given as of the time it is deposited with the overnight carrier or United States mail. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this notice provision.

IN WITNESS WHEREOF, the Parties have hereunto set their hands.

[Signature Pages Follow]

DEVELOPMENT AGREEMENT

Orchard Place 5th Addition-Outlot A

[Signature Page of Owner]

OWNER:

Rockport, LLC,
a Minnesota limited liability company

By: _____
Liza Robson
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

This instrument was acknowledged before me this 7 day of July, 2025, by Liza Robson, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

KENDRA ANN SCHNEIDER
Notary Public
State of Minnesota
My commission expires
1/31/2030

_____
Notary Public

DEVELOPMENT AGREEMENT

Lot 1, Block 1, Orchard Place 5th Addition-Outlot A

[Signature Page of Developer]

Skyline MN Apple Valley, LLC, a Minnesota limited liability company

By: Whitney Kolquist

Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF St Louis)

This instrument was acknowledged before me this 3rd day of July, 2025, by Whitney Kolquist, the Vice president of Skyline MN Apple Valley, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

SARA T. CHESNEY
Notary Public-Minnesota
My Commission Expires Jan. 31, 2029

Notary Public

DEVELOPMENT AGREEMENT

Lot 1, Block 1, Orchard Place 5th Addition-Outlot A)

[Signature Page of Master Developer]

Orchard Place Development, LLC, a Minnesota limited liability company

By: _____
Jeffrey J. Carriveau
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me this 2nd day of July, 2025, by Jeffrey J. Carriveau, the Manager of Orchard Place Development, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

NICOLE RAE KIMBALL
Notary Public
State of Minnesota
My Commission Expires
January 31, 2028

_____
Notary Public

DEVELOPMENT AGREEMENT

Orchard Place 5th Addition- Outlot A

[Signature Page of City]

City of Apple Valley,
a Minnesota municipal corporation

_____

By: Clint Hooppaw
Its: Mayor

_____

By: Christina M. Scipioni
Its: City Clerk

STATE OF MINNESOTA)
) ss .
COUNTY OF DAKOTA)

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Clint Hooppaw and Christina M. Scipioni, who being each by me duly sworn, each did say that they are respectively the Mayor and Clerk of the City of Apple Valley, the municipality named in the foregoing instrument, and that the seal affixed on behalf of said municipality by authority of its City Council, and said Mayor and Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____

Notary Public

This instrument was drafted by:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, Minnesota 55124
(952) 432-3136
RBB: 42499

Exhibit "A"

Plat of Orchard Place 5th Addition

EXHIBIT "A"

ORCHARD PLACE 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rockport, LLC, a Minnesota limited liability company, fee owner of the following described property:

Outlot D, ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ORCHARD PLACE 5TH ADDITION and does hereby dedicate to the public for public use the easements as shown on this plat for drainage and utility purposes as created by this plat.

In witness whereof said Rockport, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this _____ day of _____, 20 _____.

Rockport, LLC, a Minnesota limited liability company

By _____, its _____
Liza A. Robson

By _____, its _____
Peter W. Fischer

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Liza A. Robson, the President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Peter W. Fischer, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ of _____, 20 ____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF_____
This surveyor's certificate was acknowledged before me this _____ day of _____, 20 ____, by Russell P. Damlo, Minnesota License No. 19086.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF APPLE VALLEY, STATE OF MINNESOTA

This plat was approved by the City Council of the City of Apple Valley, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____ _____
Mayor City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

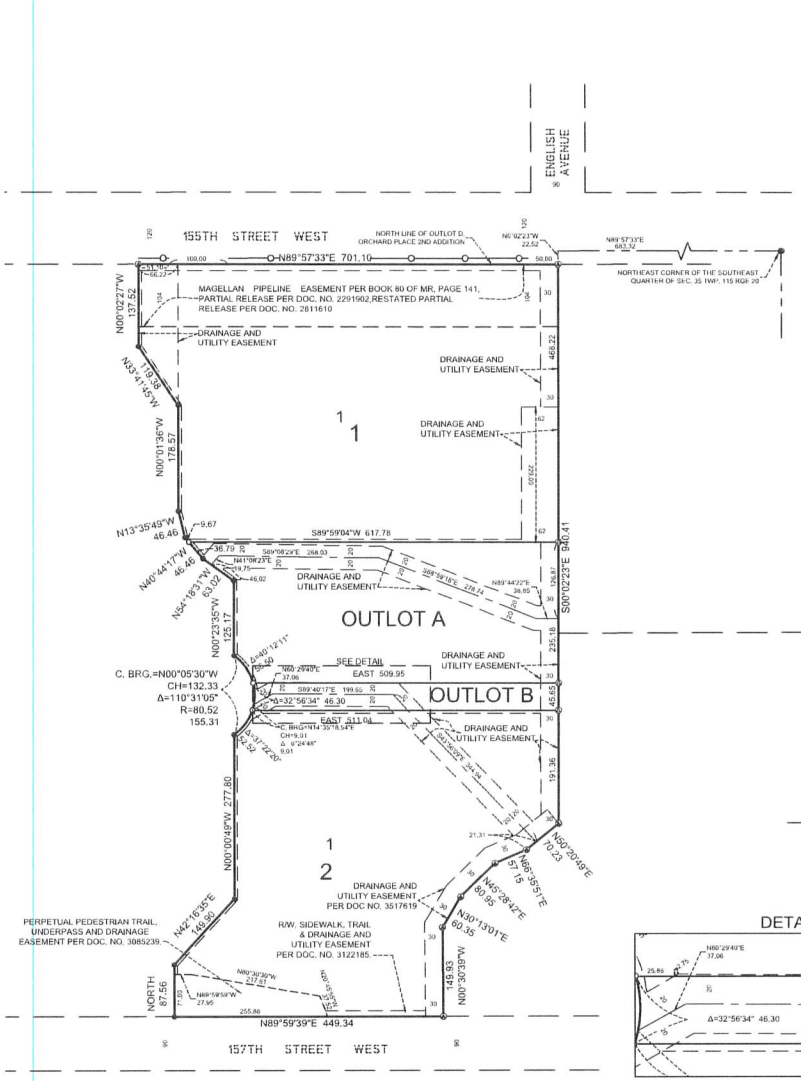
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20 ____.

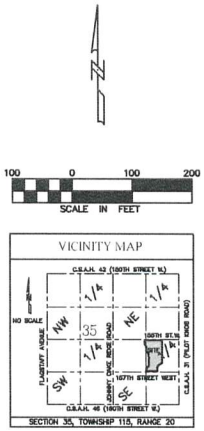
_____
Amy A. Koethe, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

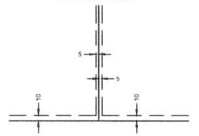
I hereby certify that this plat of ORCHARD PLACE 5TH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder





DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

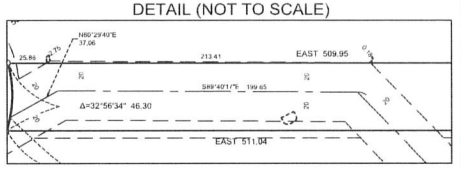


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

THE NORTH LINE OF OUTLOT D, ORCHARD PLACE 2ND ADDITION HAS AN ASSUMED BEARING OF N89°57'33"E.

- ○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊗ DENOTES SET MAG NAIL.
- ● DENOTES 1/2" IRON MONUMENT FOUND, MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ◉ DENOTES FOUND MAG NAIL.
- ● DENOTES DAKOTA COUNTY (NAIL & DISK) MONUMENT.
- —○— DENOTES ACCESS RESTRICTION EASEMENT TO THE CITY OF APPLE VALLEY PER DOC. #3476767, AMENDED PER DOC. NO. 3646254.

DETAIL (NOT TO SCALE)



PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

SHEET 1 OF 1 SHEETS

Exhibit "B"

City Resolution No. 2025-63

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AMENDING RESOLUTION NO. 2025-63 APPROVING PRELIMINARY PLAT OF ORCHARD PLACE 5TH ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153 of the City Code, the Apple valley Planning Commission held a public hearing on an application for subdivision of land by plat on April 2, 2025; and

WHEREAS, the Planning Commission reviewed the preliminary plat for conformance with the standards of Chapter 153 of the City Code and recommended approval of the subdivision and preliminary plat on April 2, 2025, subject to conditions; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-63 approving the preliminary plat of Orchard Place 5th Addition on April 24, 2025, for a one-year period, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-63, Condition 7 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition

BE IT FURTHER RESOLVED, Resolution No. 2025-63, Condition 9 is removed and replaced to state the following: Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

BE IT FURTHER RESOLVED, Resolution No 2025-63, Condition 15 is amended to revise and replace the City Engineer's memo with the memo dated July 2, 2025.

BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-63 is hereby amended, pursuant to Chapter 153 of the City Code, that said preliminary plat approval is subject to the following conditions, which shall be incorporated into a subdivision agreement to be considered for approval at the time of submission of the request for final plat approval:

1. The plat shall be configured to have two (2) lots and two (2) outlots.
2. Park dedication requirements shall be satisfied in accordance with Section 153.29 of the City Code.

Exhibit "B"

3. Dedication on the final plat of a ten-foot (10') wide easement for drainage, utility, street, sidewalk, street lights, and tree plantings along the entire perimeter of lots within the plat wherever abutting public road right-of-ways.

4. Dedication on the final plat of a five-foot (5') wide drainage and utility easement along all common lot lines.

5. Dedication of a thirty-foot (30') wide drainage and utility easement along the east property line of the properties.

6. All lots and outlots shall be required to have access for ingress and egress to a public street. Easement(s) necessary to provide access shall be required to be submitted and approved by the City Attorney prior to City Council approval of the final plat.

7. A cross access between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition, shall be executed in a form acceptable to the City Attorney and a copy provided to the City. The Agreement shall be recorded, along with the final plat, with Dakota County Recorder's Office. Recorded documents shall be provided to the City of Apple Valley prior to issuance of a building permit.

8. Installation of municipal sanitary sewer, water, storm sewer, and street improvements as necessary to serve the plat, constructed in accordance with adopted City standards, including the acquisition of any necessary easements outside the boundaries of the plat which are needed to install connections to said necessary improvements. The Developer shall enter into an agreement with the City for payment of the design of said municipal improvements.

9. Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

10. Submission of a final grading plan and lot elevations with erosion control procedures, to be reviewed and approved by the City Engineer. If the site is one (1) or more acres in size, the applicant shall also submit a copy of the of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

11. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays from 8:00 a.m. to 5:00 p.m.

12. The City receives a hold harmless agreement in favor of the City as drafted by the City Attorney and incorporated into the subdivision agreement.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on Lot 1, Block 1, Orchard Place 5th Addition shall be prepared and approved by the City

Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. The final plat shall be recorded with the County prior to the issuance of a building permit.
15. Subject to all conditions noted in the City Engineer's memo dated July 2, 2025.

ADOPTED this ___ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

"Exhibit C"

TRAIL EASEMENT

This Trail Easement is made this _____ day of _____, 2025, between Rockport, LLC, a Minnesota limited liability company (hereinafter referred to as "Landowner"), and the City of Apple Valley, a Minnesota municipal corporation (hereinafter referred to as "City"). (The Landowner and the City are hereinafter referred to as the "Parties").

WHEREAS, the City requires the grant of an easement for trail and sidewalk purposes over the Easement Area described herein as a requirement of the approval of the plat of Orchard Place 5th Addition.

WHEREAS, the Landowner desires to grant to the City a certain easement for trail and sidewalk purposes over the Easement Area described herein, on the terms and conditions contained herein.

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, the Parties hereby agree as follows:

W I T N E S S E T H:

1. Grant of Easement. Landowner does hereby grant and convey unto the City, its successors and assigns, forever, a perpetual non-exclusive easement over, under and across the Easement Area, as such term is defined hereinbelow, for sidewalk and trail purposes, subject to the terms and conditions set forth herein.

2. Easement Area. The Easement Area, as such term is utilized herein shall be defined as:

   A. That part of Lot 1, Block 1, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

      Commencing at the northwest corner of said Lot 1, Block 1; thence on an assumed bearing of North 89 degrees 57 minutes 33 seconds East, along the north line of said Lot 1, Block 1, a distance of 66.22 feet to the point of beginning of said easement to be described; thence continuing North 89 degrees 57 minutes 33 seconds East, along said north line of Lot 1, Block 1, a distance of 17.00 feet; thence South 0

degrees 01 minutes 36 seconds East a distance of 201.93 feet; thence South 6 degrees 31 minutes 54 seconds East a distance of 48.82 feet; thence South 0 degrees 01 minutes 00 seconds East a distance of 177.45 feet; thence southerly a distance of 43.18 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 38 degrees 03 minutes 41 seconds to the south line of said Lot 1, Block 1; thence South 89 degrees 59 minutes 04 seconds West, along said south line of Lot 1, a distance of 19.11 feet to the southwest corner of said Lot 1; Thence North 40 degrees 44 minutes 17 seconds West, along the west line thereof, a distance of 9.67 feet; thence North 13 degrees 35 minutes 49 seconds West, continuing along said west line of Lot 1, a distance of 46.46 feet; thence North 0 degrees 01 minute 36 seconds West, along said west line of Lot 1, a distance of 178.57 feet; thence continuing North 0 degrees 01 minute 36 seconds West a distance of 236.89 feet to the point of beginning.

And

B. That part of OUTLOT A, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

Commencing at the northwest corner of said OUTLOT A; thence on an assumed bearing of South 40 degrees 44 minutes 17 seconds East, along the west line of said OUTLOT A, a distance of 36.79 feet; thence South 54 degrees 18 minute 31 seconds East, continuing along said west line of OUTLOT A, a distance of 63.02 feet; thence South 0 degrees 23 minutes 35 seconds East, along said west line, a distance of 110.80 feet; thence North 30 degrees 32 minutes 47 seconds East a distance of 33.07 feet; thence North 0 degrees 23 minutes 35 seconds West a distance of 91.05 feet; thence North 54 degrees 08 minutes 24 seconds West a distance of 73.95 feet; thence northwesterly a distance of 18.22 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 16 degrees 03 minutes 43 seconds to the north line of said OUTLOT A; thence South 89 degrees 59 minutes 04 seconds West, along said north line of OUTLOT A, a distance of 19.11 feet to the point of beginning.

(collectively, the "Easement Area")

The Easement Area is also depicted on Exhibit "A" attached hereto and incorporated herein.

3. Scope of Easement. The grant of the foregoing permanent, non-exclusive easement for sidewalk and trail purposes includes the right of the City, its contractors, agents and servants to construct, reconstruct, inspect, repair and maintain: (i) a sidewalk and/or trail within the Easement Area and (ii) to erect and maintain within the Easement Area signs

in conjunction with the public's use of said sidewalk and/or trail (collectively, the "Improvements"). Any signs erected in conjunction with the use of the sidewalk and/or trail must be located within the Easement Area.

4. Authority. The Landowner, for itself, and its successors and assigns, does covenant with the City, its successors and assigns, that it is the fee owner of the lands and premises aforesaid and has good right to grant and convey the easement described herein to the City.

5. Maintenance. From and after the date hereof, Landowner shall have no obligation to inspect, repair, maintain or restore the Easement Area.

6. Binding Effect. The terms and conditions of this Trail Easement shall run with the land and be binding upon Landowner and its successors and assigns.

[Signature page to follow.]

IN TESTIMONY WHEREOF, the Landowner has caused this Trail Easement to be executed as of the day and year first above written.

Landowner:

Rockport, LLC,
a Minnesota limited liability company

By: _____
Liza Robson
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Liza Robson, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley MN 55124
(952) 432-3136
RBB: 42499

Exhibit A

Legal Description and Depiction of Easement Area

(Attached)

40 0 40
SCALE IN FEET

TRAIL EASEMENT DESCRIPTION (LOT 1)

A perpetual easement for trail purposes over, under and across that part of Lot 1, Block 1, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

Commencing at the northwest corner of said Lot 1, Block 1; thence on an assumed bearing of North 89 degrees 57 minutes 33 seconds East, along the north line of said Lot 1, Block 1, a distance of 66.22 feet to the point of beginning of said easement to be described; thence continuing North 89 degrees 57 minutes 33 seconds East, along said north line of Lot 1, Block 1, a distance of 17.00 feet; thence South 0 degrees 01 minutes 36 seconds East a distance of 201.93 feet; thence South 6 degrees 31 minutes 54 seconds East a distance of 48.82 feet; thence South 0 degrees 01 minutes 00 seconds East a distance of 177.45 feet; thence southerly a distance of 43.18 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 38 degrees 03 minutes 41 seconds to the south line of said Lot 1, Block 1; thence South 89 degrees 59 minutes 04 seconds West, along said south line of Lot 1, a distance of 19.11 feet to the southwest corner of said Lot 1; Thence North 40 degrees 44 minutes 17 seconds West, along the west line thereof, a distance of 9.67 feet; thence North 13 degrees 35 minutes 49 seconds West, continuing along said west line of Lot 1, a distance of 46.46 feet; thence North 0 degrees 01 minute 36 seconds West, along said west line of Lot 1, a distance of 178.57 feet; thence continuing North 0 degrees 01 minute 36 seconds West a distance of 236.89 feet to the point of beginning.

Subject to existing easements of record per recorded plat of ORCHARD PLACE 5TH ADDITION and others.

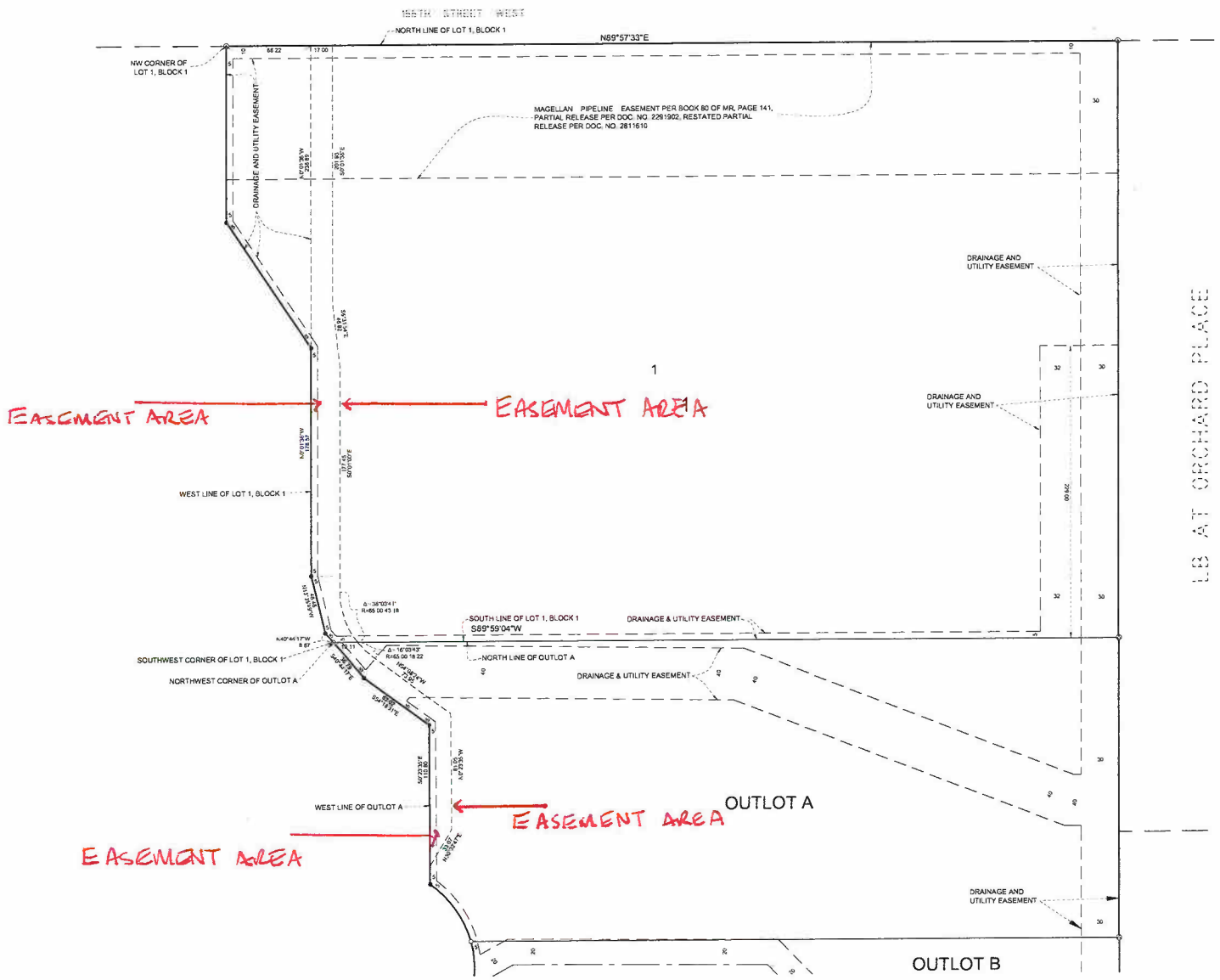
TRAIL EASEMENT DESCRIPTION (OUTLOT A)

A perpetual easement for trail purposes over, under and across that part of OUTLOT A, ORCHARD PLACE 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:

Commencing at the northwest corner of said OUTLOT A; thence on an assumed bearing of South 40 degrees 44 minutes 17 seconds East, along the west line of said OUTLOT A, a distance of 36.79 feet; thence South 54 degrees 18 minute 31 seconds East, continuing along said west line of OUTLOT A, a distance of 63.02 feet; thence South 0 degrees 23 minutes 35 seconds East, along said west line, a distance of 110.80 feet; thence North 30 degrees 32 minutes 47 seconds East a distance of 33.07 feet; thence North 0 degrees 23 minutes 35 seconds West a distance of 91.05 feet; thence North 54 degrees 08 minutes 24 seconds West a distance of 73.95 feet; thence northwesterly a distance of 18.22 feet along a tangential curve concave to the northeast having a radius of 65.00 feet and a central angle of 16 degrees 03 minutes 43 seconds to the north line of said OUTLOT A; thence South 89 degrees 59 minutes 04 seconds West, along said north line of OUTLOT A, a distance of 19.11 feet to the point of beginning.

Subject to existing easements of record per recorded plat of ORCHARD PLACE 5TH ADDITION and others.

EXHIBIT "A"



PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 148th ST., STE. 240, BURNSVILLE, MN 55337 PH (952)432-3000

I hereby certify that this is a true and correct representation of a tract as shown and described hereon. As prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

RUSSELL P. DAMLO Minn. Reg. No. 19086 XXXXXXXX Date

REVISIONS

TRAIL EASEMENT EXHIBIT

PREPARED FOR: KIMLEY HORN

PROJECT NO. 18710.10
ADDRESS:
BUYERS:

Exhibit "D"

Plans "Striping Exhibit Orchard Place 5th Addition"

K:\TWC_LDEV\AVR - Orchard Place\HJ Development - Outlot D South\3 Design\CAD\PlanSheets\Striping Exhibit.dwg February 20, 2025 - 9:56am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

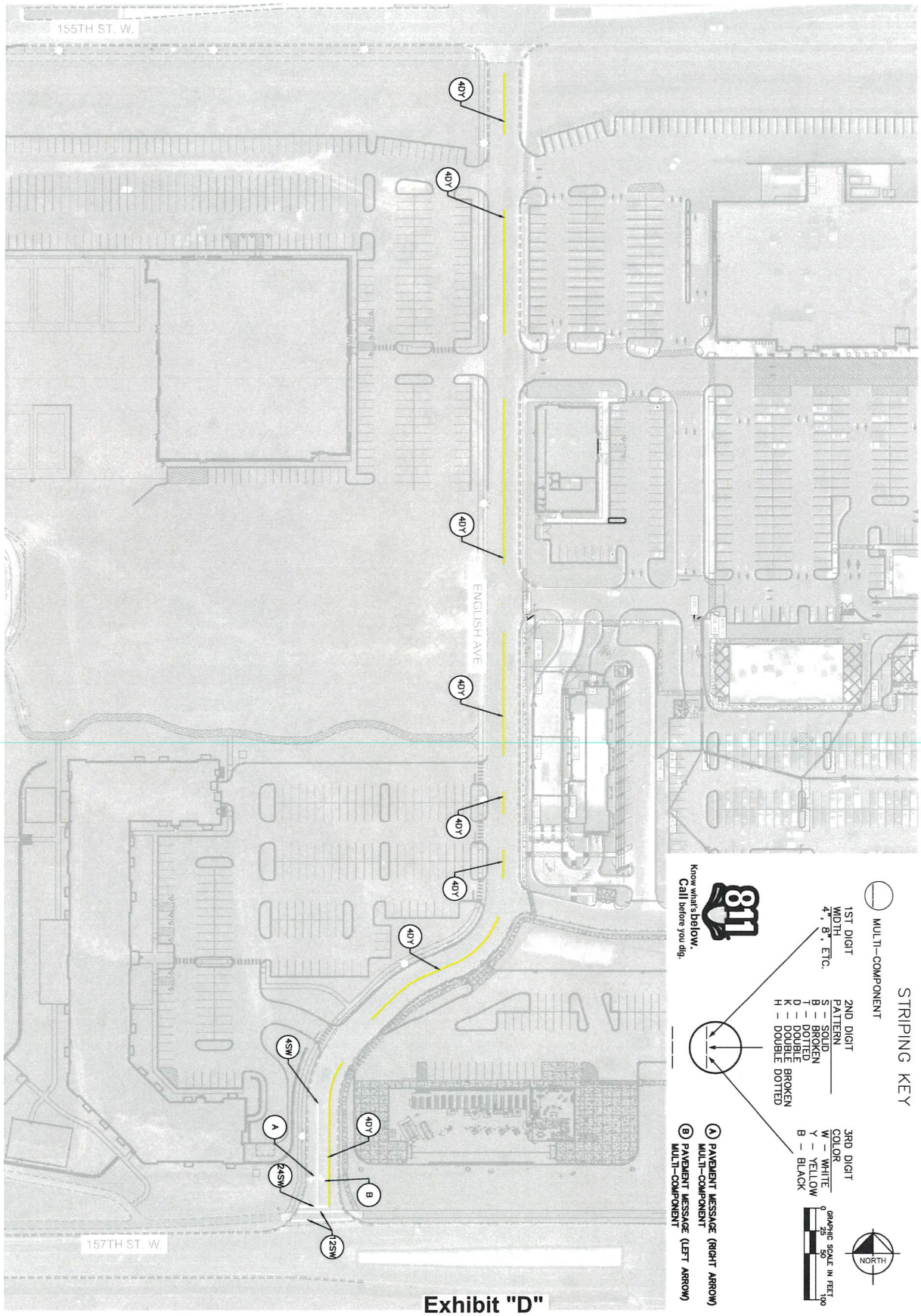


Exhibit "D"

SHEET NUMBER PP-100	ORCHARD PLACE 3RD ADDITION PREPARED FOR HJ DEVELOPMENT, LLP APPLE VALLEY MINNESOTA	STRIPING EXHIBIT - ORCHARD PLACE 5TH ADDITION	KHA PROJECT 161306000 DATE 02/19/2025 SCALE AS SHOWN DESIGNED BY ACL DRAWN BY MJB CHECKED BY WDM	NOT FOR CONSTRUCTION	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM	No.	REVISIONS / DATE / BY

DEVELOPMENT AGREEMENT

Between

ROCKPORT, LLC

And

SKYLINE MN APPLE VALLEY, LLC

And

CITY OF APPLE VALLEY, MN

for

ORCHARD PLACE 5TH ADDITION
(Skyline Social & Games)

DAKOTA COUNTY, MINNESOTA

A G R E E M E N T

WHEREAS, the City of Apple Valley, Dakota County, Minnesota, ("City"), has been requested by Skyline MN Apple Valley, LLC, a Minnesota limited liability company ("Developer") and Rockport, LLC, a Minnesota limited liability company ("Owner") (City, Developer and Owner are collectively referred to as the "Parties") to approve construction of an indoor commercial recreation facility with a Class 1 restaurant and an associated outdoor recreation facility and patio on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota (the "Property"), as shown on **Exhibit "A"** attached hereto and incorporated herein; and

WHEREAS, Developer intends to develop the Property into a new approximately 46,000 sq. ft. indoor commercial recreation facility with an associated approximately 51,000 sq. ft. outdoor commercial recreation facility and patio to be known as "Skyline Social & Games") (the "Development") as depicted on the site and civil plans attached hereto and incorporated herein; and

NOW, THEREFORE, in consideration of the mutual agreements of the Parties, it is hereby agreed by and between the Parties as follows:

1. Subject to the terms and conditions of this Development Agreement ("Agreement"), City hereby approves the plat for Orchard Place 5th Addition as shown on the attached **Exhibit "A"** and the issuance of a building permit and any related permits for the Development.

2. The Property is governed by the terms and conditions of City's Zoning Ordinances (the "Ordinance"). Any use of the Property shall be in accordance with the provisions of the Ordinance.

3. Developer shall comply with the conditions of Building Permit Authorization set forth in City of Apple Valley Resolution No. 2025-64, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein.

Developer Improvements

4. Subject to the provisions hereunder, Developer shall, in a manner acceptable to the City Engineer, install the utility improvements and grade the Property and install improvements within the Property, in accordance with and under the following conditions:

A. To complete all improvements in conformance with the plans and specifications submitted by Developer and approved by City, including but not limited to the following plans (the "Plans"), and any subsequent revisions as required by the City Engineer:

C304 SWPPP
C400-403 Site Plan and Details
C500-501, C503 Grading Plan, Insets, and Details
C502 Storm Sewer Plan
C600-602 Utility Plan Details
L100-105 Landscape Plan, Details, and Schedule

B. To construct sidewalk(s) and driveways with concrete and trails with bituminous material in accordance with City construction standards.

C. To seal or cause to be sealed any wells that may exist on the Property in accordance with State, County, and local laws.

D. To install a protective box and cover over each sewer cleanout and water shutoff, to City specifications.

E. To install all lot monuments for the Development upon or before October 30, 2026.

F. To install and maintain all materials (trees, shrubs, and sod) identified in the City approved landscape plan.

G. Developer agrees to comply with all requirements of the Natural Resources management regulations as set forth in Chapter 152 of the Apple Valley City Code prior to, during and after the development of the Property. Developer further agrees to submit to City for its approval a Natural Resources Management Plan prior to any construction or land-disturbing activity in connection with the development of the Property. Developer shall implement and comply with all terms and conditions of the approved Plan prior to and during any construction or land-disturbing activity, including, but not limited to, maintaining the performance security required in Chapter 152 of the Apple Valley City Code.

H. To install each item noted in this Section 4 at the Developer's sole cost and expense, in accordance with all plans reviewed and approved by City.

I. To attend a preconstruction meeting with representatives of City and to require the attendance of all contractors and subcontractors, prior to commencement of construction.

J. Developer will not bury any pipe, install bituminous surface, nor pour concrete pursuant to implementing the Plans, without the specific approval of the City Inspector, prior to the work being performed.

K. All "on-site" inspections by City will be done at the sole cost and expense of Developer, by persons supplied by City.

L. Developer shall repair all damage to City streets, curbs, gutters, utilities, and other municipal improvements caused by or resulting from the development of the Property, at the Developer's sole cost and expense.

M. Prior to issuance of Certificate of Occupancy for the Development, Developer shall provide the City Engineer as-built plans that demonstrate that all constructed

sanitary, water, and storm water conveyance structures and management facilities sub-surface infiltration practice) conform to design and/or construction plans, as approved by City. As-built volumes (for detention and retention) shall be provided for the subsurface infiltration practice. Developer shall submit to the City Engineer certification that the storm water management facilities have been installed in accord with the approved plans and specifications. This certification shall be provided by a Professional Engineer licensed in the State of Minnesota.

N. To pay City's reasonable costs related to this Agreement, including but not limited to administration, engineering, legal fees, inspection, and enforcement. City shall submit invoices to Developer, or its successors or assigns with detailed descriptions of the services rendered by City in accordance with this Agreement. Developer shall deposit the sum of **Three Thousand Five Hundred and 00/100 Dollars ($3,500.00)** with City toward payment of such costs. If the City's reasonable costs exceed the deposit, Developer, or its successors or assigns shall reimburse City within thirty (30) days of billing. Should the actual costs be less than the amount of the deposit, upon completion of the improvements described in this Section 4 and receipt of written notice from the Developer requesting return of the remaining funds, the amount remaining on deposit shall be returned to Developer.

O. Other than in the case of an emergency, if Developer causes any material violation of the terms of this Agreement to occur, City shall give written notice to Developer with a copy to the Owner of such violation and Developer shall have 20 business days, or a different period of not less than 20 business days if the violation cannot be cured within 20 business days, as may be set forth in the notice, to cure such violation. Failure of Developer to complete such cure shall allow the City to stop and enjoin all construction on the Property until authorization to

proceed is given by the City. The Developer shall hold the City harmless from any damages, causes of action, or claims related to the construction being stopped by the City.

5. The Building Permit for the Development shall not be released by the City until Developer has deposited with City cash or one or more letters of credit in the total amount of **Three Hundred Six Thousand Four Hundred Eighty-one and 25/100 Dollars ($306,481.25**) (the "Financial Security") securing the full performance of this Agreement. The bank or financial institution issuing a Financial Security is subject to the reasonable approval of the City Attorney. The form of the Financial Security shall be either a cash deposit or a letter of credit issued to City as the beneficiary. Developer shall be required to maintain the Financial Security with City, until it is released as provided for in this Agreement. The amount of the Financial Security was calculated as follows:

DEVELOPER IMPROVEMENTS

Item	**Amount**
Lot 1, Block 1, Orchard Place 5th Addition:	
Privately Installed Public Infrastructure Improvements (bituminous Trail Approx 500LF @ $100/LF)	$50,000
Privately Installed Public Infrastructure Improvements on Outlot A (bituminous Trail Approx 200LF @ $100/LF)	$20,000
Private Infrastructure Improvements	
• (street and utility removals/sidewalk/trail repairs)	$39,500
• (Signing and striping on English Ave, curb and gutter on Outlot A)	$8,000
Landscaping 1.5% of $8,179,000	$122,685
Subdivision Monuments and Asbuilt (Record Plans)	$5,000
Subtotal Public and Private Improvements	**$245,185**
Subtotal Security (125%) of Estimated Public and Private Improvements	**$306,481.25**
Total Financial Guaranty	**$ 306,481.25**

This breakdown is for historical reference only. It is not a restriction on the use of the Financial Security.

(i) **Financial Security under Default**. In the event of a default by Developer which is not cured within twenty business (20) days after written notice from City or within a different period as may be set forth in City's notice, City may draw down the Financial Security to pay for all reasonable costs and expenses incurred by City to enforce this Agreement including the costs incurred by City in connection with the collection of the Financial Security. City's cost may include any remediation or completion of Developer's obligations under this Agreement. City may draw on the Financial Security, without further notice, after a default has occurred under this Agreement, which has not been cured within any applicable cure period.

(ii) **Claims to Financial Security**. If City receives claims from subcontractors or materialmen for work performed in or intended for easements dedicated to the public as required by this Agreement and money due has not been paid, City shall give notice to Developer and to the Owner of such claim and Developer or Owner shall have 90 days to make payment or provide City with documentation showing such claim to be unwarranted and its intent to take legal action to remove such claim. If Developer or Owner fails to provide such written notice to City, Developer hereby authorizes City, at City's discretion, to commence an Interpleader action pursuant to Rule 22 of the Minnesota Rules of Civil Procedure for the District Courts at the expense of Developer, to include court costs and reasonable attorney fees. Developer further authorizes City to draw upon the Financial Security in the amount of one hundred twenty-five percent (125%) of the claim together with attorneys' fees and court costs, and to deposit the funds in compliance with the Rule.

(iii) **Reduction of Financial Security**. So long as Developer is not in default of the terms and conditions of this Agreement, upon a written request by Developer and City's verification of satisfactory compliance at the time of inspection or acceptance by the City of any installed Developer Improvements, a like percentage of that portion of the Financial Security covering those specific completed Developer Improvements (Section 4) shall be released to Developer; except however the final twenty percent (20%) of the Financial Security shall be held by City until a final acceptance by City of all Developer Improvements and the receipt by City of all as-builts required under this Agreement. At the time of final inspection of all Developer Improvements, if it is determined by City that the plans and specifications for the Developer Improvements were not strictly adhered to or that work was done without City inspection, City may require that Developer post a cash escrow equal to one hundred twenty-five percent (125%) of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. Such additional cash escrow shall remain in force until the corrective work is completed and accepted by the City which shall not exceed three (3) years.

6. No occupancy of any building located on the Property shall occur until water, sanitary sewer, and a paved driving surface are available for use to the new building.

7. Prior to the release of the building permit for the Development, the Developer shall:

A. Deliver to City the Financial Security (Section 4 – noted above and herein).

B. Deposit the funds to the City (Section 4 - noted above and herein).

C. Pay the following trunk charges for outlined in (i), (ii) and (iii) in the total amount of **$142,490.20***:

Item	Calculation	Amount Due
(i) Sanitary Sewer Connection Fees (Trunk Charge):	$395.00/SAC Unit x 90 SAC =	**$35,550.00**
(ii) Water Utility Connection Fees (Trunk Charge):	$3,455.00/acre x 7.10 acres =	**$24,530.50**
(iii) Storm Sewer Connection Fees (Trunk Charge):	$11,607.00/acre x 7.10 acres =	**$82,409.70**
	TOTAL	**$142,490.20**

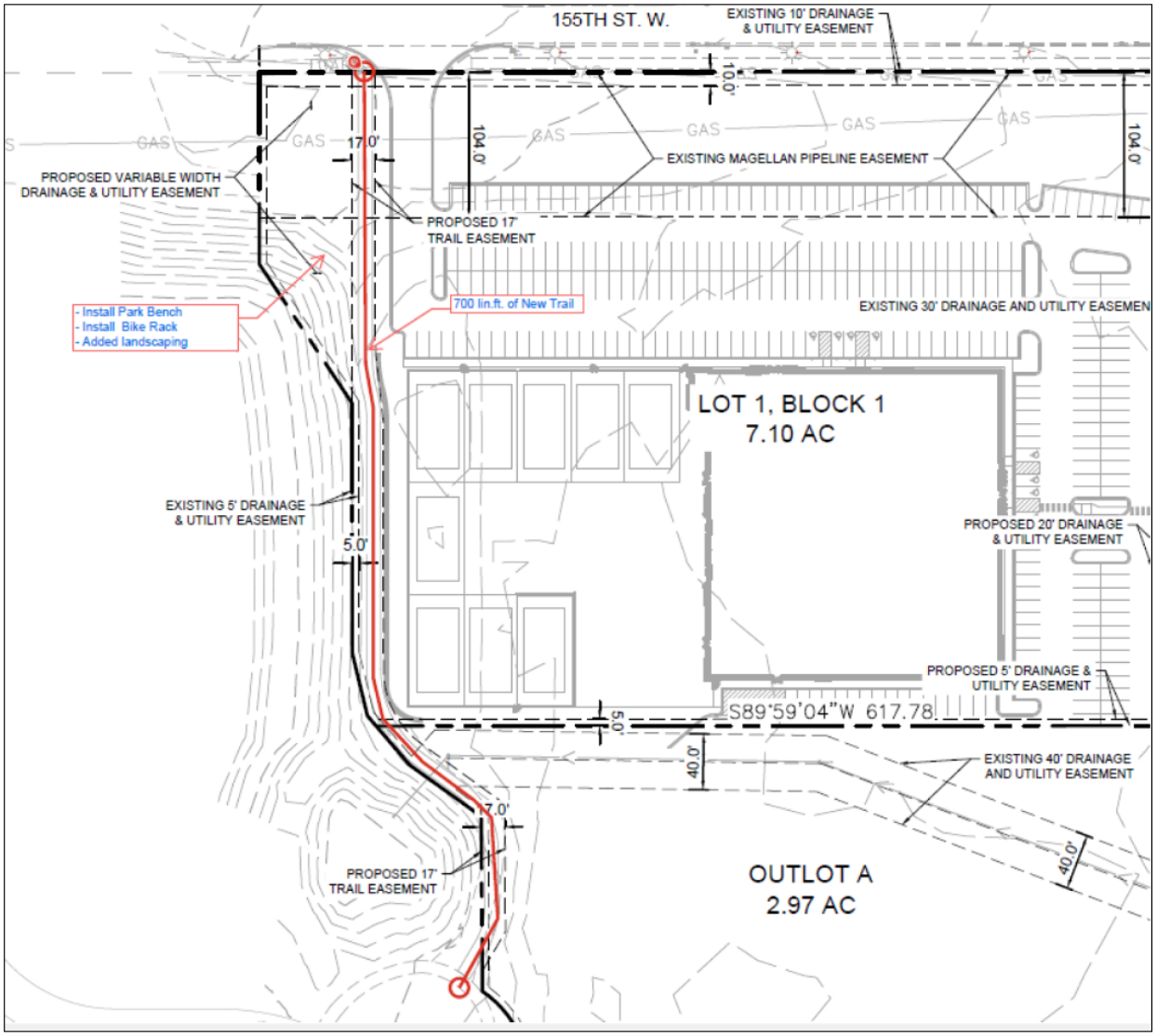
*The final SAC Fees will be determined and paid in advance of Building Permit Issuance and not included in this total.

8. In addition to the trunk charges noted herein, upon submission of a building permit application, Developer agrees to pay City for the public services furnished to the Development, in an amount as determined below upon the basis of units (per building) as determined by the City Engineer, which amount shall be paid in the following manner:

A. Sewer Availability Charge - The rate per unit is based on the year in which the building permit is issued per SAC unit in an amount due and owing to the Metro Waste Control as determined by it, together with $446.00 due and owing to the City per SAC unit. The person who applies for a building permit shall pay, at the time of the issuance of the permit, an amount equal to the rates times the number of units. This fee is subject to change if the obligation of City to the Metropolitan Waste Control Commission changes.

B. Water System, Supply and Storage Charge - The rate per unit is based on the year in which the building permit is issued (presently $1,209.00 per SAC unit). The person who applies for a building permit shall pay, at the time of the issuance of the permit, an amount equal to the rate times the number of units.

9. Park and trail dedication shall be satisfied by the Developer constructing a new trail from the north line of Lot 1 to the City's Trail Head/Gathering Space as depicted below:



Developer shall also install a new park bench and bike rack in the northwest corner of the development and provide additional landscaping to the satisfaction of the City's Community Development Director.

10. The Parties mutually recognize and agree that storm water pond dedication requirements, as provided in Chapter 153 of the City Code, shall be satisfied by dedication of drainage and utility easements on the Plat.

11. Developer agrees to install all utilities underground in the Development, specifically including electrical, communications and gas services. Developer hereby represents that all utility services will be available for a building prior to occupancy of any dwelling in that respective building.

12. Developer agrees to install and pay for a private street lighting system for the Development, in accordance with City and Dakota Electric Company standards.

13. Developer agrees to provide City with as-built surveys for any building constructed within the Development on the Property, prior to the issuance of the Certificate of Occupancy for that building.

14. Developer shall deliver to City copies of the recorded documents to evidence that Developer has complied with its recording obligations under this Agreement.

15. Developer hereby specifically releases the members of the City Council from any personal liability in connection with handling funds pursuant to the terms of this Agreement, and further agrees to indemnify and hold the members of the City Council harmless from any claim, of any and every nature whatsoever, because of this Agreement, the Plat, and the development of the Property.

The Parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the Property and shall be binding upon the respective heirs, administrators, successors and assigns of Developer and Owner.

16. Notices. All notices required or desired to be given under this Agreement shall be in writing and may be delivered by deposit in the United States mail, postage prepaid, as certified mail, return receipt requested, or sent by overnight courier, and addressed as follows:

If to City:	City of Apple Valley Attn: Brandon S. Anderson, City Engineer 7100 147th Street West Apple Valley, MN 55124
With a copy to:	Dougherty, Molenda, Solfest, Hills & Bauer P.A. Attn: Robert B. Bauer, City Attorney 14985 Glazier Avenue, Suite 525 Apple Valley, MN 55124
If to Owner:	Rockport, LLC Attn: Liza Robson, Vice President 14800 Galaxie Avenue Suite 105 Apple Valley, MN 55124 Email: lizarobson@rockportav.com
With a copy to:	Monroe Moxness Berg PA Attn: Matthew Duffy, Attorney 7760 France Avenue S., Suite 700 Minneapolis, MN 55435 Email: mduffy@mmblawfirm.com
If to Developer:	Skyline MN Apple Valley, LLC Attn: Whitney and Corey Kolquist 4894 Miller Trunk Highway Hermantown, MN 55811-1504 Email: wkolquist@kolquist.com

Any notice delivered by overnight courier or delivered by United States certified mail shall be deemed given as of the time it is deposited with the overnight carrier or United States mail. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this notice provision.

IN WITNESS WHEREOF, the Parties have hereunto set their hands.

[Signature Pages Follow]

DEVELOPMENT AGREEMENT

Lot 1, Block 1, Orchard Place 5th Addition
(Skyline Social & Games)

[Signature Page of Owner]

OWNER:

Rockport, LLC,
a Minnesota limited liability company

By: _____
Liza Robson
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

This instrument was acknowledged before me this 7 day of July, 2025, by Liza Robson, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

KENDRA ANN SCHNEIDER
Notary Public
State of Minnesota
My commission expires
1/31/2030

_____
Notary Public

DEVELOPMENT AGREEMENT

Lot 1, Block 1, Orchard Place 5th Addition
(Skyline Social & Games)

[Signature Page of Developer]

Skyline MN Apple Valley, LLC, a Minnesota limited liability company

By: Whitney Kolquist

Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF St Louis)

This instrument was acknowledged before me this 3rd day of July, 2025, by Whitney Kolquist, the vice president of Skyline MN Apple Valley, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

SARA T. CHESNEY
Notary Public-Minnesota
My Commission Expires Jan. 31, 2029

Notary Public

DEVELOPMENT AGREEMENT

Lot 1, Block 1, Orchard Place 5th Addition
(Skyline Social & Games)

[Signature Page of City]

City of Apple Valley,
a Minnesota municipal corporation

_____
By: Clint Hooppaw
Its: Mayor

_____
By: Christina M. Scipioni
Its: City Clerk

STATE OF MINNESOTA)
) ss .
COUNTY OF DAKOTA)

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Clint Hooppaw and Christina M. Scipioni, who being each by me duly sworn, each did say that they are respectively the Mayor and Clerk of the City of Apple Valley, the municipality named in the foregoing instrument, and that the seal affixed on behalf of said municipality by authority of its City Council, and said Mayor and Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____
Notary Public

This instrument was drafted by:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, Minnesota 55124
(952) 432-3136
RBB: 42500
4910-3749-6396, v. 6

ORCHARD PLACE 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rockport, LLC, a Minnesota limited liability company, fee owner of the following described property:

Outlot D, ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ORCHARD PLACE 5TH ADDITION and does hereby dedicate to the public for public use the easements as shown on this plat for drainage and utility purposes as created by this plat.

In witness whereof said Rockport, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this _____ day of _____, 20 _____.

Rockport, LLC, a Minnesota limited liability company

By _____, its _____
Liza A. Robson

By _____, its _____
Peter W. Fischer

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Liza A. Robson, the President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Peter W. Fischer, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ of _____, 20 ____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF_____

This surveyor's certificate was acknowledged before me this _____ day of _____, 20 _____, by Russell P. Damlo, Minnesota License No. 19086.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF APPLE VALLEY, STATE OF MINNESOTA

This plat was approved by the City Council of the City of Apple Valley, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Mayor

_____
City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20 _____.

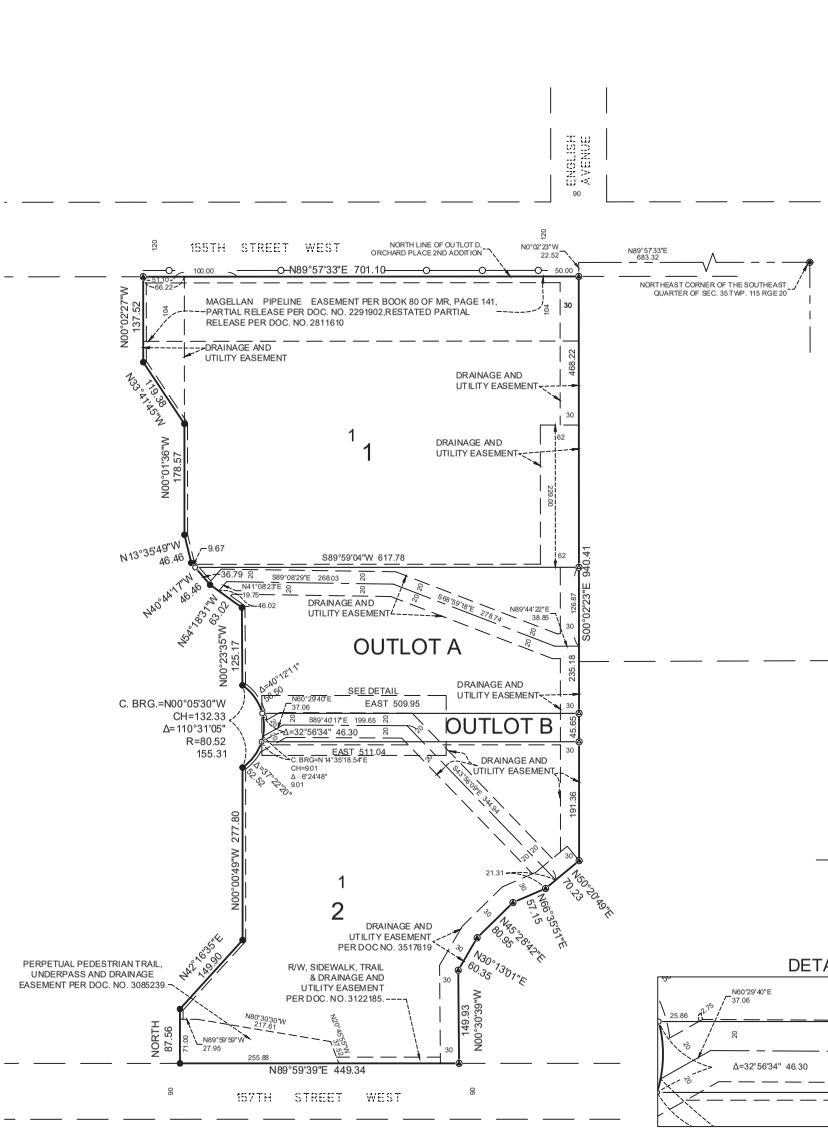
_____ _____
Amy A. Koethe, Director
Department of Property Taxation and Records

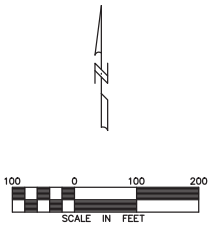
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

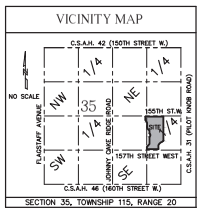
I hereby certify that this plat of ORCHARD PLACE 5TH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock ____, M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder

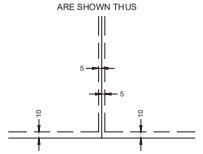
EXHIBIT "A"







DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

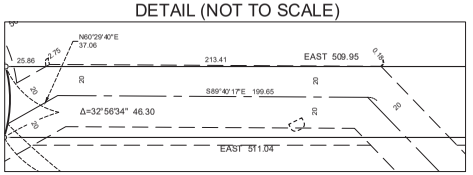


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

THE NORTH LINE OF OUTLOT D, ORCHARD PLACE 2ND ADDITION HAS AN ASSUMED BEARING OF N89°57'33"E.

- ○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊗ DENOTES SET MAG NAIL.
- ● DENOTES 1/2" IRON MONUMENT FOUND, MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊛ DENOTES FOUND MAG NAIL.
- ◉ DENOTES DAKOTA COUNTY (NAIL & DISK) MONUMENT.
- —○— DENOTES ACCESS RESTRICTION EASEMENT TO THE CITY OF APPLE VALLEY PER DOC. #3476767, AMENDED PER DOC. NO. 3646254.

DETAIL (NOT TO SCALE)



PRODE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

SHEET 1 OF 1 SHEETS

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-___

A RESOLUTION AMENDING RESOLUTION NO. 2025-64 AUTHORIZING ISSUANCE OF A BUILDING PERMIT FOR SKYLINE SOCIAL & GAMES INDOOR COMMERCIAL RECREATION FACILITY, CLASS I RESTAURANT, AND OUTDOOR COMMERCIAL RECREATION FACILITY AND PATIO AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of proposed 46,550 square foot indoor commercial recreation facility with a Class I restaurant and an associated 51,150 square foot outdoor recreation facility and patio has been requested by Skyline MN Apple Valley, LLC, on property legally described as Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota, to be located on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota; and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on April 2, 2025; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-64 authorizing the issuance of a building permit for Skyline Social & Games indoor commercial recreation facility, Class I restaurant, and outdoor commercial recreation facility and patio on Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota, to be located on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota on April 24, 2025, subject to conditions; and

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-64 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-64 is hereby amended, subject to all applicable City Codes and standards, and the following conditions:

1. If the Building Permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.

2. The Planned Development rezoning and PD Ordinance, Planned Development Agreement, and final plat of Orchard Place 5th Addition must be approved and recorded with the County prior to issuance of a building permit.

Exhibit "B"

DRAFT

3. Construction shall occur in conformance with the site plan dated February 19, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.

4. Construction shall occur in conformance with the landscape plans dated February 19, 2025, (including sodded/seeded public boulevard area up to each street curbline); subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.

5. Construction shall occur in conformance with the elevation plans dated February 18, 2025.

6. Subject to all conditions noted in the City Engineer's memo dated March 27, 2025, and revised on April 17, 2025, on file with the City.

7. Subject to all conditions noted in the Building Official's memo dated February 25, 2025, on file with the City.

8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code. If the proposed roof-line or parapet wall(s) is found to not be a sufficient screen, other code compliant screening shall be installed.

9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.

10. A bike rack shall be installed close to the primary structure which does not impede pedestrian flow along any proposed or future sidewalk.

11. The sidewalk along the north side of the primary structure shall connect to the interior public trail on the west side of property.

12. A cross-access agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition shall be required in a form acceptable to the City Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on the property shall be prepared and approved by the City Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control

DRAFT

Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

15. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.

16. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.

17. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.

18. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

19. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

20. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.

21. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

22. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the indoor commercial recreation facility and restaurant building, and associated outdoor commercial recreation facility and patio and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

DRAFT

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this ___th day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

DRAFT

DEVELOPMENT AGREEMENT

Between

ROCKPORT, LLC

And

ORCHARD PLACE PARTNERS, LLC

And

CITY OF APPLE VALLEY, MN

for

ORCHARD PLACE 5TH ADDITION
(Orchard Place Apartments)

DAKOTA COUNTY, MINNESOTA

A G R E E M E N T

WHEREAS, the City of Apple Valley, Dakota County, Minnesota, ("City"), has been requested by Orchard Place Partners, LLC, a Minnesota limited liability company, or its assigns ("Developer") and Rockport, LLC, a Minnesota limited liability company ("Owner") (City, Developer and Owner are collectively referred to as the "Parties") to approve construction of a residential apartment building and associated site plan on Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition, Dakota County, Minnesota (the "Property"), as shown on **Exhibit "A"** attached hereto and incorporated herein; and

WHEREAS, Developer intends to develop the Property into a new approximately 40,500 square foot residential apartment building and associated site plan to be known as "Orchard Place Apartments" (the "Development") as depicted on the site and civil plans attached hereto and incorporated herein; and

NOW, THEREFORE, in consideration of the mutual agreements of the Parties, it is hereby agreed by and between the Parties as follows:

1. Subject to the terms and conditions of this Development Agreement ("Agreement"), City hereby approves the issuance of a building permit and any related permits for the Development.

2. The Property is governed by the terms and conditions of City's Zoning Ordinances (the "Ordinance"). Any use of the Property shall be in accordance with the provisions of the Ordinance.

3. Developer shall comply with the conditions of Building Permit Authorization set forth in City of Apple Valley Resolution No. 2025-65, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein.

Developer Improvements

4. Subject to the provisions hereunder, Developer shall, in a manner acceptable to the City Engineer, install the utility improvements and grade the Property and install improvements within the Property, in accordance with and under the following conditions:

A. To complete all improvements in conformance with the plans and specifications submitted by Developer and approved by City, including but not limited to the following plans (the "Plans"), and any subsequent revisions as required by the City Engineer:

C300-301 SWPPP
C400-40X Site Plan and Details
C500 Grading Plan, Insets, and Details
C501 Storm Sewer Plan
C600-60X Utility Plan Details
L100-10X Landscape Plan, Details, and Schedule
TBD – North Creek Greenway Amenity Plans

B. To construct sidewalk(s) and driveways with concrete or bituminous material in accordance with City construction standards set forth in the Ordinance or rules and regulations promulgated pursuant to the Ordinance.

C. To seal or cause to be sealed any wells that may exist on the Property in accordance with State, County, and local laws.

D. To install a protective box and cover over each sewer cleanout and water shutoff, to City specifications.

E. To install all lot monuments for the Development upon or before October 30, 2026.

F. To install and maintain all materials (trees, shrubs, and sod) identified in the City approved landscape plan.

G. Developer agrees to comply with all requirements of the Natural Resources management regulations as set forth in Chapter 152 of the Apple Valley City Code from and after Developer's acquisition of the Property and during and after the development of the Property. Developer further agrees to submit to City for its approval a Natural Resources Management Plan prior to any construction or land-disturbing activity in connection with the development of the Property. Developer shall implement and comply with all terms and conditions of the approved Natural Resources Management Plan prior to and during any construction or land-disturbing activity, including, but not limited to, maintaining the performance security required in Chapter 152 of the Apple Valley City Code.

H. To install each item noted in this Section 4 at the Developer's sole cost and expense, in accordance with all plans reviewed and approved by City.

I. To attend a preconstruction meeting with representatives of City and to require the attendance of all contractors and subcontractors, prior to commencement of construction.

J. Developer will not bury any pipe, install bituminous surface, nor pour concrete pursuant to implementing the Plans, without the specific approval of the City Inspector, prior to the work being performed.

K. All "on-site" inspections by City will be done at the sole cost and expense of Developer, by persons supplied by City.

L. Developer shall repair all damage to City streets, curbs, gutters, utilities, and other municipal improvements caused by or resulting from the development of the Property, at the Developer's sole cost and expense.

M. Prior to issuance of Certificate of Occupancy for the Development, Developer shall provide the City Engineer as-built plans that demonstrate that all constructed sanitary, water, and storm water conveyance structures and management facilities for sub-surface infiltration practice conform to design and/or construction plans, as approved by City. As-built volumes (for detention and retention) shall be provided for the subsurface infiltration practice. Developer shall submit to the City Engineer certification that the storm water management facilities have been installed in accord with the approved Plans. This certification shall be provided by a Professional Engineer licensed in the State of Minnesota.

N. To pay City's reasonable costs related to this Agreement, including but not limited to administration, engineering, legal fees, inspection, and enforcement. City shall submit invoices to Developer, or its successors or assigns with detailed descriptions of the services rendered by City in accordance with this Agreement. Developer shall deposit the sum of **Five Thousand and 00/100 Dollars ($5,000.00)** with City toward payment of such costs. If the City's reasonable costs exceed the deposit, Developer, or its successors or assigns shall reimburse City within thirty (30) days of billing. Should the actual costs be less than the amount of the deposit, upon completion of the improvements described in this Section 4 and receipt of written notice from the Developer requesting return of the remaining funds, the amount remaining on deposit shall be returned to Developer.

O. Other than in the case of an emergency, if Developer causes any material violation of the terms of this Agreement to occur, City shall give written notice to Developer with a copy to the Owner of such violation and Developer shall have 20 business days, or a different period of not less than 20 business days if the violation cannot be cured within 20 business days, as may be set forth in the notice, to cure such violation. Failure of Developer to complete such

cure shall allow the City to stop and enjoin all construction on the Property until authorization to proceed is given by the City. The Developer shall hold the City harmless from any damages, causes of action, or claims related to the construction being stopped by the City.

5. The Building Permit for the Development shall not be released by the City until Developer has deposited with City cash or one or more letters of credit in the total amount of **One Million Ninety-Three Thousand One Hundred Twenty-Five and No/100 Dollars ($1,093,125.00)** (the "Financial Security") securing the full performance of this Agreement. The bank or financial institution issuing the Financial Security is subject to the reasonable approval of the City Attorney. The form of the Financial Security shall be either a cash deposit or a letter of credit issued to City as the beneficiary. Developer shall be required to maintain the Financial Security with City, until it is released as provided for in this Agreement. The amount of the Financial Security was calculated with the following "Developer Improvements" as follows:

DEVELOPER IMPROVEMENTS

Item	**Amount**
Lot 2, Block 1 and Outlot B, Orchard Place 5th Addition:	
Privately Installed Public Infrastructure Improvements (bituminous Trail Approx 520LF @ $100/LF)	$492,000
Private Infrastructure Improvements (street and utility removals/sidewalk/trail repairs)	$45,000
Landscaping at 1.5% of $22,000,000	$330,000
Subdivision Monuments and Asbuilting (Record Plans)	$7,500
Subtotal Private Improvements	**$874,500**
Subtotal Security (125%) of Estimated Private Improvements	**$1,093,125**
Total Financial Guaranty	**$1,093,125**

This breakdown is for historical reference only. It is not a restriction on the use of the Financial Security.

(i) **Financial Security under Default**. In the event of a default by Developer which is not cured within the cure period provide in Section 4.O. above, City may draw down the Financial Security to pay for all reasonable costs and expenses incurred by City to enforce this Agreement including the costs incurred by City in connection with the collection of the Financial Security. City's cost may include any remediation or completion of Developer's obligations under this Agreement. City may draw on the Financial Security, upon further written notice to Developer, after a default has occurred under this Agreement, which has not been cured within any applicable cure period.

(ii) **Claims to Financial Security**. If City receives claims from subcontractors or materialmen for work performed in or intended for easements dedicated to the public as required by this Agreement and money due has not been paid, City shall give notice to Developer and to the Owner of such claim and Developer shall have 90 days to make payment or provide City with documentation showing such claim to be unwarranted and its intent to take legal action to remove such claim. If Developer fails to provide such written notice to City, Developer hereby authorizes City, at City's discretion, to commence an Interpleader action pursuant to Rule 22 of the Minnesota Rules of Civil Procedure for the District Courts at the expense of Developer, to include court costs and reasonable attorney fees. Developer further authorizes City to draw upon the Financial Security in the amount of one hundred twenty-five percent (125%) of the claim together with attorneys' fees and court costs, and to deposit the funds in compliance with the Rule.

(iii) **Reduction of Financial Security**. So long as Developer is not in default of the terms and conditions of this Agreement, upon a written request by Developer and

City's verification of satisfactory compliance at the time of inspection or acceptance by the City of any installed Developer Improvements, a like percentage of that portion of the Financial Security covering those specific completed Developer Improvements (Section 4) shall be released to Developer; except however the final twenty percent (20%) of the Financial Security shall be held by City until a final acceptance by City of all Developer Improvements and the receipt by City of all as-builts required under this Agreement. At the time of final inspection of all Developer Improvements, if it is determined by City that the plans and specifications for the Developer Improvements were not strictly adhered to or that work was done without City inspection, City may require that Developer post a cash escrow equal to one hundred twenty-five percent (125%) of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. Such additional cash escrow shall remain in force until the corrective work is completed and accepted by the City which shall not exceed three (3) years.

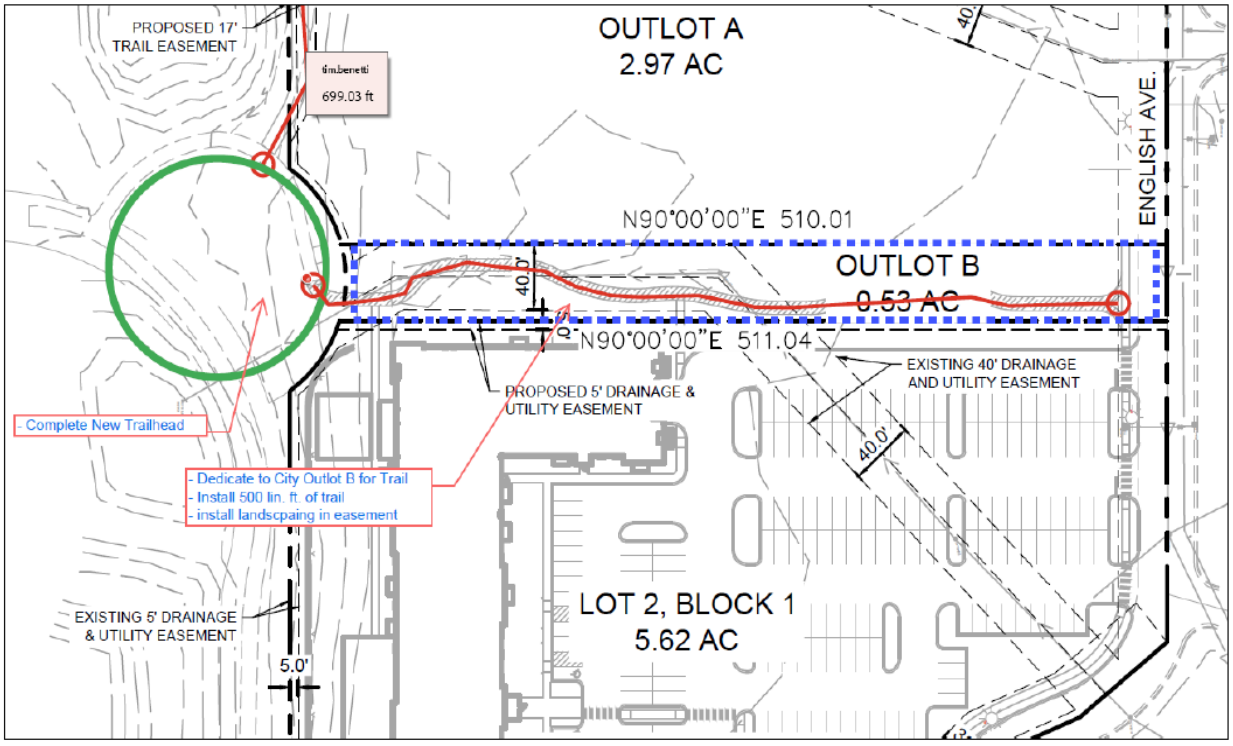
6. No occupancy of any building located on the Property shall occur until water, sanitary sewer, and a paved driving surface are available for use to the new building.

7. Park and Trail Dedication. The Developer shall execute and deliver a Limited Warranty Deed to the City, conveying Outlot B, free and clear of all encumbrances except those accepted by the City as permitted encumbrances on such deed, provided the City shall be deemed to accept any and all encumbrances upon Outlot B that exist at the time Developer acquires Outlot B. Upon conveyance of Outlot B to the City, the City shall be responsible for all matters pertaining to Outlot B, including, without limitation, any and all development, repair, and maintenance of any improvements upon Outlot B. Prior to release of the building permit for the development, the Developer shall provide the City with an ALTA Commitment to Insurance Title in Outlot B, in favor of the City. The Developer shall pay all costs to prepare and to record the Limited Warranty Deed,

which Deed shall be recorded prior to release of the building permit for the development. Further, the Developer shall pay all real estate taxes associated with Outlot B, including those payable in the current year as well as any taxes due in the year subsequent to the conveyance, plus a one-time payment of **One Hundred and no/100 Dollars ($100,000.00)**, which shall be payable prior to release of the building permit for the development and which payment, together with the conveyance of Outlot B to the City and the construction of the Trailhead Improvements, shall fully satisfy all of Developer's park dedication requirements with respect to the Development.

In addition, the Developer shall construct trail head improvements in accordance with the plans prepared by the City dated February 24, 2023, (collectively the "Trailhead Improvements") to the reasonable satisfaction of the City's Community Development Director as depicted below:

The City hereby grants Developer a temporary construction license to enter on to Outlot B



for the purpose of completing the Trailhead Improvements.

8. Prior to the release of the building permit for the Development, the Developer shall:

A. Deliver to City the Financial Security (pursuant to Section 4 – noted above and herein).

B. Deposit the funds to the City (pursuant to Section 4 - noted above and herein).

C. Pay the following trunk charges outlined in (i), (ii) and (iii) below in the total amount of **$128,622.54***:

Item	Calculation	Amount Due
(i) Sanitary Sewer Connection Fees (Trunk Charge):	$395.00/SAC Unit x 139 SAC Units =	**$54,905.00**
(ii) Water Utility Connection Fees (Trunk Charge):	$3,455.00/acre x 5.62 acres =	**$19,417.10**
(iii) Storm Sewer Connection Fees (Trunk Charge):	$9,662.00/acre x 5.62 acres =	**$54,300.44**
	TOTAL	**$128,622.54**

*SAC Fees to be paid in advance of Building Permit Issuance pursuant to Section 9.A. below are not included in this total.

9. In addition to the trunk charges noted herein, upon submission of a building permit application, Developer agrees to pay City for the public services furnished to the Development, in an amount as determined below upon the basis of units (per building) as determined by the City Engineer, which amount shall be paid in the following manner:

A. Sewer Availability Charge - The rate per unit is based on the year in which the building permit is issued per SAC unit in an amount due and owing to the Metropolitan Waste Control Commission, currently in the amount of $446.00 per SAC unit times 139 SAC units for a total amount of $61,994, which amount shall be payable to the City, and the City shall, in turn, pay

all such amount to the Metro Waste Control. The person who applies for a building permit shall pay, at the time of the issuance of the permit, an amount equal to the rates times the number of units. This fee is subject to change if the obligation of City to the Metropolitan Waste Control Commission changes.

B. Water System, Supply and Storage Charge - The rate per unit is based on the year in which the building permit is issued (presently $1,209.00 per SAC unit). The person who applies for a building permit shall pay, at the time of the issuance of the permit, an amount equal to the rate per unit times 139 units.

10. The City and Developer mutually recognize and agree that storm water pond dedication requirements for the Development, as provided in Chapter 153 of the City Code, shall be satisfied by dedication of drainage and utility easements on the Plat.

11. Developer agrees to install all utilities underground in the Development, specifically including electrical, communications and gas services. Developer hereby represents that all utility services will be available for a building prior to occupancy of any dwelling in that respective building.

12. Developer agrees to install and pay for a private street lighting system for the Development, in accordance with the Plans and Dakota Electric Company standards.

13. Developer agrees to provide City with as-built surveys for any building constructed within the Development on the Property, prior to the issuance of the Certificate of Occupancy for that building.

14. Developer shall deliver to City copies of the recorded documents to evidence that Developer has complied with its recording obligations under this Agreement.

15. Developer specifically releases the members of the City Council from any personal liability in connection with handling funds pursuant to the terms of this Agreement, except in connection with any gross negligence or intentional misconduct, and further agrees to indemnify and hold the members of the City Council harmless from any claim, of any and every nature whatsoever, because of this Agreement, the Plat, and the development of the Property, except to the extent caused by gross negligence or intentional misconduct.

The Parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the Property and shall be binding upon the respective heirs, administrators, successors and assigns of Developer and Owner.

16. Notices. All notices required or desired to be given under this Agreement shall be in writing and may be delivered by deposit in the United States mail, postage prepaid, as certified mail, return receipt requested, or sent by overnight courier, and addressed as follows:

If to City:	City of Apple Valley Attn: Brandon S. Anderson, City Engineer 7100 147th Street West Apple Valley, MN 55124
With a copy to:	Dougherty, Molenda, Solfest, Hills & Bauer P.A. Attn: Robert B. Bauer, City Attorney 14985 Glazier Avenue, Suite 525 Apple Valley, MN 55124
If to Owner:	Rockport, LLC Attn: Liza Robson, Vice President 14800 Galaxie Avenue, Suite 105 Apple Valley, MN 55124 Email: lizarobson@rockportav.com
With a copy to:	Monroe Moxness Berg PA Attn: Matthew Duffy, Esq. 7760 France Avenue South, Suite 700 Minneapolis, MN 55435

If to Developer: Orchard Place Partners, LLC
Attn: Roger Fink
1200 25th Avenue South
St. Cloud, MN 56301
Email: rogerf@tridentdevelopmentmn.com

Any notice delivered by overnight courier or delivered by United States certified mail shall be deemed given as of the time it is deposited with the overnight carrier or United States mail. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this notice provision.

IN WITNESS WHEREOF, the Parties have hereunto set their hands.

[Signature Pages Follow]

DEVELOPMENT AGREEMENT

Lot 2, Block 1 and Outlot B, Orchard Place 5th Addition
(Orchard Place Apartments)

[Signature Page of Owner]

OWNER:

Rockport, LLC,
a Minnesota limited liability company

By: _____

Name: Liza Robson
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

This instrument was acknowledged before me this 7 day of July, 2025, by Liza Robson, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

KENDRA ANN SCHNEIDER
Notary Public
State of Minnesota
My commission expires
1/31/2030

_____
Notary Public

DEVELOPMENT AGREEMENT

Lot 2, Block 1 and Outlot B, Orchard Place 5th Addition
(Orchard Place Apartments)

[Signature Page of Developer]

Orchard Place Partners, LLC,
a Minnesota limited Liability company

By: _____

Name: Roger D Fink
Its: Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF Stearns)

This instrument was acknowledged before me this 2nd day of July, 2025, by Roger Fink, the Secretary of Orchard Place Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

CARIN SUE BZDOK
NOTARY PUBLIC-MINNESOTA
My Comm. Exp. Jan. 31, 2028

_____
Notary Public

DEVELOPMENT AGREEMENT

Lot 2, Block 1 and Outlot B, Orchard Place 5th Addition
(Orchard Place Apartments)

[Signature Page of City]

City of Apple Valley,
a Minnesota municipal corporation

_____

By: Clint Hooppaw
Its: Mayor

_____

By: Christina M. Scipioni
Its: City Clerk

STATE OF MINNESOTA)
) ss .
COUNTY OF DAKOTA)

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Clint Hooppaw and Christina M. Scipioni, who being each by me duly sworn, each did say that they are respectively the Mayor and Clerk of the City of Apple Valley, the municipality named in the foregoing instrument, and that the seal affixed on behalf of said municipality by authority of its City Council, and said Mayor and Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____
Notary Public

This instrument was drafted by:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, Minnesota 55124
(952) 432-3136
RBB: 42501

ORCHARD PLACE 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rockport, LLC, a Minnesota limited liability company, fee owner of the following described property:

Outlot D, ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ORCHARD PLACE 5TH ADDITION and does hereby dedicate to the public for public use the easements as shown on this plat for drainage and utility purposes as created by this plat.

In witness whereof said Rockport, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this _____ day of _____, 20 _____.

Rockport, LLC, a Minnesota limited liability company

By _____, its _____
Liza A. Robson

By _____, its _____
Peter W. Fischer

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Liza A. Robson, the President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Peter W. Fischer, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ of _____, 20 ____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF_____

This surveyor's certificate was acknowledged before me this _____ day of _____, 20 _____, by Russell P. Damlo, Minnesota License No. 19086.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF APPLE VALLEY, STATE OF MINNESOTA

This plat was approved by the City Council of the City of Apple Valley, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Mayor

_____
City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20 _____.

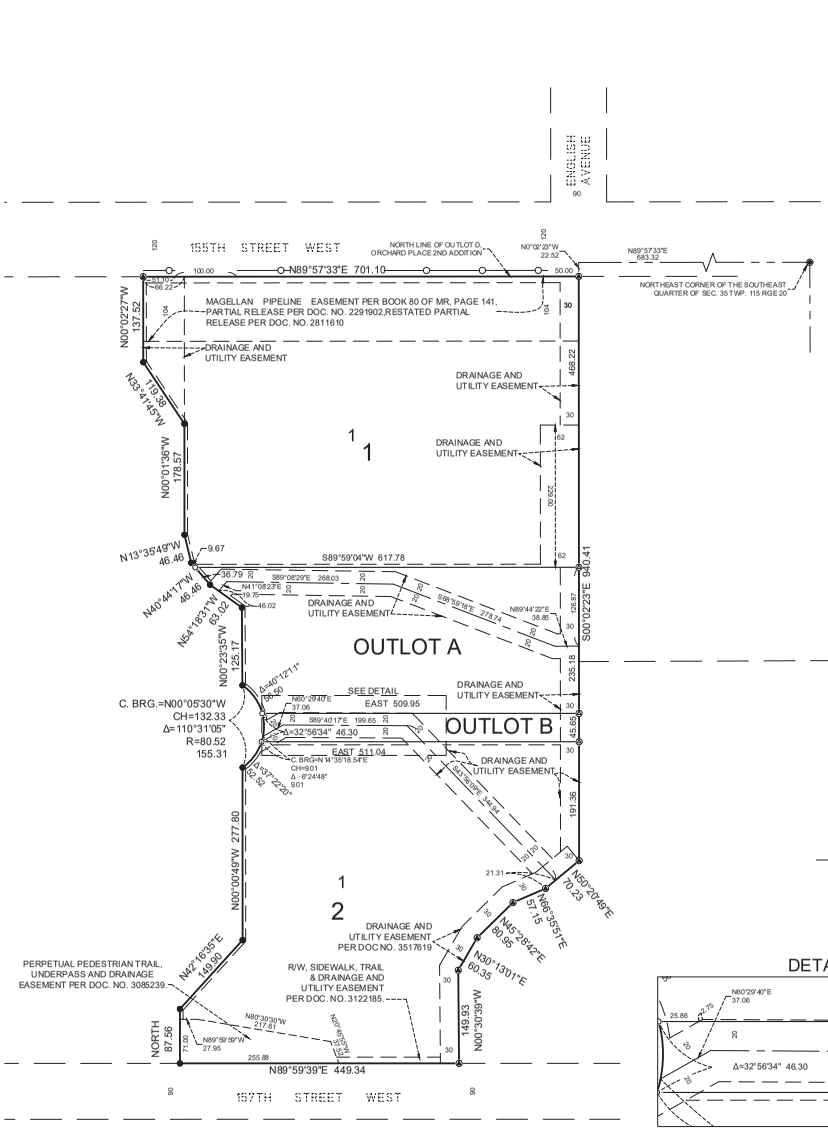
_____ _____
Amy A. Koethe, Director
Department of Property Taxation and Records

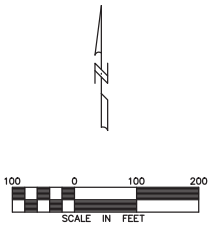
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

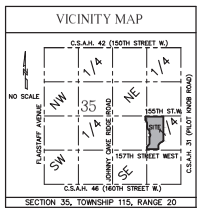
I hereby certify that this plat of ORCHARD PLACE 5TH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock ____, M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder

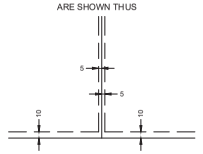
EXHIBIT "A"







DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

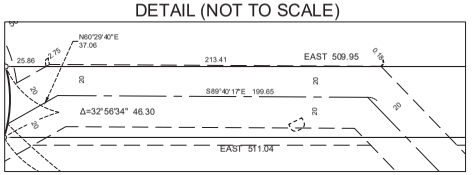


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

THE NORTH LINE OF OUTLOT D, ORCHARD PLACE 2ND ADDITION HAS AN ASSUMED BEARING OF N89°57'33"E.

- ○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊗ DENOTES SET MAG NAIL.
- ● DENOTES 1/2" IRON MONUMENT FOUND, MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊛ DENOTES FOUND MAG NAIL.
- ◉ DENOTES DAKOTA COUNTY (NAIL & DISK) MONUMENT.
- —○— DENOTES ACCESS RESTRICTION EASEMENT TO THE CITY OF APPLE VALLEY PER DOC. #3476767, AMENDED PER DOC. NO. 3646254.

DETAIL (NOT TO SCALE)



PRODE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

SHEET 1 OF 1 SHEETS

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-65

A RESOLUTION AUTHORIZING ISSUANCE OF A BUILDING PERMIT FOR TRIDENT DEVELOPMENT RESIDENTIAL APARTMENT BUILDING AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional, and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of the proposed 40,500 square foot residential apartment building and associated site plan has been requested by Trident Development, on property legally described as Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota to be located within Lot 2, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota (as depicted in the Preliminary Plat); and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on April 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the issuance of a building permit for Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota to be located within Lot 2, Block 1, Orchard Place 5th Addition, Dakota is hereby authorized, subject to all applicable City Codes and standards, and the following conditions:

1. If the Building Permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.

2. The Planned Development rezoning and PD zoning Ordinance, the Planned Development Agreement, and the final plat of Orchard Place 5th Addition must be approved and recorded with the County prior to issuance of a building permit.

3. Construction shall occur in conformance with the site plan dated January 29, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.

4. Construction shall occur in conformance with the landscape plans dated January 29, 2025, (including sodded/seeded public boulevard area up to each street curbline); subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.

EXHIBIT "B"

5. Construction shall occur in conformance with the elevation plans dated January 29, 2025.

6. Subject to all conditions noted in the City Engineer's memo dated March 25, 2025, and revised on April 17, 2025, on file with the City.

7. Subject to all conditions noted in the Building Official's memo dated February 25, 2025, on file with the City.

8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code.

9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.

10. The middle access drive on the north end of the site on English Avenue shall be eliminated, in accordance with the memo issued by the City Engineer.

11. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

12. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.

13. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.

14. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.

15. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

16. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

17. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.

18. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

19. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the apartment building and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this 24th day of April, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

PLANNED DEVELOPMENT AGREEMENT

This Planned Development Agreement ("Agreement") is entered into by and between the City of Apple Valley (hereinafter the "City"), a Minnesota municipal corporation, and Skyline MN Apple Valley, LLC, a Minnesota limited liability company (hereinafter the "Owner"). The "City" and the "Owner" are hereinafter collectively known as the "Parties".

WHEREAS, the Owner has made applications for development of property legally described as Outlot D, Orchard Place 2nd Addition: including a subdivision of the land as depicted on the plat shown on **Exhibit A**; and development plans for Lot 1, Block 1, Orchard Place 5th Addition, of the plat shown on Exhibit A (the "Property"), which plans are attached hereto as **Exhibit B;** and

WHEREAS, the Owner's applications have been approved by the City Council, subject to conditions set forth on **Exhibits C** and **D** (which conditions are approved by Owner) and the Owner entering into this Agreement; and

WHEREAS, the Owner and the City desire to provide for development of Property in accordance with Planned Development Designation No. 1144; and

WHEREAS, the Parties hereby acknowledge that this Agreement and the plans and specifications submitted by Owner and approved by the City constitute the Planned Development Agreement for the Property.

NOW, THEREFORE, it is hereby agreed by and between the Parties as follows:

1. This Agreement applies to the development and use of the Property.

2. The Owner agrees that its development and use of the Property shall, in all material respects, comply with Apple Valley City Code Chapter 155, Appendix F-Article 40, governing Planned Development Designation No. 1144, and the following Exhibits attached hereto and incorporated herein:

Exhibit B	Development Plans
Exhibit C	Conditions of Preliminary Plat Approval
Exhibit D	Conditions of Building Permit Authorization (Lot 1, Block 1, Orchard Place 5th Addition)

The Owner further agrees that its development and use of the Property shall comply with all plans and specifications submitted by the Owner and approved by the City, which are incorporated herein by reference. All the plans and specifications are available for inspection in full-size format at the Apple Valley Municipal Center.

3. Minor deviations from the above plans may be accepted by the City provided that the Community Development Director makes a written determination that the revised plans are in general conformance with the above-listed plans.

4. This Agreement may be amended from time to time as the Parties may agree. Any such amendment must be in writing and signed by both Parties. Furthermore, the development plans may be amended upon application by the Owner and approval of the City, pursuant to Apple Valley City Code. Amendments to the development plans, once approved, shall become Exhibits hereto and shall be fully binding upon the Parties as if fully set forth herein.

5. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

6. This Agreement shall run with the Property and shall be recorded in the Office of the Dakota County Recorder or Registrar of Titles.

7. This Agreement shall be governed by and construed under the laws of the State of Minnesota.

8. Should any provision of this Agreement be held to be void, invalid, unenforceable, or illegal by a court, the validity and the enforceability of the other provisions shall not be affected thereby. Failure of either Party to enforce any such provision shall not act as a waiver by the non-defaulting Party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

Planned Development Agreement

Signature Page for the City

City of Apple Valley,
a Minnesota municipal corporation

By: _____
Clint Hooppaw
Its: Mayor

By: _____
Christina M. Scipioni
Its: Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

On this _____of _____ 2025 before me a Notary Public within and for said County personally appeared Clint Hooppaw and Christina M. Scipioni to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the Clerk of the City of Apple Valley, the municipality named in the foregoing instrument, and the Mayor and City Clerk acknowledged the instrument to be the free act and deed of the municipality.

_____
Notary Public

Planned Development Agreement

Signature Page for Owner

Skyline MN Apple Valley, LLC, a Minnesota
Limited liability company

By: Whitney Kolquist

Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF St Louis)

This instrument was acknowledged before me this 3rd day of July, 2025, by Whitney Kolquist, the Vice President of Skyline MN Apple Valley, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

SARA T. CHESNEY
Notary Public-Minnesota
My Commission Expires Jan. 31, 2029

Notary Public

This instrument was drafted by:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, Minnesota 55124
(952) 432-3136
RBB: 42500

ORCHARD PLACE 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rockport, LLC, a Minnesota limited liability company, fee owner of the following described property:

Outlot D, ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ORCHARD PLACE 5TH ADDITION and does hereby dedicate to the public for public use the easements as shown on this plat for drainage and utility purposes as created by this plat.

In witness whereof said Rockport, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this _____ day of _____, 20 _____.

Rockport, LLC, a Minnesota limited liability company

By _____, its _____
Liza A. Robson

By _____, its _____
Peter W. Fischer

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Liza A. Robson, the President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Peter W. Fischer, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ of _____, 20 ____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF_____

This surveyor's certificate was acknowledged before me this _____ day of _____, 20 _____, by Russell P. Damlo, Minnesota License No. 19086.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF APPLE VALLEY, STATE OF MINNESOTA

This plat was approved by the City Council of the City of Apple Valley, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Mayor

_____
City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20 _____.

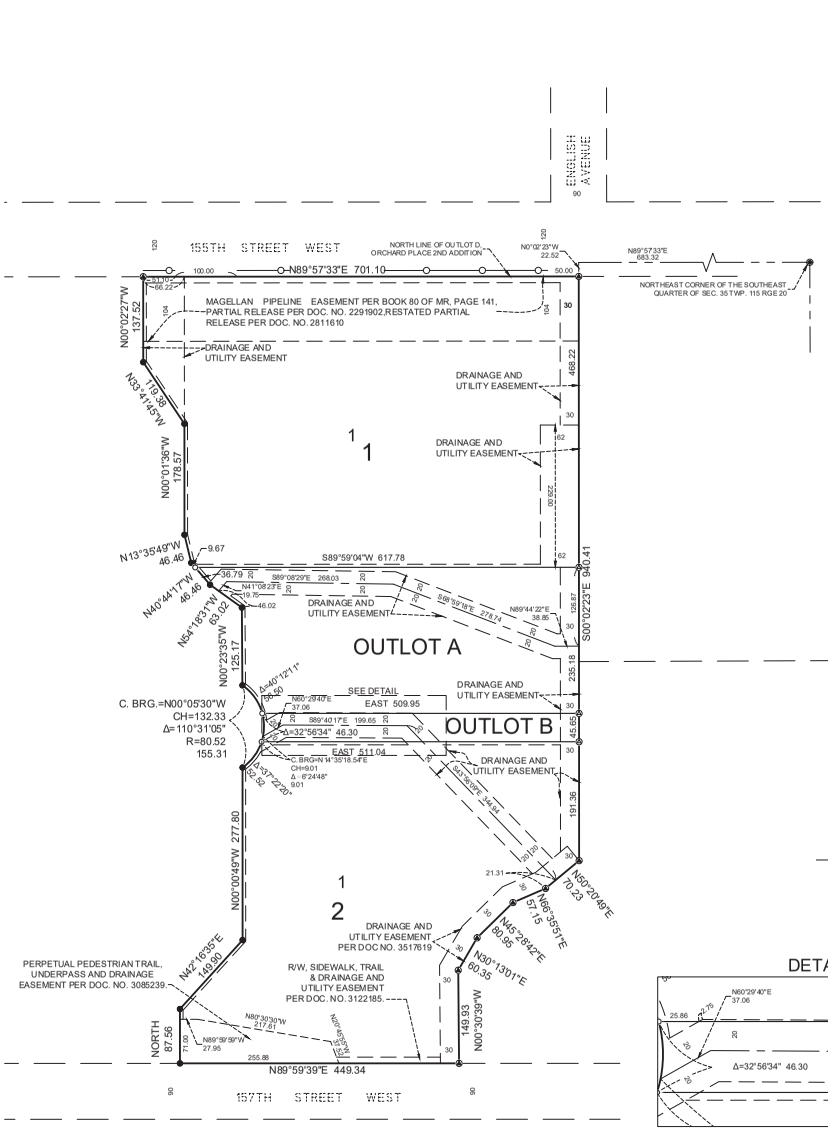
_____ _____
Amy A. Koethe, Director
Department of Property Taxation and Records

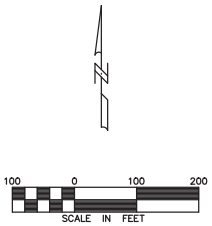
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

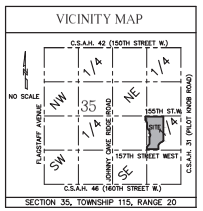
I hereby certify that this plat of ORCHARD PLACE 5TH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock ____, M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder

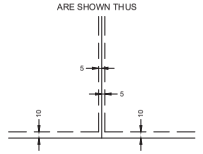
EXHIBIT "A"







DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

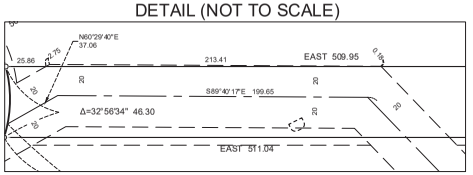


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

THE NORTH LINE OF OUTLOT D, ORCHARD PLACE 2ND ADDITION HAS AN ASSUMED BEARING OF N89°57'33"E.

- ○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊗ DENOTES SET MAG NAIL.
- ● DENOTES 1/2" IRON MONUMENT FOUND, MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- ⊛ DENOTES FOUND MAG NAIL.
- ◉ DENOTES DAKOTA COUNTY (NAIL & DISK) MONUMENT.
- —○— DENOTES ACCESS RESTRICTION EASEMENT TO THE CITY OF APPLE VALLEY PER DOC. #3476767, AMENDED PER DOC. NO. 3646254.

DETAIL (NOT TO SCALE)



PRODE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

SHEET 1 OF 1 SHEETS

PRELIMINARY SITE DEVELOPMENT PLANS
FOR
ORCHARD PLACE - SKYLINE SOCIAL

ORCHARD PLACE 2ND ADDITION - OUTLOT D (NORTH)
APPLE VALLEY, DAKOTA COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

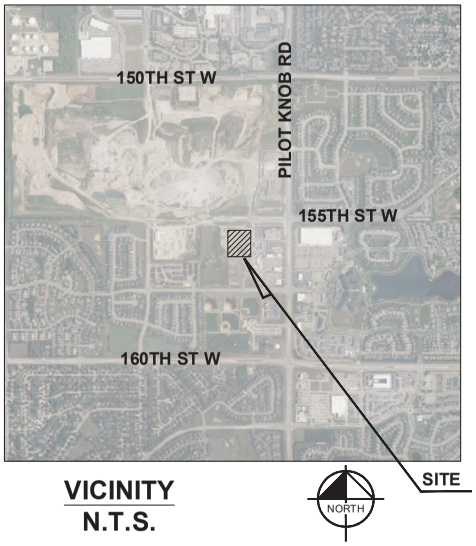
PREPARED BY: ARIK C. LOKENSGARD, P.E.
14800 GALAXIE AVE S, SUITE 200
APPLE VALLEY, MN 55124
TELEPHONE (952) 905-2887

OWNER / DEVELOPER
SKYLINE SOCIAL AND GAMES

4894 MILLER TRUNK HWY
DULUTH, MN 55811
TELEPHONE: (701) 201-0590

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
PREPARED BY: RYAN HYLLESTED, PLA
14800 GALAXIE AVE S, SUITE 200
APPLE VALLEY, MN 55124
TELEPHONE (952) 905-2887

SURVEYOR
PROBE ENGINEERING COMPANY, INC.
1000 E 146TH ST
BURNSVILLE, MN 55337
TELEPHONE: (952) 432-3000



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DRAWING INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	ALTA TOPOGRAPHIC SURVEY
C102	ALTA TOPOGRAPHIC SURVEY
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C400	SITE PLAN
C500	GRADING PLAN
C501	STORM SEWER PLAN
C600	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
L102	LANDSCAPE ENLARGEMENT
L103	LANDSCAPE ENLARGEMENT
L104	LANDSCAPE SCHEDULE
L105	LANDSCAPE DETAILS
L106	LANDSCAPE DETAILS

Exhibit "B"

Know what's below. Call before you dig.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\AVR - Orchard Place\Skyline\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg February 18, 2025 - 2:59pm

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE AS SHOWN
DESIGNED BY ACL
DRAWN BY MJB
CHECKED BY WDM

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

COVER SHEET

SHEET NUMBER
C000

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.

3. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

4. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

15. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: PROBE ENGINEERING COMPANY, INC.
   ADDRESS: 1000 EAST 146TH STREET, BURNSVILLE, MN 55337
   PHONE: 952-432-3000
   DATED: 01/17/2025

2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY:
   ADDRESS:
   PHONE:
   DATED:

3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.

7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.

7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.

7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

CLIENT-SPECIFIC NOTES

1. CONTRACTOR SHALL GRADE THE 10' ADJACENT TO THE BUILDING AT 6.5% OR GREATER, UNLESS NOTED OTHERWISE

2. FINAL GRADING SHALL INCLUDE THE USE OF JUMPING JACK COMPACTOR TO RECOMPACT THE SOIL ADJACENT TO THE BUILDING PRIOR TO THE PLACEMENT OF THE TOPSOIL

3. TOPSOIL SHALL BE FURNISHED BY THE EARTHWORK SUBCONTRACTOR, TO THE SPECIFICATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION.

4. THE UTILITY SUBCONTRACTOR IS RESPONSIBLE FOR DRAIN TILE CONNECTED TO THE STORM SEWER SYSTEM, THAT ISN'T CONNECTED TO THE BUILDING DRAIN TILE SYSTEM.

5. THE WATER LINE SHALL BE BROUGHT IN TO THE BUILDING, FLUSHED, TESTED, AND CAPPED BY THE UTILITY SUBCONTRACTOR.

6. THE SANITARY SEWER LINE SHALL BE BROUGHT INTO THE BUILDING MECHANICAL ROOM, FLUSHED, TESTED, AND CAPPED BY THE UTILITY SUBCONTRACTOR.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.

17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.

18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT	161290000
DATE	02/19/2025
SCALE	AS SHOWN
DESIGNED BY	ACL
DRAWN BY	MJB
CHECKED BY	WDM

GENERAL NOTES

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
C100

PRELIMINARY - NOT FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

To: Rockport, LLC
Kimley - Horn and Associates, Inc.:
First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based is a correct representation of the land platted and has been performed in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11 (b), 13, 16, and 17 of Table A thereof.

The field work was completed on January 13, 2025.

Dated this 27TH day of January, 2025.

Russell P. Damlo RLS
Minnesota License No. 19086
Probe Engineering Company, Inc.

PROPERTY DESCRIPTION:
Parcel 1:
OUTLOT D
ORCHARD PLACE 2ND ADDITION
Located in the County of Dakota,
State of Minnesota.
Recorded as Doc. No. 3476763

Parcel 2:
Utility Line Easements, Drainage easements, Ingress and Egress and Parking Easement, and Driveway Access Easements as set forth in Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions (Orchard Place 2nd Addition) dated June 22, 2021, recorded July 13, 2021, as Document No. 3476766, as amended by First Amendment to Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions, dated September 17, 2024, recorded September 19, 2024, as Document No. 3646253.

SITE ADDRESS: Vacant Lot
Apple Valley, MN 55124

TOTAL SITE LAND AREA: 706,720 Sq. Ft. = 16.22 Acres

CURRENT ZONING: Sand and Gravel (SG)
(Per City Zoning Map dated 7-17-2024)

FLOOD ZONE CLASSIFICATION: Zone X, Flood Insurance Map No. 27037 C0210E, Dated 12-02-2011.

UTILITIES SHOWN ARE PER FIELD LOCATIONS AS MARKED AND OBSERVED.

ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS (additional Table A Items):

No. 16: Proposed buildings for this site not shown.
No. 17: There has been no current street construction at the time of this survey.

Current Title Commitment referenced for this survey is from First American Title Insurance Company, File No. NCS-1167148-MPLS, dated 12-27-2024.

The items listed in Schedule B, Part 2, Numbers 9-19 are either shown on survey, labeled as not affecting this property or labeled as not plottable on survey.

Per First American Title Insurance Company, Title Commitment File Number, NCS-1167148-MPLS, dated 12-27-2024, Schedule B, Part 2 exceptions affecting this property are listed below:

Item No. 9 are Pipeline Easements, Partial Releases and Grant of Right of Way and Encroachment Agreement is shown on this survey.

Item No. 10 is an easement for trail and underpass purposes and is shown on this survey.

Item No. 11 is an easement for right of way, sidewalk, trail, drainage and utility purposes and is shown on this survey.

Item No. 12 is a Waiver of Objection to Special Assessments and is not plottable on this survey.

Item No. 13 is a Waiver of Objection to Special Assessments and is not plottable on this survey.

Item No. 14 is a Waiver of Objection to Special Assessments and is not plottable on this survey.

Item No. 15 are drainage and utility easements per final plat recorded as Doc. No. 3476763 and are shown on this survey.

Item No. 16 are terms and conditions of the Development Agreement and is not plottable on this survey.

Item No. 16 are terms of a Reciprocal Easement, Covenants and other Restrictions and are not plottable on this survey.

Item No. 17 are terms as contained in a Reciprocal Easement Agreement and amendment and are not plottable on this survey.

Items No. 18 is an Access Restriction Easement and amendment and is shown on this survey.

Item No. 19 is a Drainage and Utility Easement and is shown on this survey.

CONTACT CITY OF APPLE VALLEY FOR SANITARY SEWER, WATERMAIN, STORMWATER MANAGEMENT AND STREET MAINTENANCE.
952-432-2500

CONTACT DAKOTA ELECTRIC ASSN. FOR ELECTRIC POWER MANAGEMENT.
651-463-6212

CONTACT FRONTIER COMMUNICATIONS FOR TELEPHONE MANAGEMENT.
800-778-9140

CONTACT CENTER POINT ENERGY FOR GAS SERVICE MANAGEMENT.
608-223-2014

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

REVISIONS

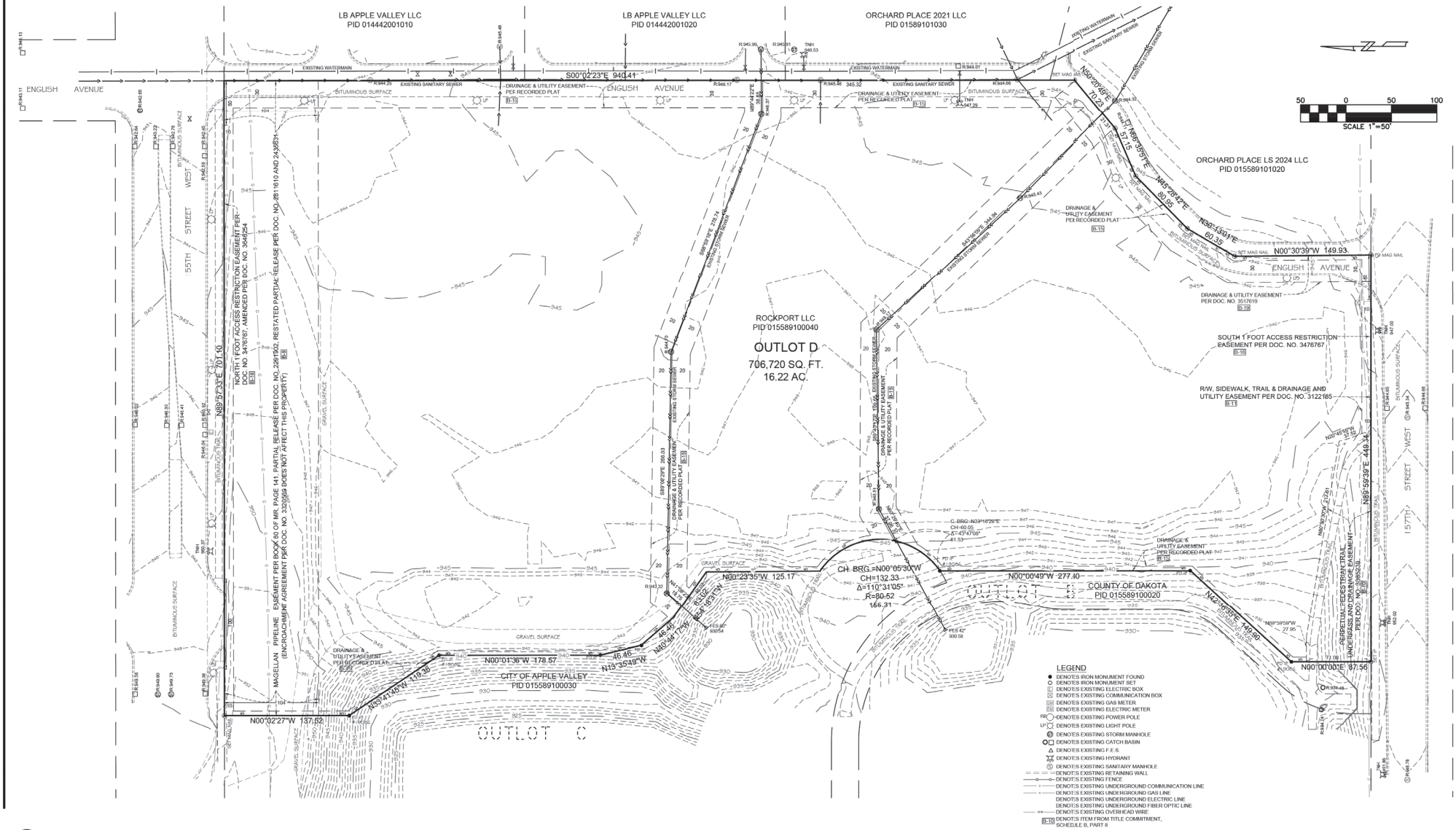
PREPARED FOR:
KIMLEY-HORN
14800 GALAXIE AVE. STE 200
APPLE VALLEY, MN 55124

DESIGNED	CHECKED
DRAWN PM	DATE 1/17/2024
SCALE AS SHOWN	
JOB NO. 18710.30	

ALTA / NSPS LAND TITLE SURVEY

APPLE VALLEY, MINNESOTA

SHEET 1 OF 2 REV.



PROBE ENGINEERING COMPANY, INC.
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1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

REVISIONS

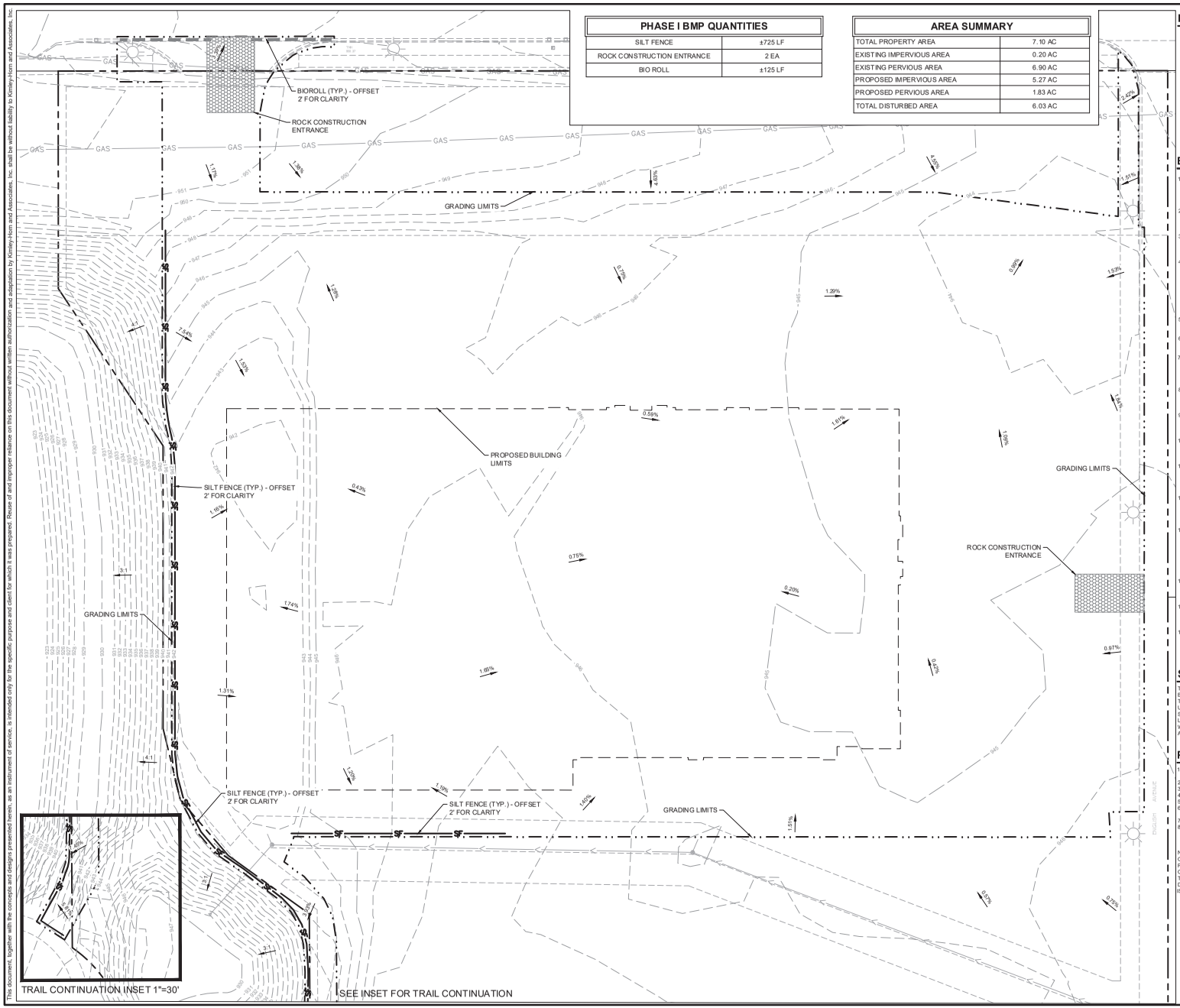
PREPARED FOR:
KIMLEY-HORN
14800 GALAXIE AVE. STE 200
APPLE VALLEY, MN 55124

DESIGNED	CHECKED
DRAWN	DATE
PM	1/17/2024
SCALE	AS SHOWN
JOB NO.	18710.30

ALTA / NSPS LAND TITLE SURVEY

APPLE VALLEY, MINNESOTA

SHEET 2 OF 2 REV.



PHASE I BMP QUANTITIES	
SILT FENCE	±725 LF
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±125 LF

AREA SUMMARY	
TOTAL PROPERTY AREA	7.10 AC
EXISTING IMPERVIOUS AREA	0.20 AC
EXISTING PERVIOUS AREA	6.90 AC
PROPOSED IMPERVIOUS AREA	5.27 AC
PROPOSED PERVIOUS AREA	1.83 AC
TOTAL DISTURBED AREA	6.03 AC

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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CHECKED BY	WDM

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
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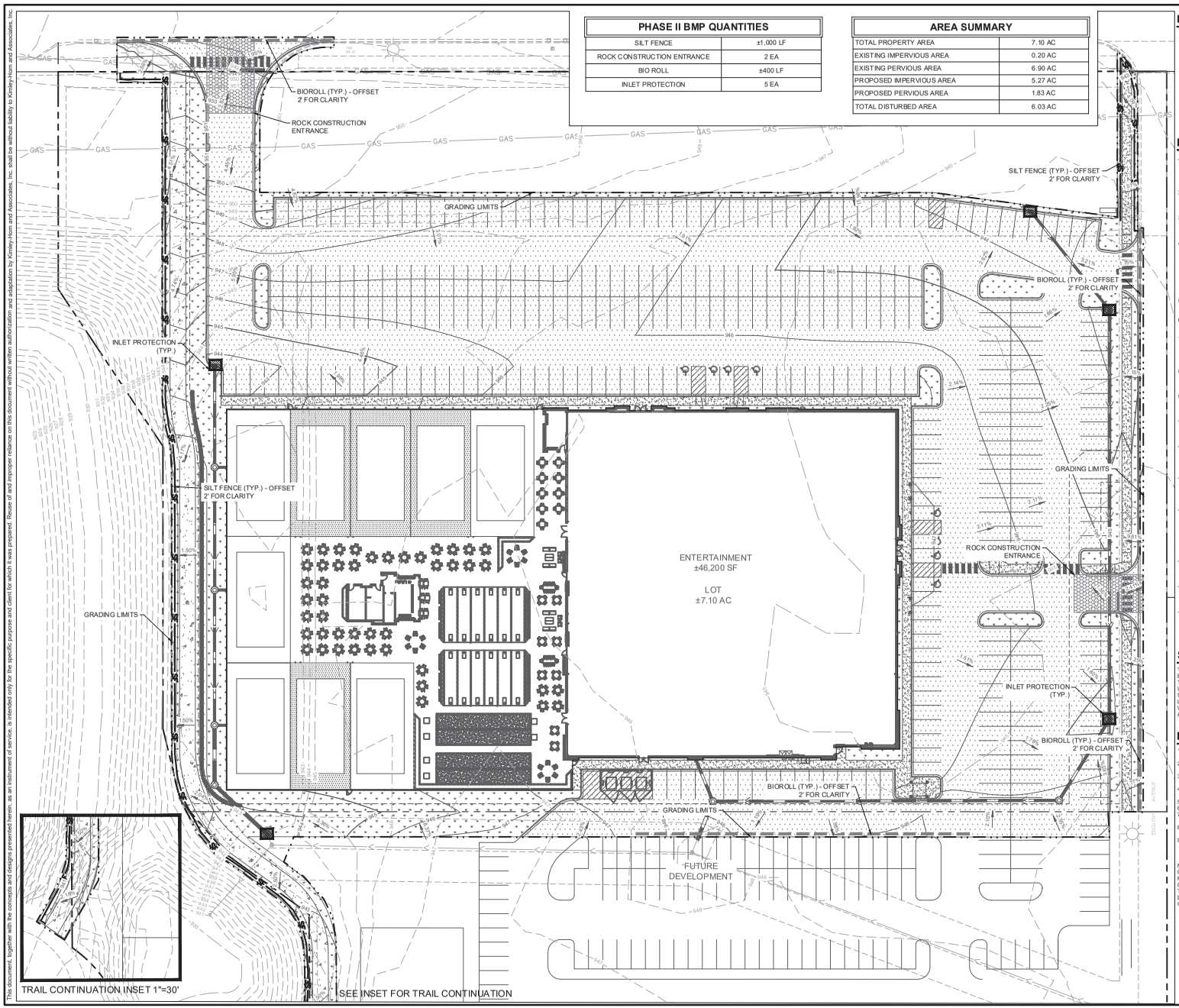

PHASE II BMP QUANTITIES	
SILT FENCE	±1,000 LF
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±400 LF
INLET PROTECTION	5 EA

AREA SUMMARY	
TOTAL PROPERTY AREA	7.10 AC
EXISTING IMPERVIOUS AREA	0.20 AC
EXISTING PERVIOUS AREA	6.90 AC
PROPOSED IMPERVIOUS AREA	5.27 AC
PROPOSED PERVIOUS AREA	1.83 AC
TOTAL DISTURBED AREA	6.03 AC

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
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SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES AT A MINIMUM. UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, POTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

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PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

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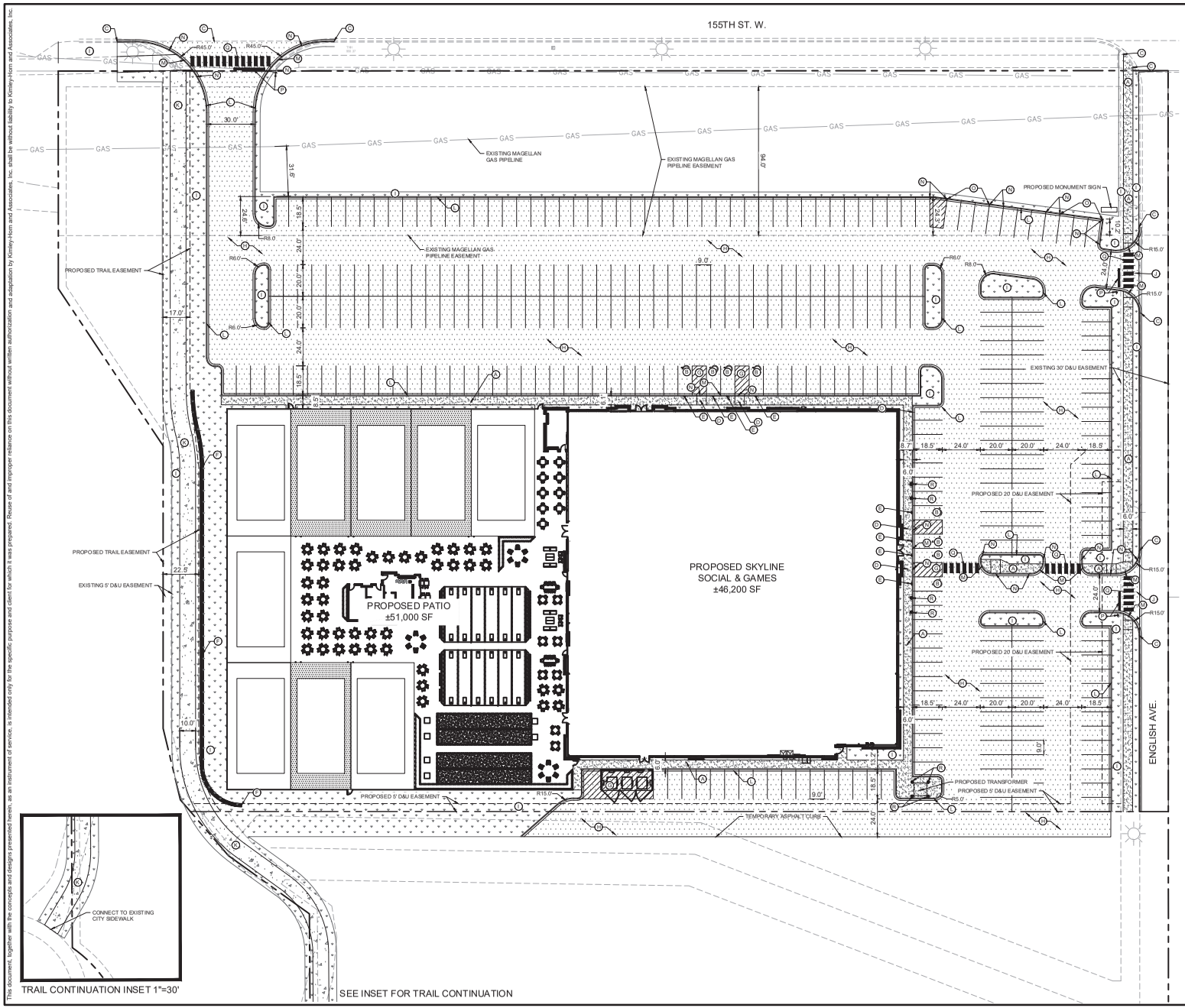

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK PAVEMENT SEE DETAILS FOR SECTION
- ASPHALT TRAIL SEE DETAILS FOR SECTION

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	ACCESSIBLE PARKING STALL
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	RETAINING WALL
G	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	COMMERCIAL DRIVEWAY APRON
K	CITY TRAIL ASPHALT PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	FLAT CURB
N	TRANSITION CURB
O	SURMOUNTABLE CURB
P	STOP BAR & STOP SIGN
Q	CROSSWALK
R	BOLLARD

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SITE PLAN

SHEET NUMBER C400

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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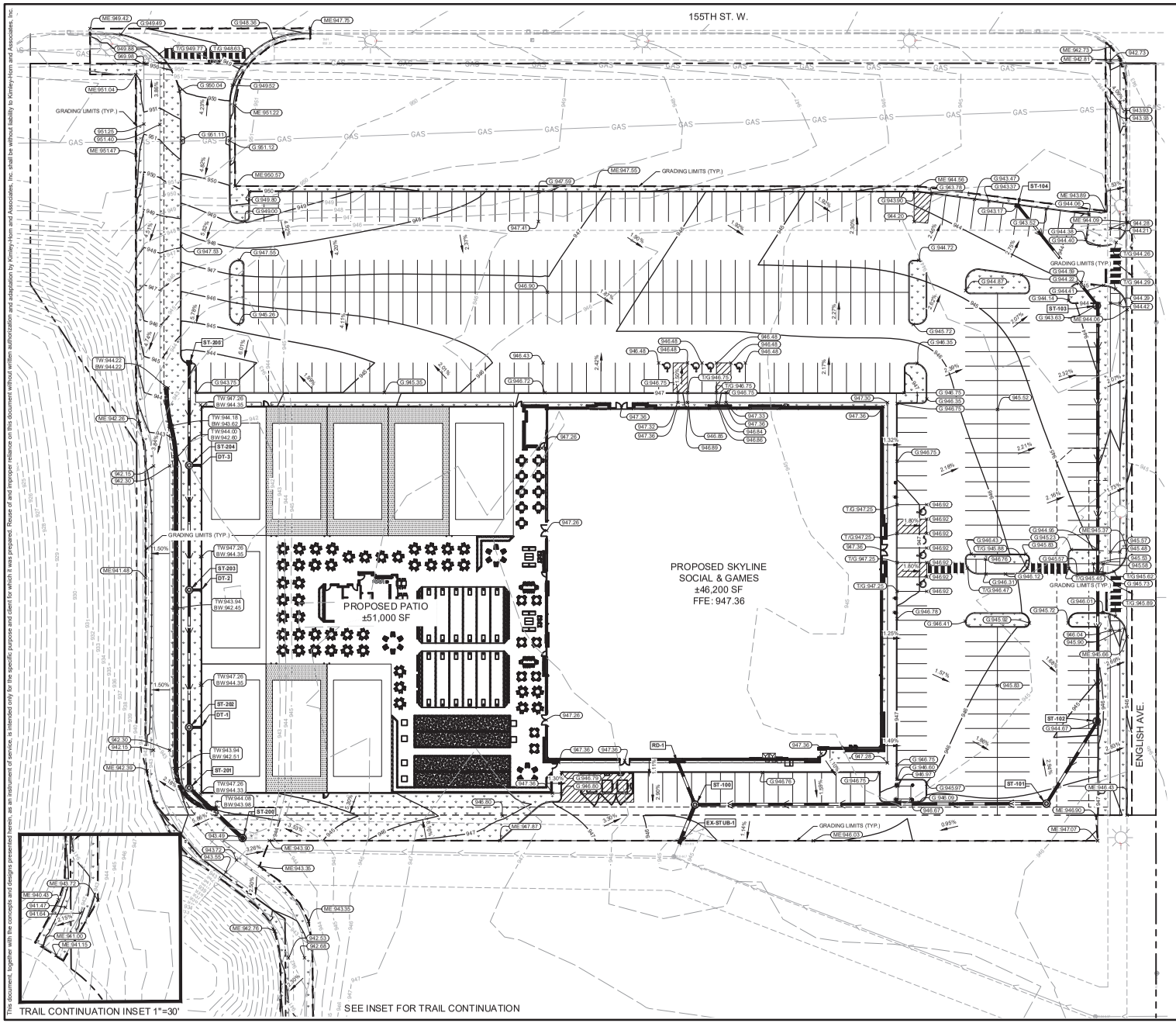

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

RETAINING WALL NOTES

1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
2. PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
3. RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
4. RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
5. RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
6. RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.

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DATE	02/19/2025
SCALE	########
DESIGNED BY	ACL
DRAWN BY	MJG
CHECKED BY	WDM

GRADING PLAN

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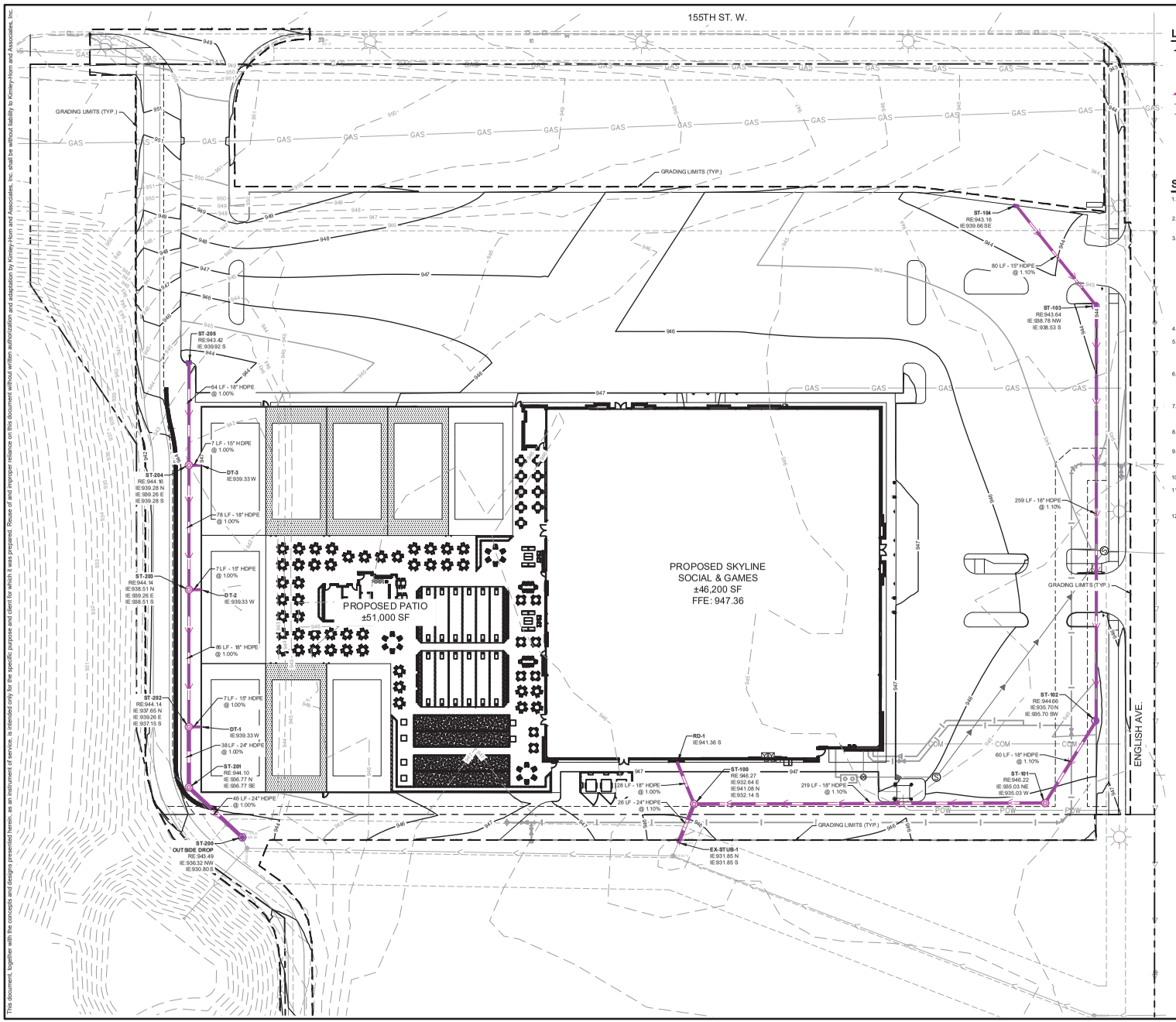

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE ########
DESIGNED BY ACL
DRAWN BY MJG
CHECKED BY WDM

STORM SEWER PLAN

ORCHARD PLACE
- SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
C501

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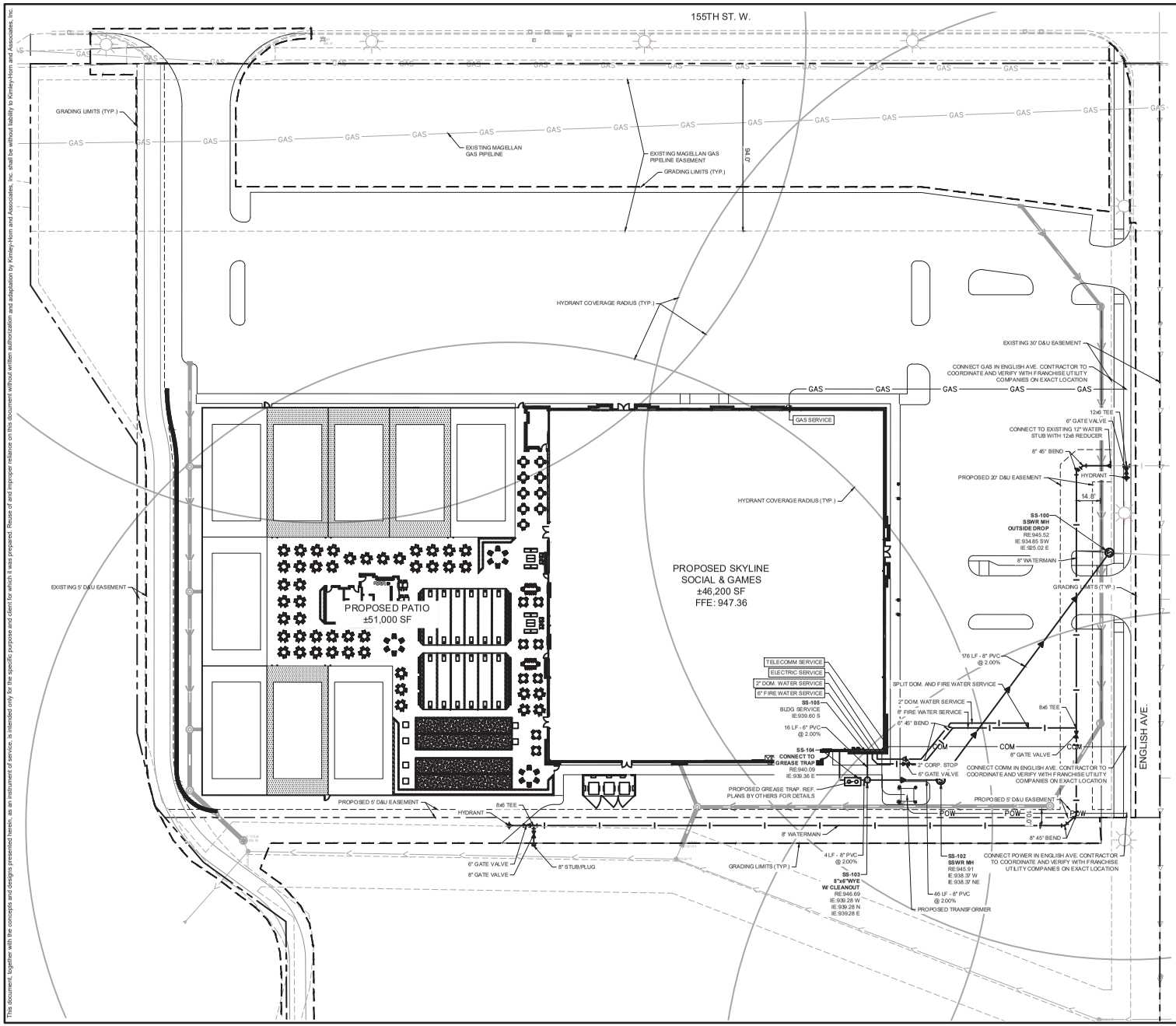

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C-150
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-3464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C- 153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D- 3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DCDOV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE ########
DESIGNED BY ACL
DRAWN BY MJG
CHECKED BY WDM

UTILITY PLAN

ORCHARD PLACE
- SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
C600

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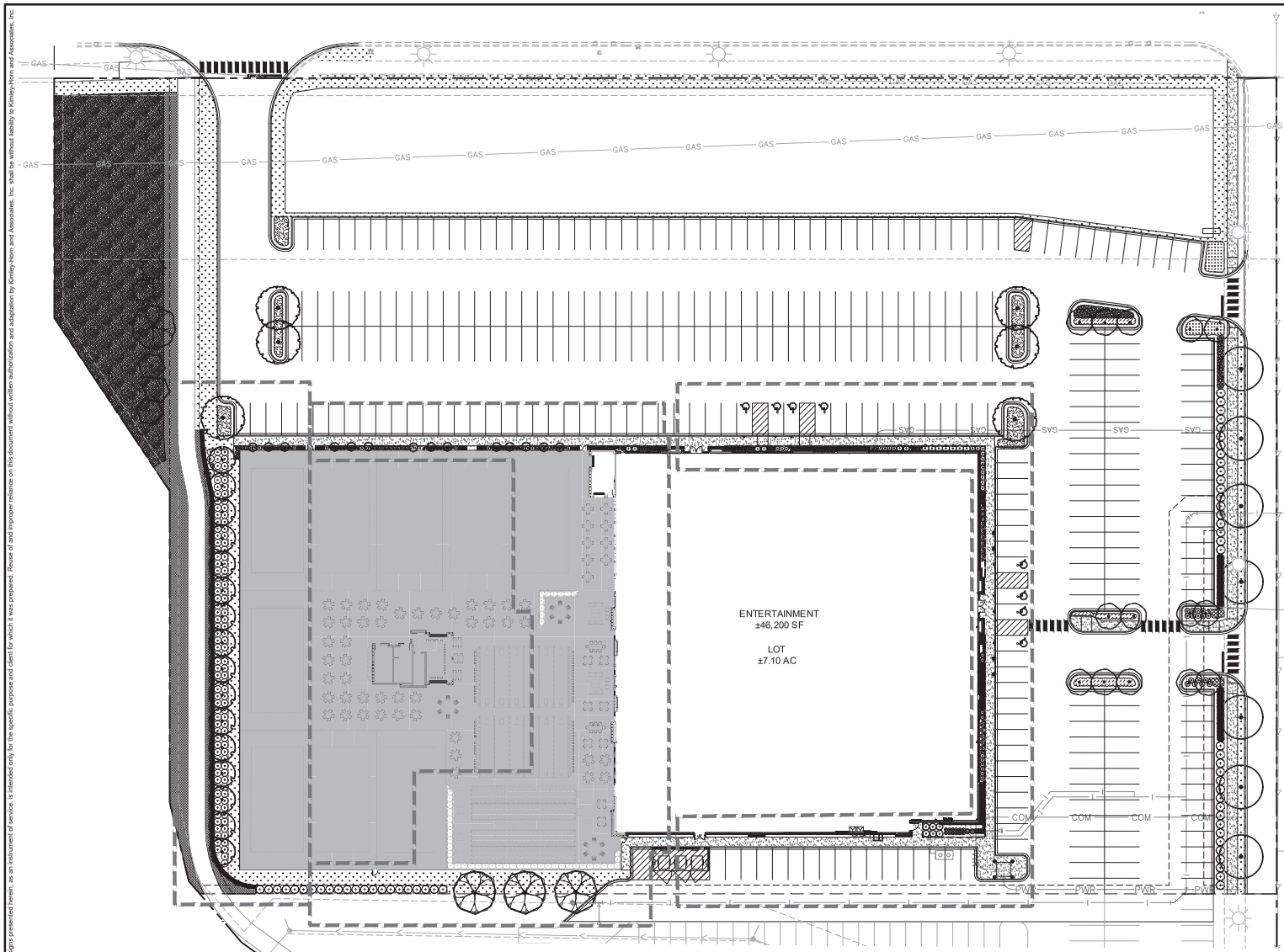
K:\TWC_LDEV\AVR - Orchard Place\Skyline\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg February 18, 2025 - 3:01pm



PLANT KEY

SYMBOL	COMMON NAME	BOTANICAL NAME
CONIFEROUS TREE		
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
	WHITE PINE	PINUS STROBUS
ORNAMENTAL TREE		
	AUTUMN BRILLANCE SERVICEBERRY CLUMP	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'
	QUAKING ASPEN	POPULUS TREMULOIDES
OVERSTORY TREE		
	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'
	BURR OAK	QUERCUS MACROCARPA
	AMERICAN SENTRY® LINDEN	TILIA AMERICANA 'MCKSENTRY'
	SKINNY GENES® OAK	QUERCUS XBIMUNDORUM 'JFS-KW92X'
	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS
	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'
SHRUBS		
	GARDEN GLOW™ DOGWOOD	CORNUS HESSEI 'UMN97097'
	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'
	TRAUTMAN JUNIPER	JUNIPERUS CHINENSIS 'TRAUTMAN'
	DARK GREEN SPREADER YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'
CONIFEROUS SHRUBS		
	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'
	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'
	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'
	MUGO WHITE BUD PINE	PINUS MUGO 'WHITE BUD'
DECIDUOUS SHRUBS		
	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'
	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA
	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	SEM PAL SPIREA	SORBARIA SORBIFOLIA 'SEM'
	INVINCIBELLE® WEE WHITE HYDRANGEA	HYDRANGEA ARBORESCENS 'NCHA1'
	DWARF BLUE ARCTIC WILLOW	SALIX PURPUREA 'NANA'
ORNAMENTAL GRASSES		
	GOLDEN JAPANESE FOREST GRASS	HAKONECHLOA MACRA 'AUREOLA'
	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA
	FLAME GRASS	MISCANTHUS X PURPURASCENS'
	RED OCTOBER BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER'
	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS
	SKYRACER MOOR GRASS	MOLINIA CAERULEA ARUNDINACEA 'SKYRACER'
	SILVER FEATHER MISCANTHUS GRASS	MISCANTHUS SINENSIS 'SILBERFEDER'
PERENNIALS		
	MILLENIUM ORNAMENTAL ONION	ALLIUM X 'MILLENIUM'
	WOOD'S BLUE ASTER	ASTER OLIGOSUS 'WOOD'S BLUE'
	WOOD'S BLUE ASTER	ASTER OLIGOSUS 'WOOD'S BLUE'
	MONTROSE WHITE CALAMINT	CALAMINTHA NEPETA 'MONTROSE WHITE'
	NARROW LEAF BLUE STAR	AMSONIA HUBRICHTII
	BLUE MOUSE EARS HOSTA	HOSTA X 'BLUE MOUSE EARS'
	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'
	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA 'RUBINSTERN'
PERENNIALS		
	AUTUMN JOY SEDUM	SEDUM X 'AUTUMN JOY'
	LITTLE HENRY CONEFLOWER	RUDBECKIA SUBTOMENTOSA 'LITTLE HENRY'
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	BLUE HEAVENS® LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE'
	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS
	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
SEED MIXES / SOD		
	RESIDENTIAL TURFGRASS SEED MIX (MNDOT)	RESIDENTIAL TURFGRASS
	SAVANNA GRAMINOIDS & FORBS SEED MIX	SAVANNA SEED MIX
	KENTUCKY BLUEGRASS	POA PRATENSIS

LANDSCAPE LEGEND

- EDGER (TYP.)
- STEEL EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) ANNUALS BY OWNER (TYP.)
- (G) BOULDER (TYP.)

LANDSCAPE SUMMARY

REQUIRED LANDSCAPE COST: $237,500 (2.5% CONSTRUCTION) = $9,500,000 * 0.025
ESTIMATED LANDSCAPE COST: $XXX,XXX (X.XX% CONSTRUCTION)

REQUIRED PARKING LOT LANDSCAPE: 2,160 S.F. (2% PARKING LOT) = 107,990 S.F. * 0.02
PROVIDED PARKING LOT LANDSCAPE: 5,870 S.F. / 5.4%

REQUIRED PARKING LOT TREES: 15 TREES = 2,160 S.F. / 150 S.F.
PROVIDED PARKING LOT TREES: 20 TREES

REQUIRED SCREENING: AROUND TRASH ENCLOSURES, EXTERIOR MECHANICAL EQUIPMENT, AND PARKING SHALL BE SCREENED FROM ALL PUBLIC STREETS AND ADJOINING PROPERTIES.

PROVIDED SCREENING: SCREENING SHOWN AROUND TRASH ENCLOSURES, EXTERIOR MECHANICAL EQUIPMENT, AND PARKING AREAS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

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Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY RAE

LANDSCAPE PLAN

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
L100

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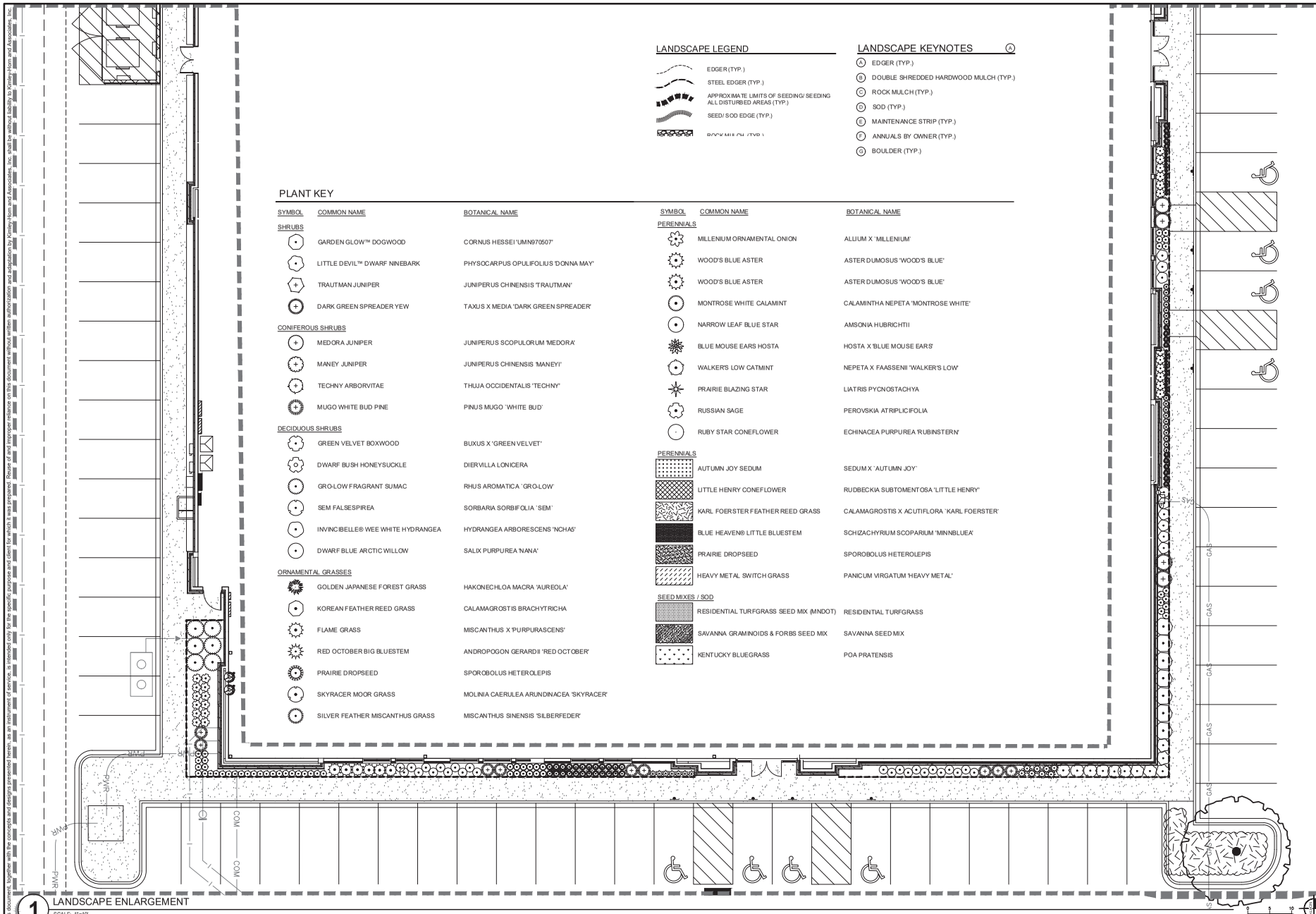

1 LANDSCAPE ENLARGEMENT
SCALE: 1"=10'

PRELIMINARY

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2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

LANDSCAPE ENLARGEMENT

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

ISSUED FOR: NOT FOR CONSTRUCTION

SHEET NUMBER
L101

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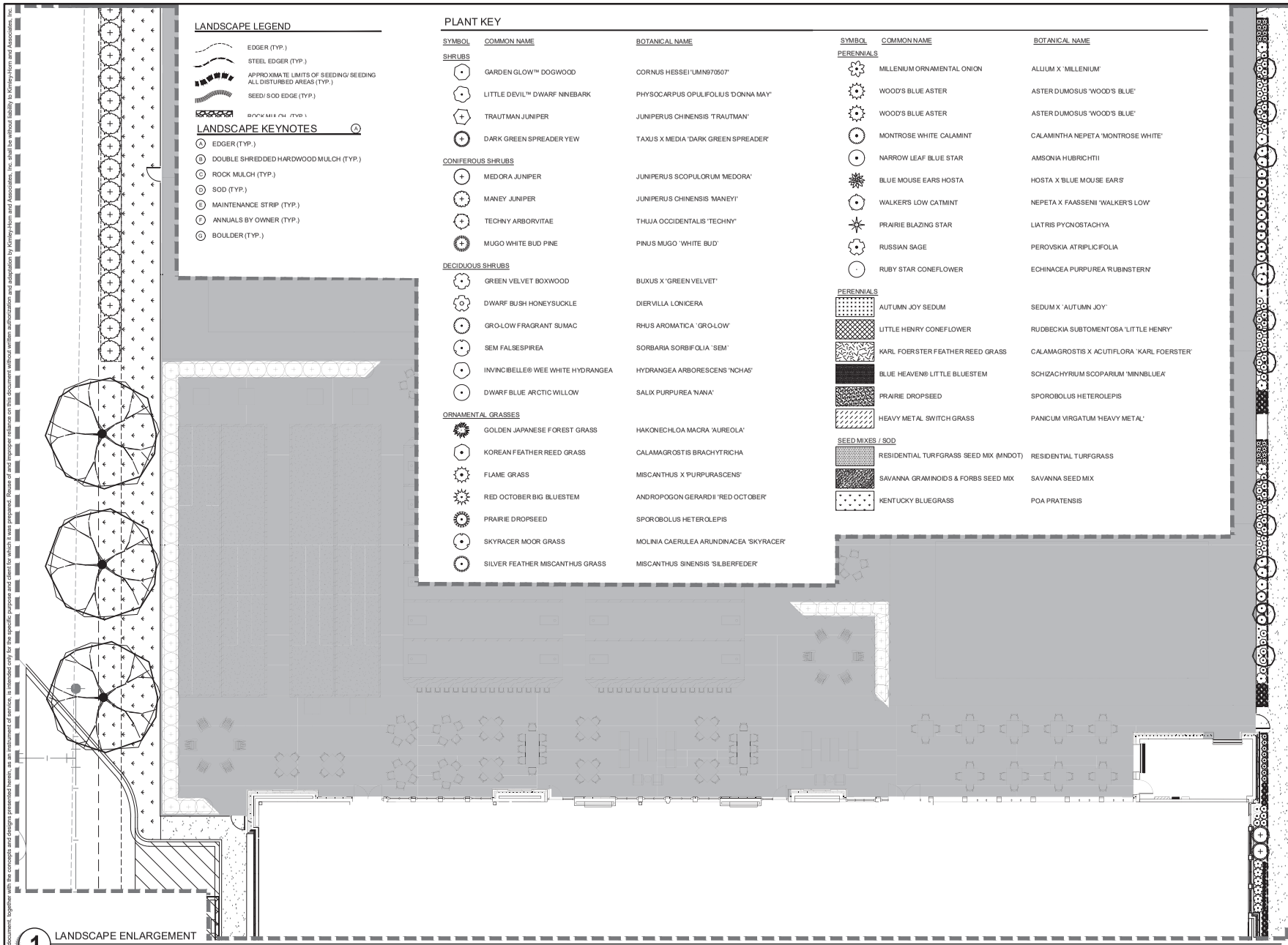

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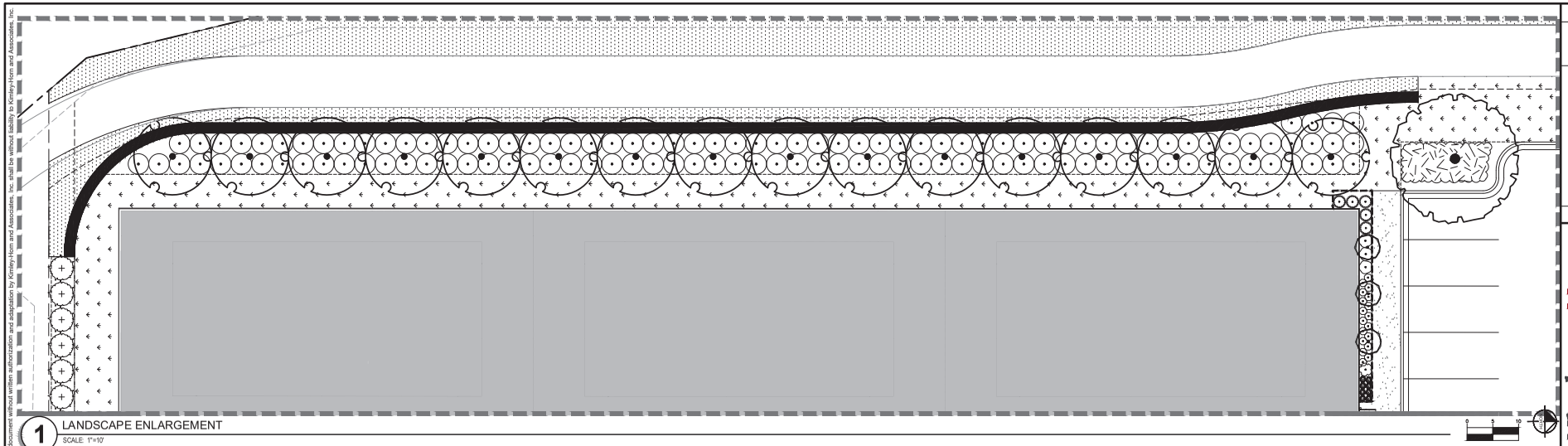
PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

LANDSCAPE ENLARGEMENT

ORCHARD PLACE
- SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL
& GAMES
APPLE VALLEY MN

SHEET NUMBER
L102



1 LANDSCAPE ENLARGEMENT
SCALE: 1"=10'

LANDSCAPE LEGEND

- EDGER (TYP.)
- STEEL EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) ANNUALS BY OWNER (TYP.)
- (G) BOULDER (TYP.)

PLANT KEY

SYMBOL	COMMON NAME	BOTANICAL NAME
SHRUBS		
	GARDEN GLOW™ DOGWOOD	CORNUS HESSEI 'UMN970507'
	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'
	TRAUTMAN JUNIPER	JUNIPERUS CHINENSIS 'TRAUTMAN'
	DARK GREEN SPREADER YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'
CONIFEROUS SHRUBS		
	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'
	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'
	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'
	MUGO WHITE BUD PINE	PINUS MUGO `WHITE BUD`
DECIDUOUS SHRUBS		
	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'
	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA
	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`
	SEM FALSESPIREA	SORBARIA SORBIFOLIA `SEM`
	INVINCIBELLE® WEE WHITE HYDRANGEA	HYDRANGEA ARBORESCENS 'NCHA5'
	DWARF BLUE ARCTIC WILLOW	SALIX PURPUREA 'NANA'
ORNAMENTAL GRASSES		
	GOLDEN JAPANESE FOREST GRASS	HAKONECHLOA MACRA 'AUREOLA'
	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA
	FLAME GRASS	MISCANTHUS X 'PURPURASCENS'
	RED OCTOBER BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER'
	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS
	SKYRACER MOOR GRASS	MOLINIA CAERULEA ARUNDINACEA 'SKYRACER'
	SILVER FEATHER MISCANTHUS GRASS	MISCANTHUS SINENSIS 'SILBERFEDER'

SYMBOL	COMMON NAME	BOTANICAL NAME
PERENNIALS		
	MILLENIUM ORNAMENTAL ONION	ALLIUM X `MILLENIUM`
	WOOD'S BLUE ASTER	ASTER DUMOSUS 'WOOD'S BLUE'
	WOOD'S BLUE ASTER	ASTER DUMOSUS 'WOOD'S BLUE'
	MONTROSE WHITE CALAMINT	CALAMINTHA NEPETA 'MONTROSE WHITE'
	NARROW LEAF BLUE STAR	AMSONIA HUBRICHTII
	BLUE MOUSE EARS HOSTA	HOSTA X 'BLUE MOUSE EARS'
	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'
	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA 'RUBINSTERN'
PERENNIALS		
	AUTUMN JOY SEDUM	SEDUM X `AUTUMN JOY`
	LITTLE HENRY CONEFLOWER	RUDBECKIA SUBTOMENTOSA 'LITTLE HENRY'
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`
	BLUE HEAVEN® LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS
	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
SEED MIXES / SOD		
	RESIDENTIAL TURFGRASS SEED MIX (MNDOT)	RESIDENTIAL TURFGRASS
	SAVANNA GRAMINOIDS & FORBS SEED MIX	SAVANNA SEED MIX
	KENTUCKY BLUEGRASS	POA PRATENSIS

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE ENLARGEMENT

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
L103

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL.
CONIFEROUS TREE						
	ERC	3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6` HT.
	WHP	2	WHITE PINE	PINUS STROBUS	B & B	8` HT.
ORNAMENTAL TREE						
	ALS	1	AUTUMN BRILLANCE SERVICEBERRY CLUMP	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	B & B	
	QUA	18	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	1.5" CAL.
OVERSTORY TREE						
	ABM	8	AUTUMN BLAZE MAPLE	ACER X FREEMANII `AUTUMN BLAZE`	B & B	2.5" CAL.
	BUR	1	BURR OAK	QUERCUS MACROCARPA	6` HT.	2.5" CAL.
	LIN	16	AMERICAN SENTRY® LINDEN	TILIA AMERICANA 'MCKSENTRY'	B & B	2.5" CAL.
	OAK	14	SKINNY GENES® OAK	QUERCUS X BIMUNDORUM 'JFS-KW2QX'	#20 CONT.	
	QUE	3	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	B & B	2.5" CAL.
	SHL	7	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
SHRUBS						
	GLO	7	GARDEN GLOW™ DOGWOOD	CORNUS HESSEI 'UMN970507'	#5 CONT.	4` O.C.
	LDN	5	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	#2 CONT.	3` O.C.
	TRT	10	TRAUTMAN JUNIPER	JUNIPERUS CHINENSIS 'TRAUTMAN'	B&B	6` HT
	YEW	6	DARK GREEN SPREADER YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'	#2 CONT.	4` O.C.
CONIFEROUS SHRUBS						
	MDR	38	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	B&B	6` HT
	MNY	36	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'	#5 CONT.	5` O.C.
	TCH	22	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	B&B	6` HT
	WBM	9	MUGO WHITE BUD PINE	PINUS MUGO `WHITE BUD`	#5 CONT.	3` O.C.
DECIDUOUS SHRUBS						
	BUX GRV	5	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	#5 CONT.	2.5` O.C.
	DBH	16	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	3` O.C.
	GLS	6	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	SEM	6	SEM FALSESPIREA	SORBARIA SORBIFOLIA `SEM`	#5 CONT.	3` O.C.
	WEE	21	INVINCIBELLE® WEE WHITE HYDRANGEA	HYDRANGEA ARBORESCENS 'NCHA5'	#2 CONT.	2.5` O.C.
	WIL	122	DWARF BLUE ARCTIC WILLOW	SALIX PURPUREA 'NANA'	#2 CONT.	4` O.C.

ORNAMENTAL GRASSES						
	HAK	48	GOLDEN JAPANESE FOREST GRASS	HAKONECHLOA MACRA 'AUREOLA'	#1 CONT.	16" O.C.
	KOR	82	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#1 CONT.	1.5` O.C.
	MIS	6	FLAME GRASS	MISCANTHUS X 'PURPURASCENS'	#1 CONT.	3` O.C.
	OCT	8	RED OCTOBER BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER'	#1 CONT.	2` O.C.
	PDS	24	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.
	SKY	19	SKYRACER MOOR GRASS	MOLINIA CAERULEA ARUNDINACEA 'SKYRACER'	#1 CONT.	18" O.C.
	SLV	17	SILVER FEATHER MISCANTHUS GRASS	MISCANTHUS SINENSIS 'SILBERFEDER'	#1 CONT.	2.5` O.C.
PERENNIALS						
	ALL	23	MILLENIUM ORNAMENTAL ONION	ALLIUM X `MILLENIUM`	#1 CONT.	1.5` O.C.
	AST	25	WOOD'S BLUE ASTER	ASTER DUMOSUS 'WOOD'S BLUE'	#1 CONT.	16" O.C.
	AST	18	WOOD'S BLUE ASTER	ASTER DUMOSUS 'WOOD'S BLUE'	#1 CONT.	2` O.C.
	CAL	12	MONTROSE WHITE CALAMINT	CALAMINTHA NEPETA 'MONTROSE WHITE'	#1 CONT.	18" O.C.
	HBR	24	NARROW LEAF BLUE STAR	AMSONIA HUBRICHTII	#1 CONT.	2` O.C.
	HOS	42	BLUE MOUSE EARS HOSTA	HOSTA X 'BLUE MOUSE EARS'	#1 CONT.	10" O.C.
	NEP WAL	27	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	#1 CONT.	18" O.C.
	PBS	3	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	#1 CONT 12" HT 12" SPR	18" O.C.
	PRV	12	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	6 PK	24" O.C.
	RBS	8	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA 'RUBINSTERN'	#1 CONT.	1.5` O.C.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CTNR.	SPACING
PERENNIALS						
	AJ	257	AUTUMN JOY SEDUM	SEDUM X `AUTUMN JOY`	#1 CONT	18" O.C.
	BE	28	LITTLE HENRY CONEFLOWER	RUDBECKIA SUBTOMENTOSA 'LITTLE HENRY'	#1 CONT.	20" O.C.
	KF	261	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	24" O.C.
	LB	108	BLUE HEAVEN® LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	#1 CONT.	18" O.C.
	PD	136	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT	18" O.C.
	SW	177	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	18" O.C.
SEED MIXES / SOD						
	RT	4,999 SF	RESIDENTIAL TURFGRASS SEED MIX (MNDOT)	RESIDENTIAL TURFGRASS	SEED	
	SAV	49,880 SF	SAVANNA GRAMINOIDS & FORBS SEED MIX	SAVANNA SEED MIX	SEED	
	SOD	15,170 SF	KENTUCKY BLUEGRASS	POA PRATENSIS	SOD	

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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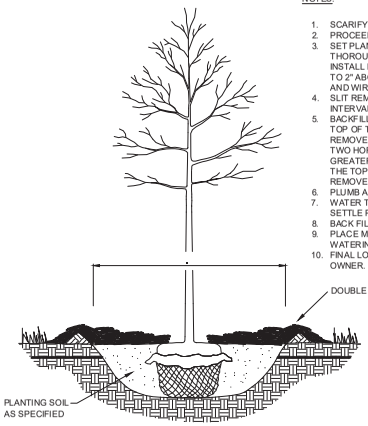
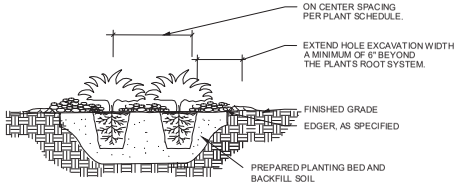


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

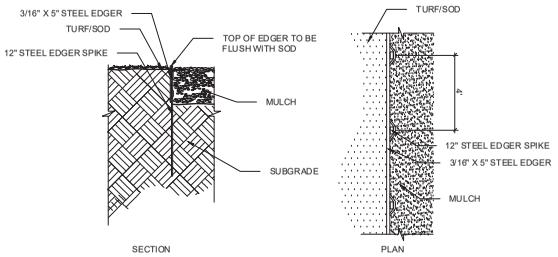


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE 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 FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE TRAP ROCK, BUFF LIMESTONE, RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE NEW SYSTEM TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN / FREEZE SENSOR, FLOW SENSOR, MASTER VALVE, EPA WATERSENSE APPROVED CONTROLLER, AND PRESSURE-REGULATED HEADS. SHRUB / PERENNIAL BEDS TO USE DRIP IRRIGATION. PROVIDE TEMPORARY IRRIGATION TO NATIVE SEEDED AREAS ON SEPARATE ZONE FOR ESTABLISHMENT.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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DATE 02/19/2025
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DRAWN BY CPK
CHECKED BY RAK

LANDSCAPE DETAILS

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ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
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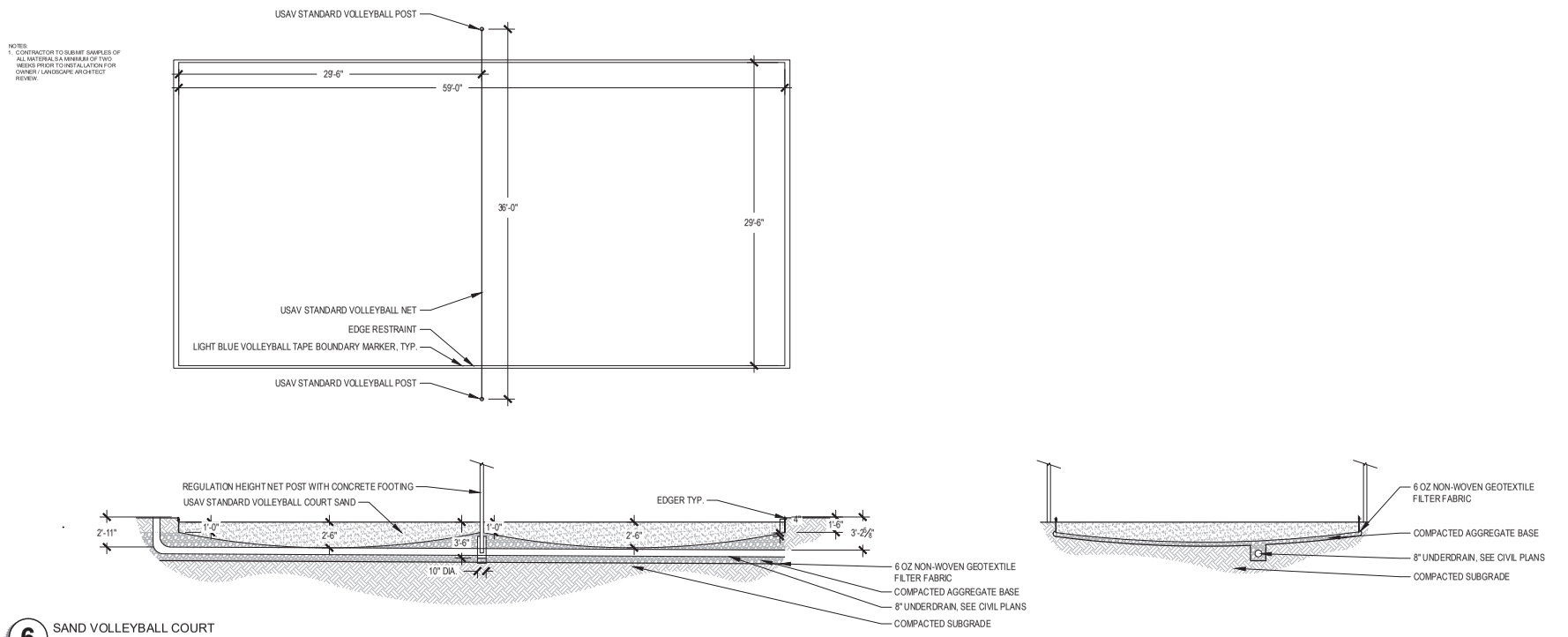

NOTES:
1. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS A MINIMUM OF TWO WEEKS PRIOR TO INSTALLATION FOR OWNER / LANDSCAPE ARCHITECT REVIEW.

6 SAND VOLLEYBALL COURT
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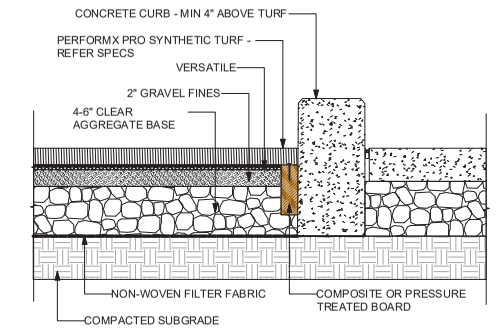

5 BOCCE BALL COURT
SCALE: N.T.S.

L106

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161290000
DATE 02/19/2025
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY RAM

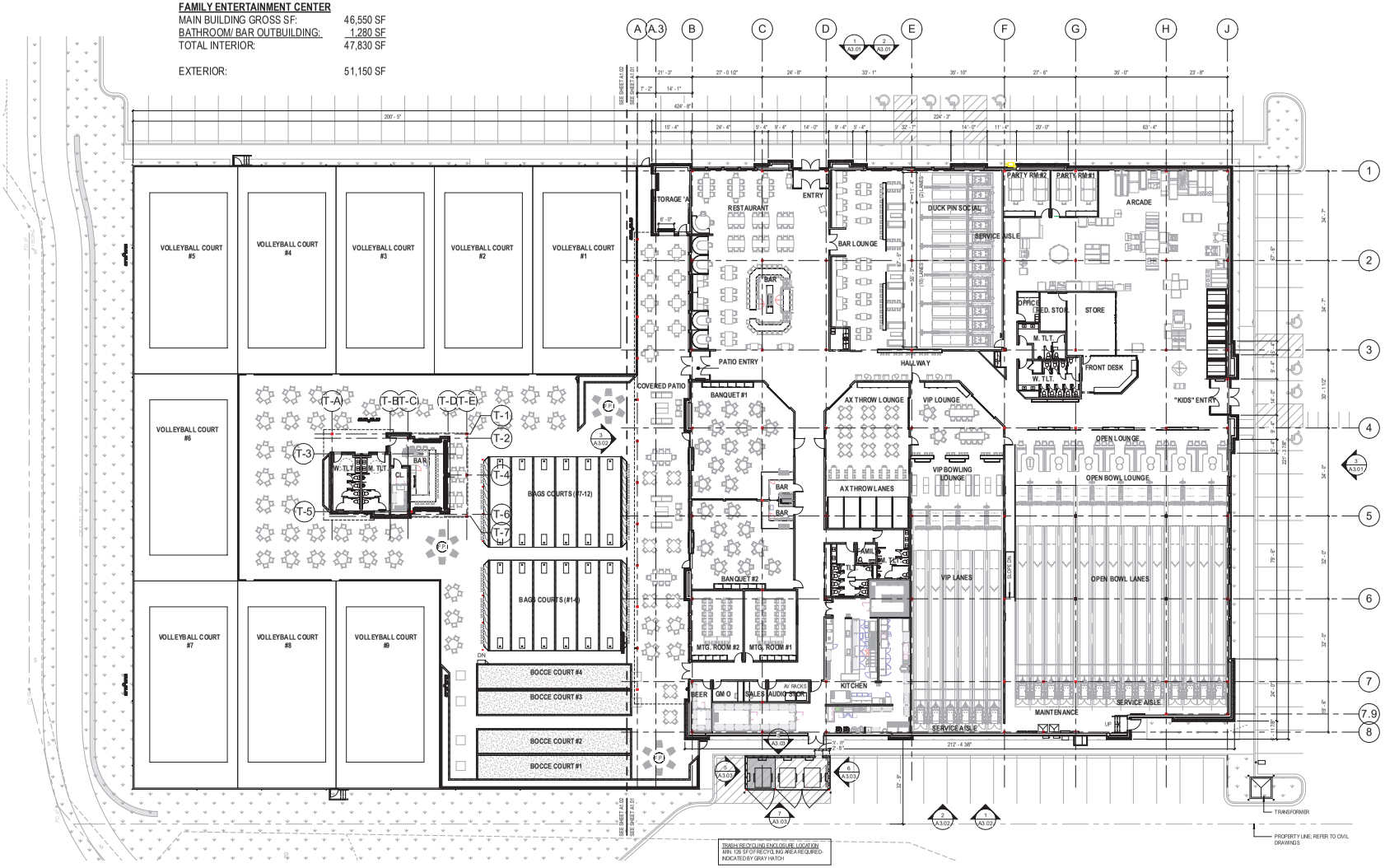
LANDSCAPE DETAILS

ORCHARD PLACE - SKYLINE SOCIAL
PREPARED FOR
SKYLINE SOCIAL & GAMES
APPLE VALLEY MN

SHEET NUMBER
L106

FAMILY ENTERTAINMENT CENTER

MAIN BUILDING GROSS SF:	46,550 SF
BATHROOM/ BAR OUTBUILDING:	1,280 SF
TOTAL INTERIOR:	47,830 SF
EXTERIOR:	51,150 SF



1 FIRST FLOOR OVERALL
1/16" = 1'-0"

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2111 CHAGRIN BLVD, SUITE 110
BEACHWOOD, OHIO 44122
P:(216) 752-4300
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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SKYLINE SOCIAL

4604 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL

APPLE VALLEY, MN

RDLA PROJECT #: 24062C

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ISSUE

SCHEMATIC DESIGN	12/09/2024
PLANNING MTG.	02/18/2025

OVERALL FLOOR PLAN

0' 2' 4' 8' 16'
SCALE: 1/16" = 1'-0"

A1.00

DESIGN INTENT IMAGE

COMPILED FINISH SAMPLES

CORRUGATED METAL PANEL, VERTICAL ORIENTATION

MATTE BLACK

CORRUGATED METAL PANEL COLOR SAMPLE

Black Anodized
NA .040/.063"/.080"

ACM METAL PANEL AND STOREFRONT SYSTEM COLOR SAMPLE

BELDEN BRICK CONCORD BLEND-MODULAR

ARCHITECTURAL CMU VENEER-210 RUSTSTONE

PRESSURE TREATED WOOD FENCE. TREES / SHRUBBERY TO BE PROVIDED IN FRONT OF BOARDS

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ARCHITECTS
3111 CHAGRIN BLVD, SUITE 110
BEACHWOOD, OHIO 44122
P| 216.752.4300
WWW.RDLARCHITECTS.COM

PRELIMINARY DRAWINGS
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4694 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL

APPLE VALLEY, MN

RDL A PROJECT #: 2406DC

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ISSUE

SCHEMATIC DESIGN	12/09/2024
PLANNING MTG.	02/19/2025

EXTERIOR RENDERING

SCALE:

A3.00

EXTERIOR ELEVATIONS GENERAL NOTES:

MASONRY CONTROL JOINTS:
CONSTRUCT W/ BACKER ROD & SEALANT. PROVIDE SLIP PLANE FOR STEEL LINTELS AS REQUIRED.
LOCATIONS:
1. EVERY 25'-0" MAX.
2. INTERIOR CORNERS.
3. 12' FROM ONE SIDE OF ALL OUTSIDE CORNERS

NOTE: REFER TO SHEET S AX.01 FOR WINDOW TYPES

GENERAL SIGNAGE NOTES:

1. SIGNAGE LOCATIONS AND SIZES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. REFER TO FINAL SIGNAGE PACKAGE FOR FINAL LOCATIONS AND SIZES. TYPICAL OF ALL SIGNS ON ALL ELEVATIONS.

2. ANY AND ALL SIGNAGE DEPICTED WITHIN THESE DRAWINGS ARE SCHEMATIC IN NATURE. ANY APPROVAL RECEIVED FOR THIS BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL FOR THE CONSTRUCTION OF ANY SIGN/SIGN STRUCTURE.

3.ALL EXTERIOR SIGNAGE SHOWN ON THIS SHEET IS N.I.C. AND WILL BE PERMITTED UNDER A SEPARATE BUILDING PERMIT PACKAGE. BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGNAGE VENDOR. BLOCKING AND ELECTRICAL ROUGH-IN BY G.C. GC TO COORDINATE W/ SIGNAGE VENDOR

MATERIAL TYPE LEGEND:

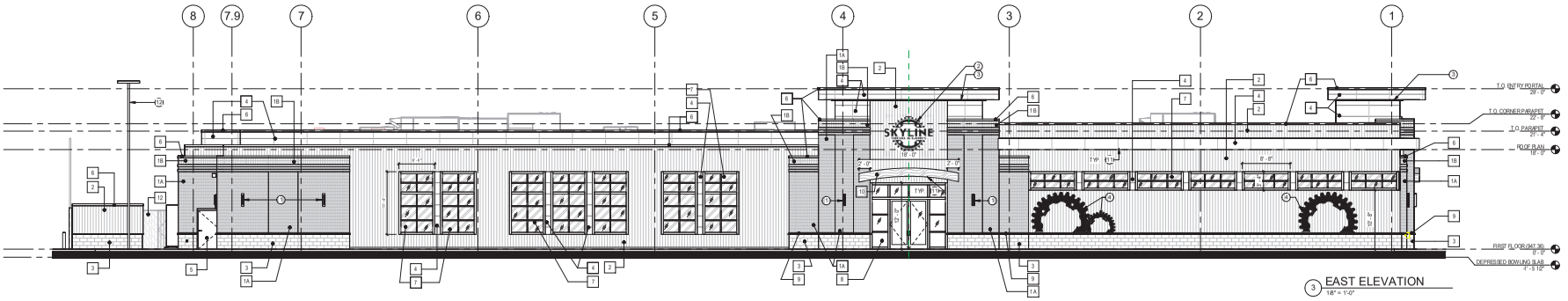
1A: BRICK VENEER
1B: BRICK VENEER - SOLDIER COURSE
2: CORRUGATED METAL PANEL
3: ARCHITECTURAL CONCRETE MASONRY UNITS
4: ALUMINUM COMPOSITE PANEL
5: METAL CORING
7: TINTED GLAZING IN STOREFRONT SYSTEM
12: GREEN TREATED WOOD FENCE PANELS

MATERIAL SCHEDULE

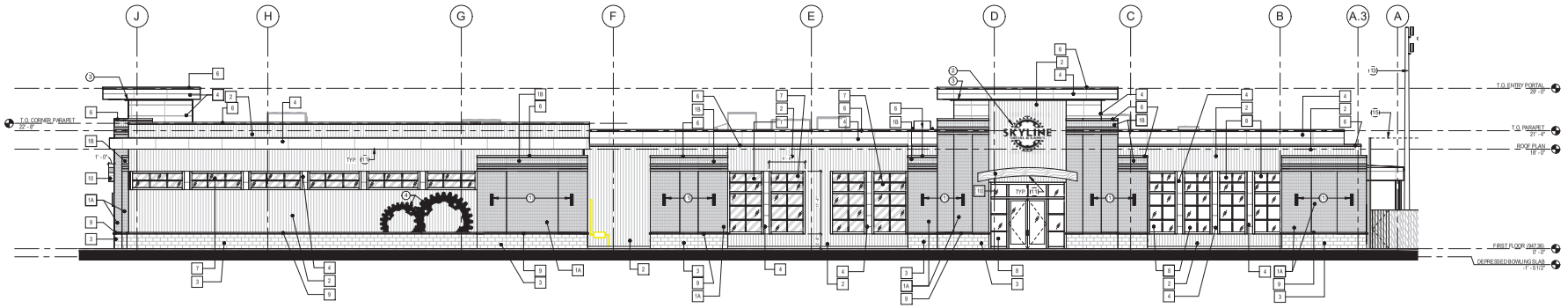
1A	BRICK, MODULAR, BELDEN BRICK, CONCORD BLEND
1B	BRICK SOLDIER COURSE, BELDEN BRICK, CONCORD BLEND
2	CORRUGATED CONCEALED FASTENER METAL PANEL, MANUF: DELTA BY ELEVATE. PROFILE 18F. ORIENTATION: VERTICAL. COLOR: MATTE BLACK STEEL
3	8"X 4" X 16" ARCHITECTURAL CMU MANUF. AMCON. FINISH: COLOR:
4	METAL PANEL, MANUF: ALUCOBOND PLUS. SYSTEM: WET. COLOR: BLACK ANODIZED
5	INSULATED HOLLOW METAL DOOR AND FRAME. PTD. TO MATCH ADJACENT SURFACE.
6	METAL CORING TO MATCH METAL PANELS. BLACK
7	1" CLEAR GLAZING W SURFACE APPLIED FILM- 80% OPACITY. MIRRORED IN ALUMINUM STOREFRONT SYSTEM. MANUF: KAWNEER. SYSTEM: TRIFAB VERSAGLAZE 451T. COLOR: BLACK ANODIZED
8	1" CLEAR GLAZING IN ALUMINUM STOREFRONT SYSTEM. MANUF: KAWNEER. SYSTEM: TRIFAB VERSAGLAZE 451T. COLOR: BLACK ANODIZED
9	8"LL BLOCK. MANUF: AMCON. COLOR: TO MATCH ARCHITECTURAL CMU
10	9"X 14" ARCHED GLULAM BEAM W/ ACM ROOF
11	EXPOSED TUBE STEEL STRUCTURE. PAINTED. BLACK
12	7"H. GREEN TREATED WOOD FENCE PANELS WITH 4"W WOOD POSTS AND 2X WOOD CROSS BRACING. FENCE PANELS TO BE ON EACH SIDE OF CROSS BRACING (OFFSET FROM OTHER SIDE).
13	42"H. GREEN TREATED 2X WOOD GUARDRAIL WITH WOOD POSTS

ELEVATION KEY NOTES

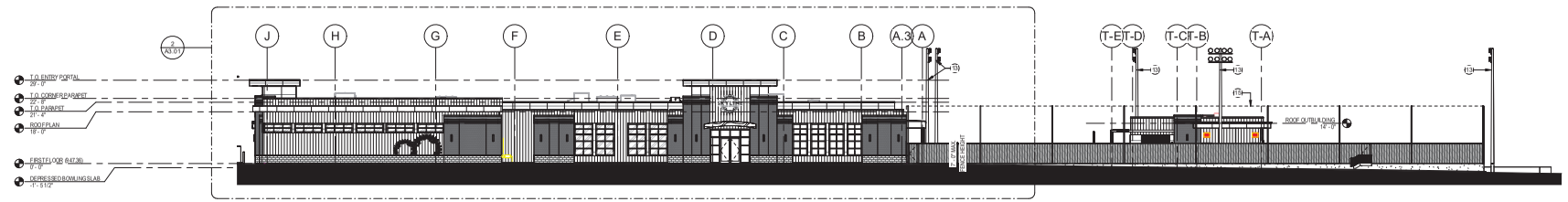
#	DESCRIPTION
1	BUILDING MOUNTED DECORATIVE LIGHT FIXTURES. TYP. (GLACIER)
2	BUILDING MOUNTED ILLUMINATED SIGNAGE IN SEPARATE CONTRACT, BY OTHERS. DASHED LINE INDICATES OUTLINE OF BACKERBOARD. PROVIDE 5/8" PATW PLYWOOD BEHIND ALL POTENTIAL TENANT LOCATIONS. COORDINATE FINAL SIGN LOCATIONS WITH OWNER.
3	WALL GRADING LIGHT FIXTURE (TROY LIGHTING AZ) UNDER PORTAL CAP
4	VINYL APPLIED "GEAR" GRAPHIC OR LOCAL ARTIST RENDERING
5	BUILDING MOUNTED ELECTRICAL PANELS
6	WALL MOUNTED TV. OWNER SUPPLIED, INSTALLED BY GC. COORDINATE HEIGHT W/ OWNER PRIOR TO INSTALLATION
7	BUILDING MOUNTED SITE LIGHTING, TYP. (IMAGE ENG)
8	ROLL UP UTILITY DOOR. BLACK
9	DASHED LINES INDICATE TRASH ENCLOSURE IN FOREGROUND. REFER TO SHEET A3.03
10	CONCRETE FILLED BOLLARDS, PAINTED YELLOW
11	RECESSED CAN LIGHTING (NO 4RNDC) UNDER CANOPY
12	SITE LIGHTING POLES/ LIGHTING (LUMARK PREVAIL LED). REFER TO ELEC. DWGS FOR MORE INFORMATION
13	SPORTS LIGHTING, BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (SLG FSP G2)
14	GUTTER AND DOWNSPOUT, COLOR TO MATCH METAL PANEL
15	DASHED LINE INDICATES VOLLEYBALL NET AND POLES. 1.5"-0" DIA. 20'/2'H GH POLES SPACED AT +/-25' O.C.



3 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 OVERALL NORTH ELEVATION
1/16" = 1'-0"

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2111 CHAGRIN BLVD, SUITE 110
BEACHWOOD, OHIO 44122
P) 216.752.4300

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4694 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL

APPLE VALLEY, MN

RDL A PROJECT #: 2406SC

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ISSUE

SCHEMATIC DESIGN	12/09/2024
PLANNING MTG.	02/19/2025

EXTERIOR ELEVATIONS

0' 2' 4' 8' 16'
SCALE: As indicated

A3.01

EXTERIOR ELEVATIONS GENERAL NOTES:

MASONRY CONTROL JOINTS:
CONSTRUCT W/ BACKER ROD & SEALANT. PROVIDE SLIP PLANE FOR STEEL LINTELS AS REQUIRED.
LOCATIONS
1. EVERY 25'-0" MAX.
2. INTERIOR CORNERS
3. 12' FROM ONE SIDE OF ALL OUTSIDE CORNERS

NOTE: REFER TO SHEET S AX.01 FOR WINDOW TYPES

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MATERIAL TYPE LEGEND:

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1B: BRICK VENEER - SOLDIER COURSE

2: CORRUGATED METAL PANEL

3: ARCHITECTURAL CONCRETE MASONRY UNITS

4: ALUMINUM COMPOSITE PANEL

5: METAL CORING

7: TINTED GLAZING IN STOREFRONT SYSTEM

12: GREEN TREATED WOOD FENCE PANELS

MATERIAL SCHEDULE

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5	INSULATED HOLLOW METAL DOOR AND FRAME, PTD. TO MATCH ADJACENT SURFACE
6	METAL CORING TO MATCH METAL PANELS, BLACK
7	1" CLEAR GLAZING W SURFACE APPLIED FILM- 80% OPACITY- MIRRORED IN ALUMINUM STOREFRONT SYSTEM. MANUF.: KAWNEER. SYSTEM: TRIFAB VERSAGLAZE 451T. COLOR: BLACK ANODIZED
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ELEVATION KEY NOTES

#	DESCRIPTION
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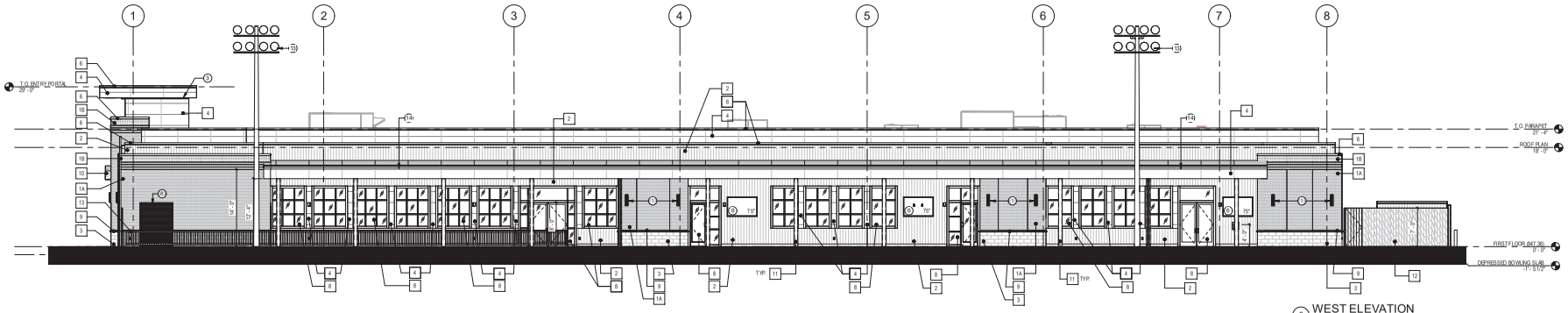
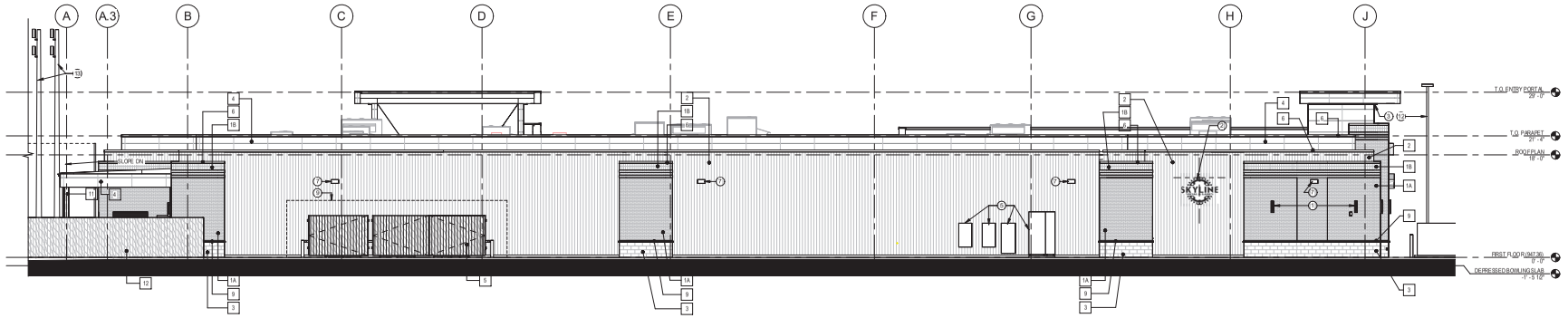
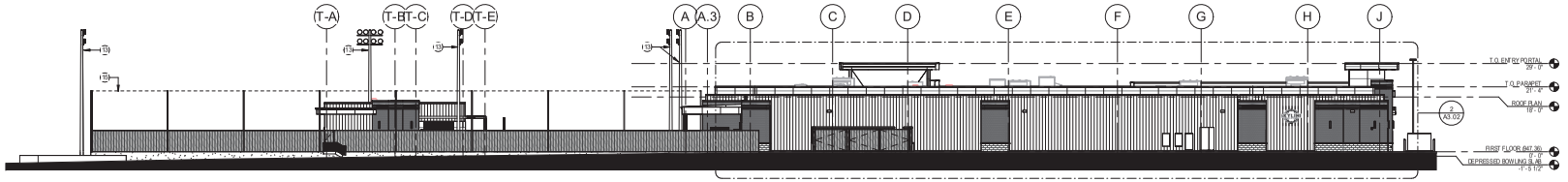
8	ROLL UP UTILITY DOOR, BLACK
9	DASHED LINES INDICATE TRASH ENCLOSURE IN FOREGROUND. REFER TO SHEET A3.03
10	CONCRETE FILLED BOLLARDS, PAINTED YELLOW
11	RECESSED CAN LIGHTING (NIO 4RNDC) UNDER CANOPY
12	SITE LIGHTING POLES' LIGHTING (LUMARK PREVAIL LED). REFER TO ELEC. DWGS FOR MORE INFORMATION.
13	SPORTS LIGHTING, BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (SLG FSP G2)
14	GUTTER AND DOWNSPOUT, COLOR TO MATCH METAL PANEL
15	DASHED LINE INDICATES VOLLEYBALL NET AND POLES. 1.5"-0" DIA. 20'/2'H GH POLES SPACED AT +/-25' O.C.



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

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2111 CHADWELL ST, SUITE 110
BEACHWOOD, OHIO 44122
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PRELIMINARY DRAWINGS
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DULUTH, MN 55811

SKYLINE SOCIAL
APPLE VALLEY, MN

RDL A PROJECT #: 2.40692C

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ISSUE

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EXTERIOR ELEVATIONS

0' 2' 4' 8' 16'
SCALE: As indicated

A3.02

EXTERIOR ELEVATIONS GENERAL NOTES:

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1. EVERY 25'-0" MAX.
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- 4: ALUMINUM COMPOSITE PANEL
- 5: METAL COPING
- 7: TINTED GLAZING IN STOREFRONT SYSTEM
- 12: GREEN TREATED WOOD FENCE PANELS

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3	8"X 4" X 16" ARCHITECTURAL CMU MANUF. AMCON. FINISH: COLOR:
4	METAL PANEL, MANUF.: ALUCOBOND PLUS. SYSTEM: VIET. COLOR: BLACK ANODIZED
5	INSULATED HOLLOW METAL DOOR AND FRAME, PTD. TO MATCH ADJACENT SURFACE
6	METAL COPING TO MATCH METAL PANELS, BLACK
7	1" CLEAR GLAZING W SURFACE APPLIED FILM- 80% OPACITY- MIRRORED IN ALUMINUM STOREFRONT SYSTEM. MANUF.: KAWNEER. SYSTEM: TRIFAB VERSAGLAZE 451T. COLOR: BLACK ANODIZED
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3	WALL GRADING LIGHT FIXTURE (TROY L50 GRAZE) UNDER PORTAL CAP
4	VINYL APPLIED "GEAR" GRAPHIC OR LOCAL ARTIST RENDERING
5	BUILDING MOUNTED ELECTRICAL PANELS
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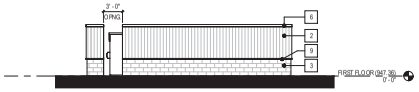
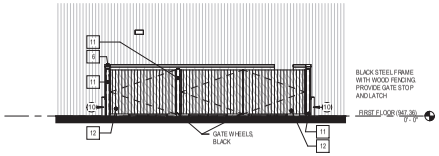
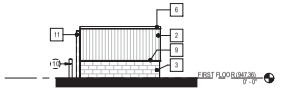


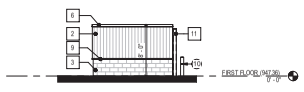
8 NORTH ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



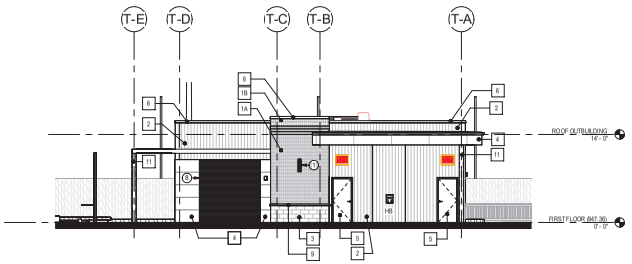
7 SOUTH ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



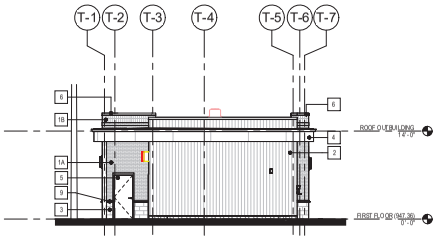
6 EAST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



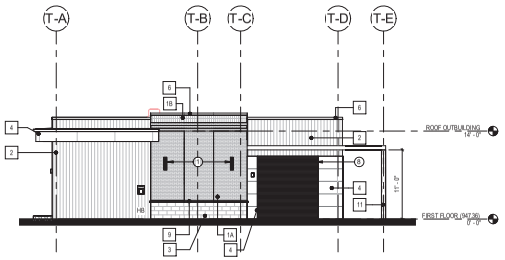
5 WEST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



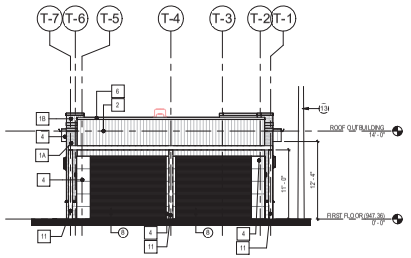
4 NORTH ELEVATION - OUT BUILDING
1/8" = 1'-0"



3 WEST ELEVATION - OUT BUILDING
1/8" = 1'-0"



2 SOUTH ELEVATION - OUT BUILDING
1/8" = 1'-0"



1 EAST ELEVATION - OUT BUILDING
1/8" = 1'-0"

RDL ARCHITECTS
2111 CHARMINAR LID, SUITE 110
BEACHWOOD, OHIO 44122
P| 216.752.4300
WWW.RDLARCHITECTS.COM

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SKYLINE SOCIAL
4694 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL
APPLE VALLEY, MN

RDL A PROJECT #: 2 4060C

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ISSUE

1	PLANNING MTG. 02/19/2025

EXTERIOR ELEVATIONS

0' 2' 4' 8' 16'
SCALE: As indicated

A3.03

GLACIER

2835BZ

LARGE WALL MOUNT LANTERN

Glacier's impressive form merges industrial and contemporary design elements into a breath-taking silhouette. A substantial block of clear seedy glass with etched grooves brilliantly channels light from the high-performance LED, which is held in suspension by the powder-coated aluminum frame.

DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Clear Seedy
DIMMABLE:	YES - CL TYPE DIMMER (VOLTA)

DIMENSIONS	
WIDTH:	4.5"
HEIGHT:	28"
WEIGHT:	9lb.
BACK PLATE:	4.75" Sq.
EXTENSION:	4"
TOP TO OUTLET:	34"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LE3F-2
WATTAGE:	12w LED *Included
VOLTAGE:	120v
LUMENS:	800
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 60w
DIMMABLE:	YES - CL TYPE DIMMER (VOLTA)

SHIPPING	
CARTON LENGTH:	1.5
CARTON WIDTH:	1.5
CARTON HEIGHT:	10
CARTON WEIGHT:	1.5

PRODUCT DETAILS:

- LED components carry a 5-year limited warranty
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2-year finish warranty
- ADA compliant
- Exclusively available in High Performance LED
- Bold lines and a clean, minimalist style complement contemporary architecture
- Mounting hardware is hidden on the back plate to ensure a clean silhouette

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

NOTE #1 ON EXTERIOR ELEVATIONS

NIO-4RNDC

4" Infite Round Reflector with Round Aperture

Source: NW to 2IW LED

800lm to 2500lm

PRODUCT DESCRIPTION

F Infite LED downlights require a dedicated Infite new construction or remodel housing. Deep recessed cone reflectors optimize visual cut-off.

FEATURES

- 800lm, 1000lm, 1500lm, 2000lm or 2500lm LED packages
- 2700K, 3000K, 3500K, 4000K, 5000K @ 80+ CRI
- Comfort Dim (warm dimming) also available
- Fixed optic (choose flood and spot optics (included)
- 5-Year limited warranty

SPECIFICATION

Construction: Trims are constructed of heat dissipating, die-cast aluminum. The aluminum die-cast LED heat sink is threaded to fit the trim and transfer heat.

Mounting: Luminaire includes friction blades to mount securely to housing.

OPTICS

800-1500lm: Three field changeable optics (spot, narrow flood and flood) are included with each LED module. Premium 93° Tilt & Turn optic optic assembly also available(Click here for more information). Optional frosted and TIR optics are also available.

1500-2500lm: Three field changeable TIR optics (spot, narrow flood and flood) are included with each LED module.

ELECTRICAL

Lumens / Wattage: 800lm / 14W, 1000lm / 14W, 1500lm / 20W, 2000lm / 2W, 2500lm / 28W

Color Temperature: 2700K, 3000K, 3500K, 4000K, 5000K

Color Rendering Index: 80+CRI

Operating Temperature: Specified by housing

Efficiency: Specified by housing

Comfort Dim: Comfort Dim color tunes the temperature from a bright 3100K (800lm) or 3000K (NL) to a romantic and comfortable 2200K on a gradual, even curve. Available in 800lm or 1K, (1500lm-2500lm).

Dimming: Specified by housing

COMPATIBLE HOUSINGS

Luminaires trim with respective Infite housings manufactured by Nora Lighting.

CATALOG NO.	DESCRIPTION	LUMENS / WATTAGE
NHSICICP-4R	Chicago Plenum	800-1500lm / 14W
NHSICICP-4R	Chicago Plenum	800-1500lm / 14W
NHRIC-5R	ICAT Remodel	800-1000lm / 14W
NHICAT-4RC	ICAT New Construction	1500lm / 20W
NHICICP-4R	Chicago Plenum	1500lm / 20W
NHICAT-4RC	ICAT New Construction	2000lm / 2W
NHICICP-4RF	Chicago Plenum	2000lm / 2W
NHICAT-4RC	ICAT New Construction	2500lm / 28W
NHICICP-4RL	Chicago Plenum	2500lm / 28W

Accessories: Luminaires can accommodate (1) flex louver and (1) translucent deco collar or opaque snoot, no accessory holder is required, see accessories page. Flush mount ring is available to give the appearance of a trimless, compatible with new construction housing only.

LABELS AND LISTINGS

- cULus Listed for Wet Locations
- 5-Year Limited Warranty
- RoHS Compliant
- Certified to the high efficacy requirements of California Title 24-JA8-2022

45WWHL

4" Infite Round Reflector with Round Aperture - Dedicated Housing Required

Color Temperature	Finish	Lumens / Wattage
NIO-4RNDC30K - 3000KT NIO-4RNDC27K - 2700K NIO-4RNDC35K - 3500K NIO-4RNDC40K - 4000K NIO-4RNDC45K - 4500K NIO-4RNDC50K - 5000K NIO-4RNDC27T - 2700K NIO-4RNDC30T - 3000K NIO-4RNDC35T - 3500K NIO-4RNDC40T - 4000K NIO-4RNDC50T - 5000K	BB - Black / Black BW - Black / White BZ - Bronze / Bronze CWPW - Champagne / Matte Powder White SWPW - Specular Clear / Matte Powder White NB - Natural Metal / Natural Metal NW - Natural Metal / Natural Metal WW - White / White	35(mm) - 800lm / 14W NL - 1000-1500lm (varies by housing)

5000K LED modules in 800lm are while supplies last

Comfort Dim available in 1500lm only and 2 Infite uses a different dimming curve than 2 & 4" Infite

Example: **NIO-4RNDC30BWW** = 4" Infite Round Reflector with Round Aperture, 3000K, White finish, 800lm

Compatible Housings

Housing Type
NHRIC5-14 - ICAT New Construction / 800-1500lm / 14W
NHICAT-4R - Chicago Plenum / 800-1500lm / 14W
NHICAC-14 - ICAT Remodel / 800-1000lm / 14W
NHICAT4R-14 - ICAT New Construction / 1500lm / 20W
NHICICP4R - Chicago Plenum / 1500lm / 20W
NHICICP-4RF - Chicago Plenum / 2000lm / 2W
NHICAT4R-2F - ICAT New Construction / 2000lm / 2W
NHICICP-4RL - Chicago Plenum / 2500lm / 28W
NHICAT4R-2L - ICAT New Construction / 2500lm / 28W

NORA LIGHTING

NOTE #11 ON EXTERIOR ELEVATIONS

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integrated extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing opposite hinge. Tool-less, molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. HARDWARE: Stainless steel, captive thumbscrews with hardness allow access to electrical components for installation and servicing.

Optics
Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to maximize CU and deliver maximum efficiency and visual application spacing. AccuLED Optics lenses are engineered for consistent distributions with the scalability to meet customized application requirements. CRI and CCT offering includes 2200K, 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 70 CRI and as warm as 3000K with minimum 80CRI all within 5-step MacAdam ellipse.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard electronics feature electronic universal voltage (120-277V 50/60Hz), 347V or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments and optional 50C construction available. All fixtures are shipped standard with 10kV / 10kA surge – and differential – mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, WaveLinx™, occupancy sensor, and dimming controls available.

Mounting
JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts directly to wall or ceiling. Surface slides over mounting plate and is secured with two captive thumbscrews. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and trough branch wiring. The Entri LED luminaire is also suitable for mounting on sombrero/tile surfaces.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover is painted white and the entire unit may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five year limited warranty, consult website for details.
www.cooperlighting.com/legal

Catalog #	Type
Project	
Comments	Date
Prepared by	

ENC/ENT/ENV
ENTRI LED

LightSquare
Solid State LED

ARCHITECTURAL WALL LUMINAIRE

CERTIFICATION DATA
DesignLights Consortium® Qualified*
UL Listed
IP66
TM6 LightSquare
MVP / LMM Compliant

ENERGY DATA
Nominal LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
20-277V 50 & 60Hz, 347V 60Hz, 480V 60Hz
25°C Minimum Temperature
40°C Ambient Temperature Rating (Optional)

SHIPPING DATA
Approximate Net Weight:
1 ft. fixture: 15.0 lbs. (6.8 kgs.) - White or backbox
3-1 ft. fixture: 15.2 lbs. (6.9 kgs.) - White backbox

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DIMENSIONS

ENC (Round Cover)

ENT (Triangle Reveals)

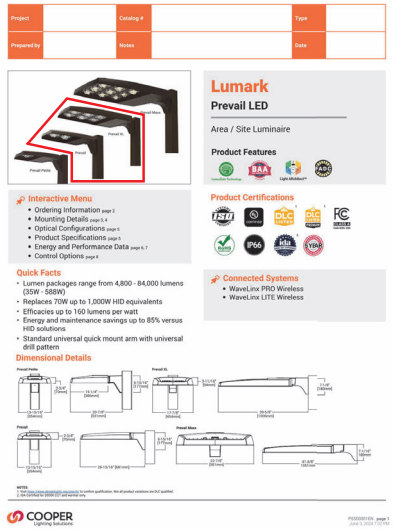
ENV (Round Reveals)

CONDUIT MOUNT / BATTERY BACK BOX

SHIPPING DATA
Approximate Net Weight:
1 ft. fixture: 15.0 lbs. (6.8 kgs.) - White or backbox
3-1 ft. fixture: 15.2 lbs. (6.9 kgs.) - White backbox

COOPER Lighting Solutions

NOTE #7 ON EXTERIOR ELEVATIONS



Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Prevail LED

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Product Certifications

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

NOTES:
1. See ordering information and page 2 for more information.
2. Can be ordered as shipped separately for retrofit applications. Not all product variations are DLC qualified.
3. Can be ordered with emergency battery backup. Not available with 0-10V dimming.

COOPER Lighting Solutions

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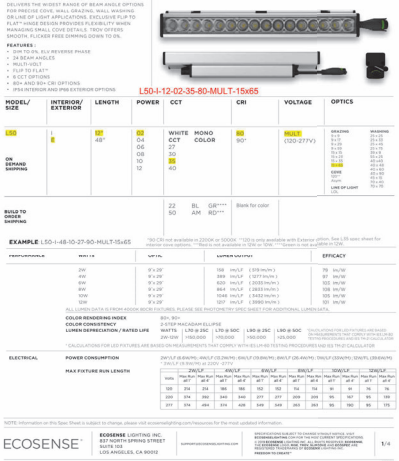
NOTE #12 ON EXTERIOR ELEVATIONS



TROV

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | **L50 GRAZE**

DATE | PROJECT | FIRM | TYPE

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING, OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES:

- SUN TUBE™ FULLY REVERSE PHASE
- 24 BEAM ANGLES
- 0-90° TILT
- FLIP TO FLAT™
- 5 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP66 INTERIOR AND IP66 EXTERIOR OPTIONS

L50-I-12-02-35-80-MULT-15x65

MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I E	15 48"	02 04 06 08 10 12	WHITE CCT 27 30 35 40 / MONO COLOR	80 90	MULT (120-277V)	GRAZING WALL WASHING LINE OF LIGHT 15 x 15 15 x 30 15 x 45 30 x 30 30 x 45 45 x 45 45 x 60 60 x 60 60 x 90 90 x 90 70 x 70 COVE 15 Inside Inside

ON DEMAND SHIPPING

BUILD TO ORDER SHIPPING

22 50 BL AM GR**** RD*** Blank for color

EXAMPLE L50-I-48-10-27-90-MULT-15x65

PERFORMANCE	WATTS	LUMENS	LUMEN DENSITY	EFFICACY
2W	9" x 29"	158 lm/LF	(1.19 lm/in.)	79 lm/W
4W	9" x 29"	309 lm/LF	(2.77 lm/in.)	97 lm/W
6W	9" x 29"	620 lm/LF	(4.633 lm/in.)	103 lm/W
8W	9" x 29"	954 lm/LF	(7.633 lm/in.)	105 lm/W
10W	9" x 29"	1046 lm/LF	(7.842 lm/in.)	105 lm/W
12W	9" x 29"	1,609 lm/LF	(12.892 lm/in.)	105 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX
COLOR CONSISTENCY
LUMEN DEPRECIATION / RATED LIFE

80+ 90+
3-STEP MACADAM ELLIPSE
WATTS | L70 @ 25C | L70 @ 50C | L90 @ 25C | L90 @ 50C
2W-12W | >50,000 | >50,000 | >50,000 | >25,000

* CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL

POWER CONSUMPTION
2W/LF (6.6W/M), 4W/LF (13.2W/M), 6W/LF (19.8W/M), 8W/LF (26.4W/M), 10W/LF (33W/M), 12W/LF (39.6W/M)
* 9"W/LF (1.5W/IN) at 120V - 277V

MAX FIXTURE RUN LENGTH

Volts	2W/LF Max Run	2W/LF Max Amps	4W/LF Max Run	4W/LF Max Amps	6W/LF Max Run	6W/LF Max Amps	8W/LF Max Run	8W/LF Max Amps	10W/LF Max Run	10W/LF Max Amps	12W/LF Max Run	12W/LF Max Amps
	at 1'	at 4'	at 1'	at 4'	at 1'	at 4'	at 1'	at 4'	at 1'	at 4'	at 1'	at 4'
120	314	314	180	180	152	152	114	114	91	91	76	76
220	374	392	340	340	277	277	209	209	167	167	139	139
277	374	494	414	428	349	349	263	263	185	185	185	175

NOTE: Information on this Spec Sheet is subject to change please visit ecosenselighting.com/resources for the most updated information.

ECOSENSE

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 108
LOS ANGELES, CA 90012

SUPPORT@ECOSENSELIGHTING.COM

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1/4

NOTE #3 ON EXTERIOR ELEVATIONS

SLG

FSP G2

LED Sports Light Gen 2

Project:
Catalog #:
Fixture Type:
Notes:

FSP G2 - Pro Series

FSP G2 - Rec Series

FSP G2 with DAver Box (side view)

The **FSP G2 LED Sports Light** series offers a range of outputs for your recreational and professional use sports lighting needs. Based off our popular sports lighting design this second generation series offers flexibility featuring a remote driver option that can either sits behind the fixture or can be remotely located for easier access. With wireless lighting controls easily added to any project - your field lighting goes from casual to WOW factor at the touch of a button. Experience more with the **FSP G2** line.

CATALOG

Catalog Number	Description	Lumens	Watts	CCT	Voltage
FSP 900 SG G2 HVU 57K B	LED Sports Light - Rec Series - Black Finish with visor, NEMA 5 Optics	85,000 Lm	600 W	5700K	208 - 480V
FSP 1800 NG2 HVU 57K B	LED Sports Light - Pro Series - Black Finish with visor, NEMA 3 Optics	180,000 Lm	1200 W	5700K	208 - 480V
FSP 1800 NS G2 HVU 57K B	LED Sports Light - Pro Series - Black Finish with visor, NEMA 5 Optics	180,000 Lm	1200 W	5700K	208 - 480V
FSP 1800 NS G2 HVU 57K B	LED Sports Light - Pro Series - Black Finish with visor, NEMA 5 Optics	180,000 Lm	1200 W	5700K	208 - 480V

4000K / 5000K CCT options also available upon special order.

ORDERING GUIDE

Example: **FSP 900 N3G2 HVU 57K B**

Fixture Type	Lumen Output	Optics	Generation	Voltage	CCT	Finish	Controls	Accessories
• FSP (LED Sports Light)	• 900 90,000 Lm / 600 W • 1800 180,000 Lm / 1200 W	• N3 NEMA 3 • N2 NEMA 2 • NS NEMA 5 • Rb NEMA 4	• G2 Gen 2	• HVU 208-480 V	• 40K* 4000K • 50K* 5000K • 57K 5700K *4000K / 5000K CCT options also available upon special order.	• B Black	• S Synapse Advanced Wireless Controls • A ISO-ai Advanced Wireless Controls	• TR-SP-B Visor Shield • FSP-RDB Retrofit Remote Driver Box • FSP-RDM Retrofit Driver Quick Mount

1 FSP02_V2A-Da
Last Updated: August 23, 2021 11:13 AM

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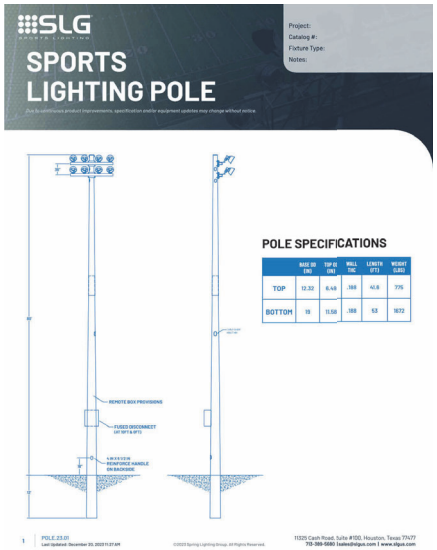
11225 Cash Road, Suite #100, Houston, Texas 77477
713-389-5880 | sales@slgus.com | www.slgus.com

NOTE #13 ON EXTERIOR ELEVATIONS



SLG

SPORTS LIGHTING POLE

Project:
Catalog #:
Fixture Type:
Notes:

POLE SPECIFICATIONS

	BASE DIA (IN)	TOP DIA (IN)	WALL THK.	LENGTH (FT.)	WEIGHT CLASS
TOP	12.32	6.48	.188	40.0	775
BOTTOM	19	11.58	.188	5.5	1072

REMOTE BOX PROVISIONS

FUSED DISCONNECT (BY SPS G-BPT)

4.00 X 12.00 REINFORCE HANDLE ON BACKSIDE

2 POLE.23.01
Last Updated: December 20, 2023 11:27 AM

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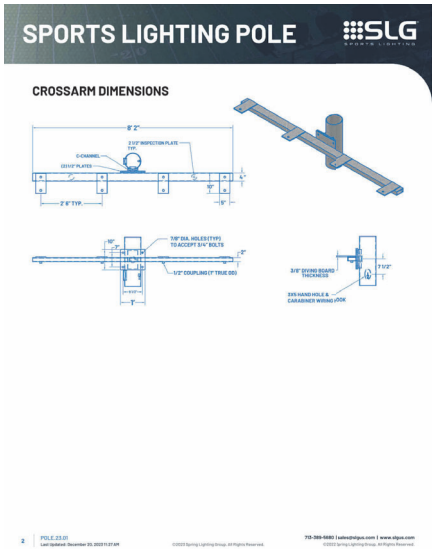

SLG

SPORTS LIGHTING POLE

CROSSARM DIMENSIONS

8' 2"

2 1/2" INSPECTION PLATE TYP.

C-CHANNEL (2) 1/2" PLATES

2' 6" TYP.

7/8" DIA. HOLES (TYP.) TO ACCEPT 3/4" BOLTS

1/2" COUPLING (1" TRUE OD)

3/8" DIVIDE BOARD THICKNESS

7 1/2"

EXT. HAND HOLE & CARABINER WIRING HOOK

2 POLE.23.01
Last Updated: December 20, 2023 11:27 AM

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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SKYLINE SOCIAL

4094 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL

APPLE VALLEY, MN

RDL A PROJECT #: 2.4060C

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ISSUE

PLANNING MTG.	02.19.2025

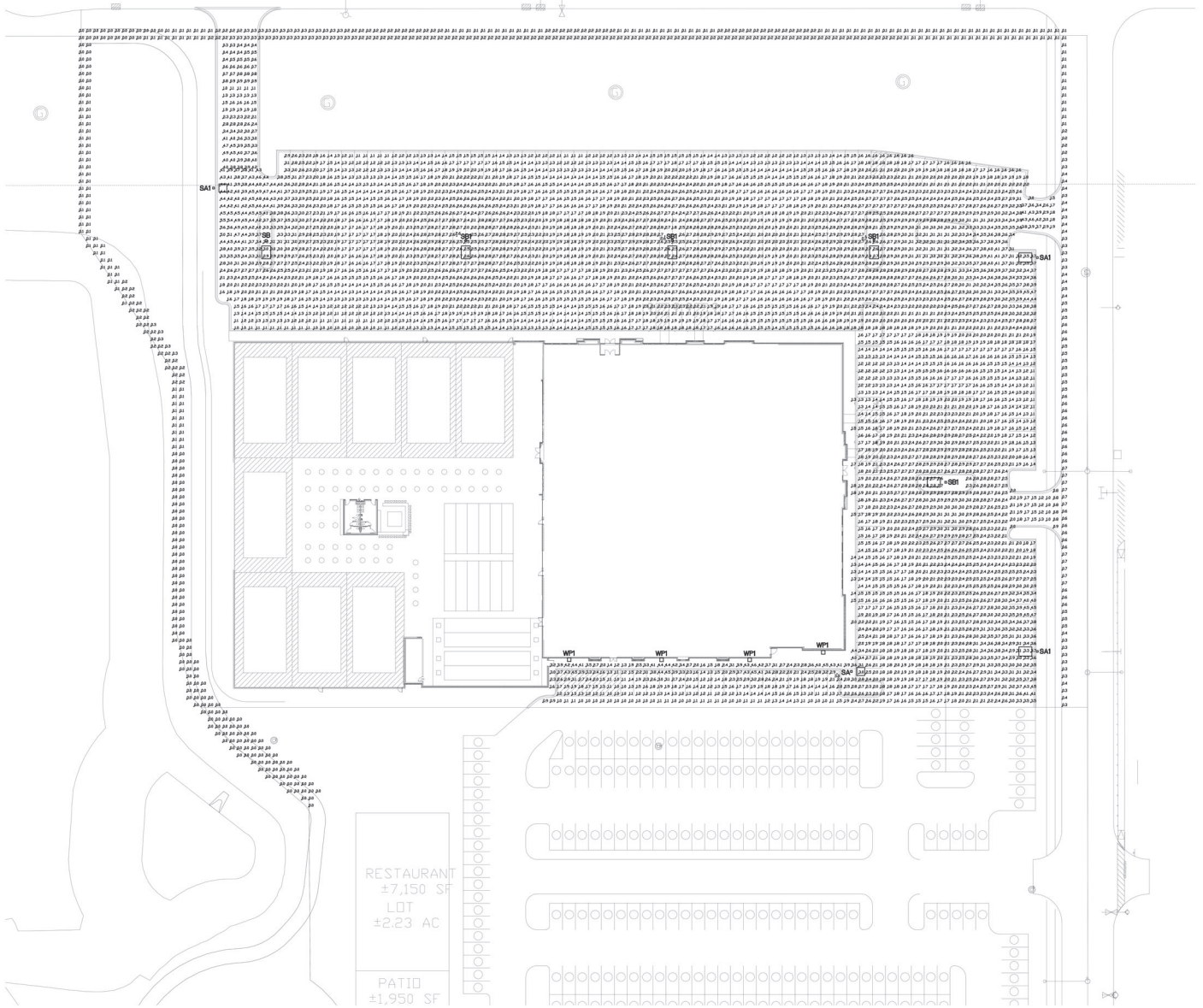
EXTERIOR LIGHTING

SCALE:

A3.04

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	VOLTS	VA	DELIVERED LUMENS	CRI	CCT	MANUFACTURER	CATALOG NUMBER	DRIVER TYPE	EQUIVALENT
SA	SINGLE HEAD LED POLE LIGHT WITH DIE CAST ALUMINUM HOUSING, TYPE IV DISTRIBUTION, HOUSE SIDE SHIELD AND BLACK FINISH - IP 66 RATED. PROVIDE 4" SQUARE ALUMINUM POLE TO MATCH.	POLE ARM 30'-0" POLE	120/277	131 VA	17087	70	4000	LUMARK	PRV-CAD-740-D-UNV-T4-SA-BK-HSS	0-10V DIMMING	LSI KIM LITHONIA
SA1	SAME AS FIXTURE TYPE 'SA' EXCEPT HIGHER LUMEN OUTPUT	POLE ARM 30'-0" POLE	120/277	264 VA	36274	70	4000	LUMARK	PRV-XL-C125-740-D-UNV-T4-SA-BK-HSS	0-10V DIMMING	LSI KIM LITHONIA
SB	SINGLE HEAD LED POLE LIGHT WITH DIE CAST ALUMINUM HOUSING, TYPE V DISTRIBUTION AND BLACK FINISH - IP66 RATED. PROVIDE 4" SQUARE ALUMINUM POLE TO MATCH	POLE ARM 30'-0" POLE	120/277	176 VA	28129	70	4000	LUMARK	PRV-XL-C75-740-D-UNV-T5-SA-BK	0-10V DIMMING	LSI KIM LITHONIA
SB1	SAME AS FIXTURE TYPE 'SB' EXCEPT HIGHER LUMEN OUTPUT	POLE ARM 30'-0" POLE	120/277	346 VA	52349	70	4000	LUMARK	PRV-XL-C175-740-D-UNV-T5-SA-BK	0-10V DIMMING	LSI KIM LITHONIA
WP1	LED ARCHITECTURAL WALL PACK WITH DIE CAST ALUMINUM HOUSING, TYPE IV FORWARD THROW DISTRIBUTION AND BLACK FINISH - IP65 RATED.	WALL 13'-0" AFG	120/277	57 VA	6327	70	3500	INVUE	BNC-SALE-T3S-U-740-BK	0-10V DIMMING	LSI KIM LITHONIA



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entry - EAST	+	1.5 Fc	2.2 Fc	0.8 Fc	2.8:1	1.9:1
Entry - NORTH	+	2.1 Fc	4.9 Fc	0.3 Fc	16.3:1	7.0:1
Entry - NORTHEAST	+	3.2 Fc	4.6 Fc	1.5 Fc	3.1:1	2.1:1
Parking	+	2.2 Fc	5.6 Fc	0.9 Fc	6.2:1	2.4:1
Property Line	+	0.2 Fc	0.7 Fc	0.0 Fc	-	-

1 SITE PHOTOMETRIC PLAN
1" = 30'-0"

PROFESSIONAL ENGINEER

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

Print Name: CHRISTIAN A. TODD

Signature:

Date **License # 46098**

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com

RDL ARCHITECTS
2111 CHAGRIN BLVD, SUITE 110
BEACHWOOD, OHIO 44122
P: (216) 752-4300
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PRELIMINARY DRAWINGS
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SKYLINE SOCIAL

4014 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL

APPLE VALLEY, MN

RDL ARCHITECT #: 24.062C

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ISSUE

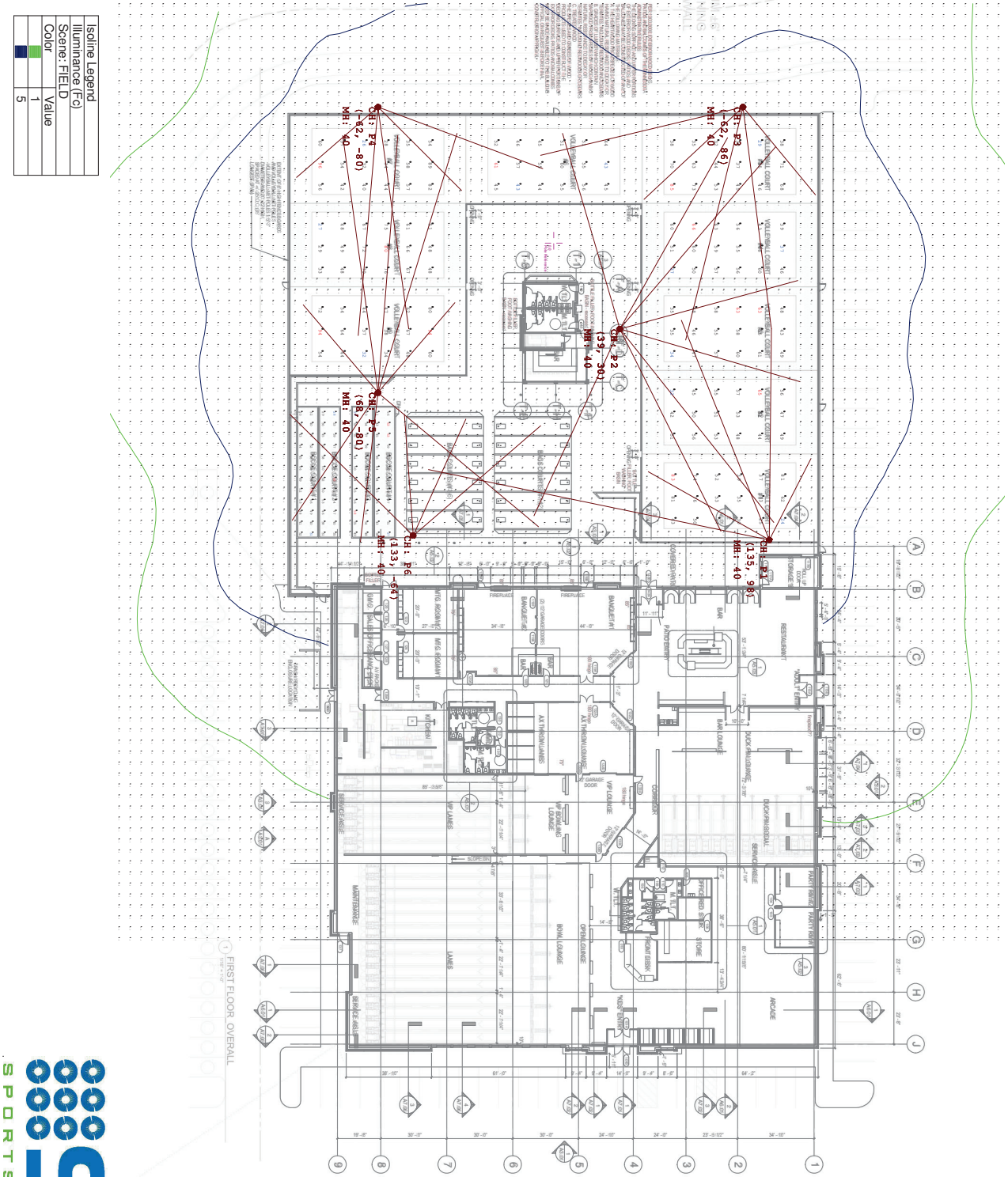
1	PLANNING MTG	03.18.2025

SITE LIGHTING PHOTOMETRICS

N

SCALE:

ES2.00



SPORTS LIGHTING

Project Name:	Version No: V3	Date:	Drawn By:
MN-Skyline Social & Games	Drawing No: S4025	2/11/2025	Edwin Liwag

Luminaire Schedule						
Scene: FIELD						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	35	F2	Single	90500	0.900	FSP 900 N3 G2 HVU 57K B

Calculation Summary													
Scene: FIELD													
Label	CalcType	Units	Field Size	Avg	Max	Min	Avg/Min	Max/Min	# Pts	CV	UG	PtSpcLr	PtSpcTb
BAGS-C #1-6	Illuminance	Fc		51.61	87	15	3.44	5.80	70	0.46	1.51	5	5
BAGS-C #7-12	Illuminance	Fc		51.21	68	30	1.71	2.27	70	0.17	1.27	5	5
BOCCE#1	Illuminance	Fc		45.83	59	31	1.48	1.90	24	0.18	1.29	5	5
BOCCE#2	Illuminance	Fc		47.04	63	28	1.68	2.25	24	0.24	1.25	5	5
BOCCE#3	Illuminance	Fc		45.42	58	29	1.57	2.00	24	0.19	1.16	5	5
BOCCE#4	Illuminance	Fc		45.21	63	27	1.67	2.33	24	0.20	1.47	5	5
VC#1	Illuminance	Fc		50.83	83	24	2.12	3.46	18	0.39	2.58	10	10
VC#2	Illuminance	Fc		50.28	65	32	1.57	2.03	18	0.14	1.41	10	10
VC#3	Illuminance	Fc		50.83	63	34	1.50	1.85	18	0.18	1.38	10	10
VC#4	Illuminance	Fc		52.39	66	37	1.42	1.78	18	0.17	1.38	10	10
VC#5	Illuminance	Fc		50.11	85	29	1.73	2.93	18	0.33	1.87	10	10
VC#6	Illuminance	Fc		50.44	61	43	1.17	1.42	18	0.12	1.36	10	10
VC#7	Illuminance	Fc		51.33	96	26	1.97	3.69	18	0.39	1.83	10	10
VC#8	Illuminance	Fc		56.39	80	27	2.09	2.96	18	0.28	1.78	10	10
VC#9	Illuminance	Fc		56.94	94	32	1.78	2.94	18	0.32	1.76	10	10

Pole Summary		
Scene: FIELD		
Channel	# Lums	MH
P1	5	40
P2	8	40
P3	5	40
P4	5	40
P5	8	40
P6	4	40

Pole Wattage Summary		
Scene: FIELD		
Channel	Total Watts	Combined Total
P1	3000	21000
P2	4800	
P3	3000	
P4	3000	
P5	4800	
P6	2400	

SLG SPORTS LIGHTING

Project Name:	Version No: V3	Date:	Drawn By:
MN-Skyline Social & Games	Drawing No: S4025	2/11/2025	Edwin Liwag

SLG®
SPORTS LIGHTING

Luminaire Location Summary						
Scene: FIELD						
Label	X	Y	Z	Orient	Tilt	LumNo
F2	135	98	40	201.801	69.625	1
F2	-62	86	40	313.025	56.983	2
F2	135	98	40	179.403	67.381	3
F2	135	98	40	240.593	57.643	4
F2	135	98	40	152.819	46.119	5
F2	-62	86	40	7.334	68.555	6
F2	-62	86	40	346.218	69.872	7
F2	-62	86	40	39.523	52.354	8
F2	39	30	40	26.565	68.75	9
F2	39	30	40	73.686	64.913	10
F2	39	30	40	105.195	64.519	11
F2	39	30	40	150.611	68.169	12
F2	39	30	40	38.501	70.418	13
F2	39	30	40	139.456	69.886	14
F2	68	-80	40	163.034	72.036	15
F2	-62	86	40	283.449	67.078	16
F2	-62	-80	40	69.528	63.451	17
F2	39	30	40	196.285	66.664	18
F2	68	-80	40	139.514	53.424	19
F2	68	-80	40	220.365	52.695	20
F2	-62	-80	40	45	53.339	21
F2	-62	-80	40	310.855	50.727	22
F2	68	-80	40	187.787	71.287	23
F2	-62	-80	40	355.054	69.034	24
F2	68	-80	40	175.601	71.177	25
F2	-62	-80	40	7.892	68.58	26
F2	68	-80	40	50.117	67.195	27
F2	133	-64	40	225.516	62.996	28
F2	133	-64	40	130.764	62.42	29
F2	68	-80	40	326.083	60.217	30
F2	68	-80	40	353.29	59.706	31
F2	133	-64	40	155.638	55.491	32
F2	133	-64	40	184.16	54.044	33
F2	135	98	40	258.335	75.816	34
F2	39	30	40	335.353	66.843	35

Luminaire Location Summary						
Scene: FIELD						
Label	X	Y	Z	Orient	Tilt	LumNo

Drawn By:	Edwin Liwag
Date:	2/11/2025
Version No: V3	
Drawing No: S4025	
Project Name:	MN-Skyline Social & Games

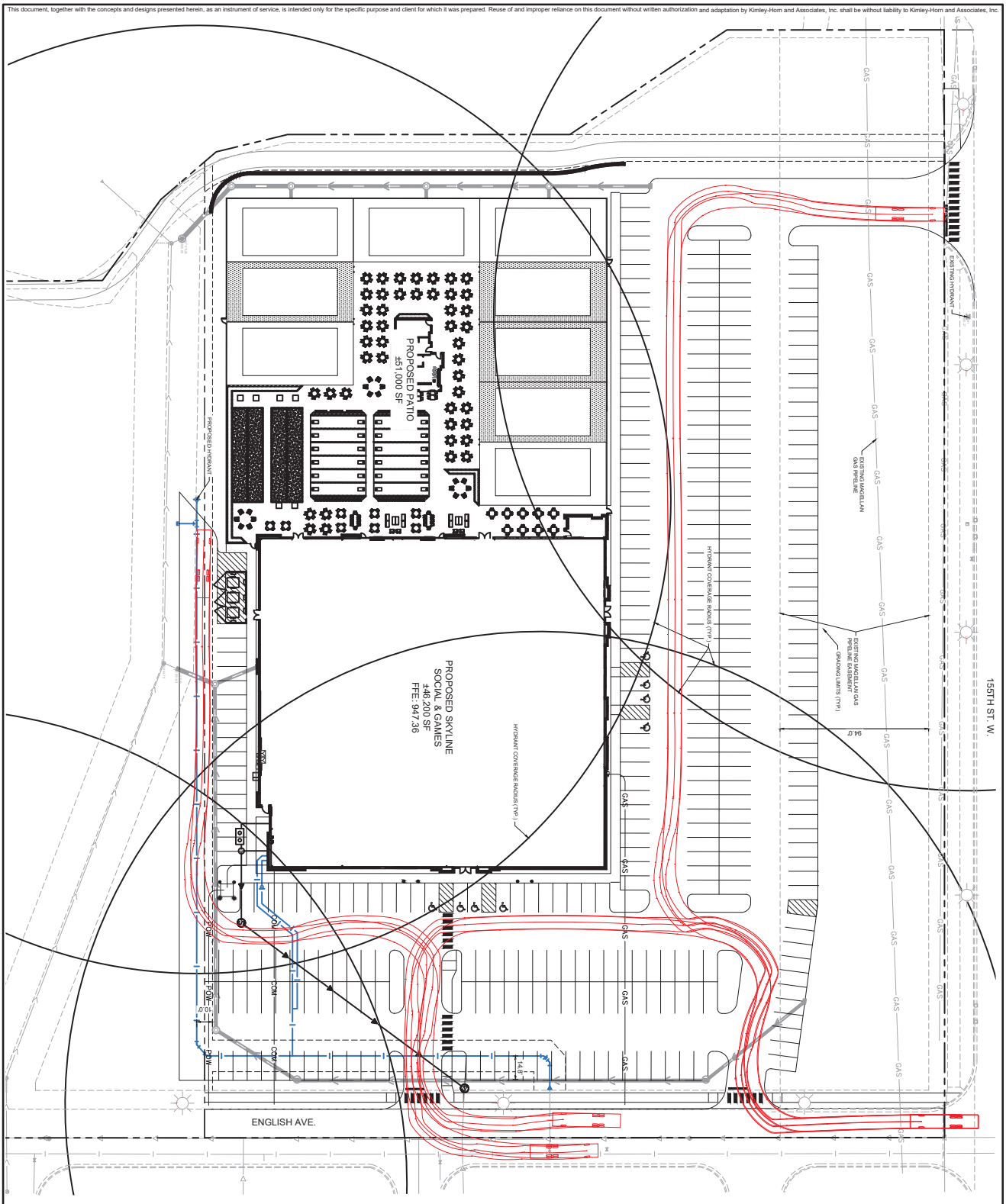
SPORTS LIGHTING

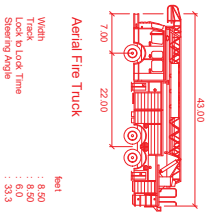
1. Actual photometrics will vary from color of walls, surface texture and landscaping.
2. Actual fixture layout may vary depending on final location of fixtures. Fixture need to be adjust based on actual conditions.
3. The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD)has been applied to the calculated results.
4. Illumination values shown (in footcandles) are the predicted results in the calculation summary. Meter orientation is normal to the plane of calculation.
5. It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination. The landscape material shown hereon is not intended to be an accurate constant representation of any particular, such as shrub, bush, or tree,
6. Photometric reading fixture mounting height as follows in Luminaire Schedule Column Z.

Project Name:	Version No: V3	Drawing No: S4025	MN-Skyline Social & Games
Date:	2/11/2025		
Drawn By:	Edwin Liwag		

K:\TWC_LDEV\AVR - Orchard Place\Skyline\3 Design\CAD\Exhibits\2025-0218 Fire Truck Turning Plan\2025-0218 Skyline - Fire Truck Turning Plan.dwg February 18, 2025 - 11:21am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Know what's **below.** **Call** before you dig. 811

GRAPHIC SCALE IN FEET 0 15 30 60

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER EX-1

ORCHARD PLACE - SKYLINE SOCIAL

PREPARED FOR

SKYLINE SOCIAL & GAMES

APPLE VALLEY MN

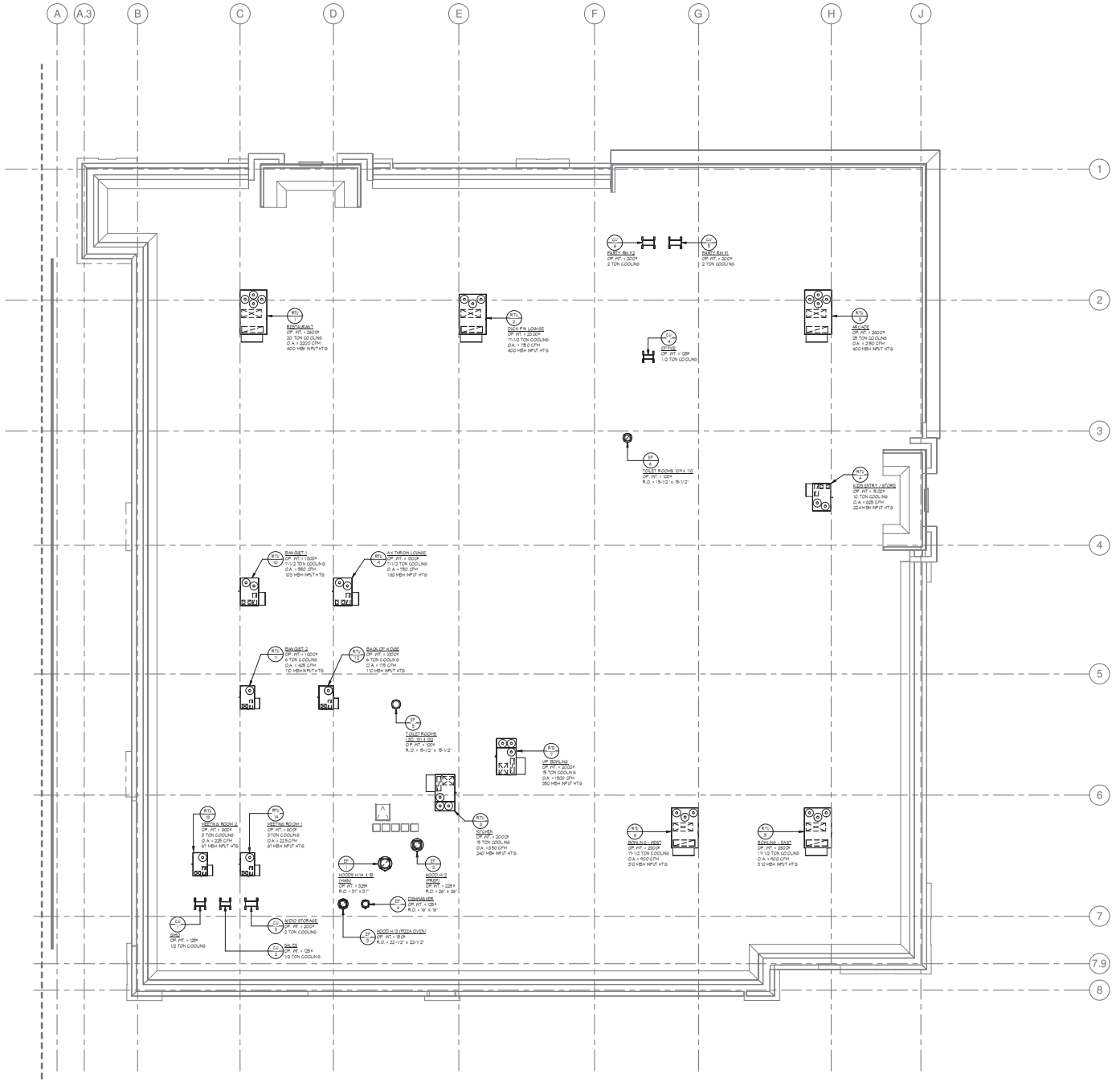
FIRE TRUCK TURNING PLAN

KHA PROJECT	161290000
DATE	02/19/2025
SCALE	AS SHOWN
DESIGNED BY	ACL
DRAWN BY	MJB
CHECKED BY	WDM

PRELIMINARY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



1 INTERIOR MECHANICAL ROOF PLAN
3/32" = 1'-0"

RDL ARCHITECTS

2111 CHAGRIN BLVD SUITE 110
BEACHWOOD, OHIO 44122
P.(216) 752-4350

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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

SKYLINE SOCIAL

4594 MILLER TRUNK HWY
DULUTH, MN 55811

SKYLINE SOCIAL

APPLE VALLEY, MN

RDLA PROJECT #: 24-062C

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ISSUE

PLANNING MTG.	03.18.2025

MECHANICAL ROOF PLAN - INTERIOR

SCALE: 3/32" = 1'-0"

M1.03

PROFESSIONAL ENGINEER

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

Print Name: MICHAEL A. BANDWEN

Signature:

Date **License # 45217**

McHenry & Associates Incorporated

MC&A

Consulting Engineers est. 1960

25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mcherryassociates.com

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AMENDING RESOLUTION NO. 2025-63 APPROVING PRELIMINARY PLAT OF ORCHARD PLACE 5TH ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153 of the City Code, the Apple valley Planning Commission held a public hearing on an application for subdivision of land by plat on April 2, 2025; and

WHEREAS, the Planning Commission reviewed the preliminary plat for conformance with the standards of Chapter 153 of the City Code and recommended approval of the subdivision and preliminary plat on April 2, 2025, subject to conditions; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-63 approving the preliminary plat of Orchard Place 5th Addition on April 24, 2025, for a one-year period, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-63, Condition 7 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition

BE IT FURTHER RESOLVED, Resolution No. 2025-63, Condition 9 is removed and replaced to state the following: Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

BE IT FURTHER RESOLVED, Resolution No 2025-63, Condition 15 is amended to revise and replace the City Engineer's memo with the memo dated July 2, 2025.

BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-63 is hereby amended, pursuant to Chapter 153 of the City Code, that said preliminary plat approval is subject to the following conditions, which shall be incorporated into a subdivision agreement to be considered for approval at the time of submission of the request for final plat approval:

1. The plat shall be configured to have two (2) lots and two (2) outlots.
2. Park dedication requirements shall be satisfied in accordance with Section 153.29 of the City Code.

Exhibit "C"

DRAFT

3. Dedication on the final plat of a ten-foot (10') wide easement for drainage, utility, street, sidewalk, street lights, and tree plantings along the entire perimeter of lots within the plat wherever abutting public road right-of-ways.

4. Dedication on the final plat of a five-foot (5') wide drainage and utility easement along all common lot lines.

5. Dedication of a thirty-foot (30') wide drainage and utility easement along the east property line of the properties.

6. All lots and outlots shall be required to have access for ingress and egress to a public street. Easement(s) necessary to provide access shall be required to be submitted and approved by the City Attorney prior to City Council approval of the final plat.

7. A cross access between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition, shall be executed in a form acceptable to the City Attorney and a copy provided to the City. The Agreement shall be recorded, along with the final plat, with Dakota County Recorder's Office. Recorded documents shall be provided to the City of Apple Valley prior to issuance of a building permit.

8. Installation of municipal sanitary sewer, water, storm sewer, and street improvements as necessary to serve the plat, constructed in accordance with adopted City standards, including the acquisition of any necessary easements outside the boundaries of the plat which are needed to install connections to said necessary improvements. The Developer shall enter into an agreement with the City for payment of the design of said municipal improvements.

9. Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

10. Submission of a final grading plan and lot elevations with erosion control procedures, to be reviewed and approved by the City Engineer. If the site is one (1) or more acres in size, the applicant shall also submit a copy of the of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

11. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays from 8:00 a.m. to 5:00 p.m.

12. The City receives a hold harmless agreement in favor of the City as drafted by the City Attorney and incorporated into the subdivision agreement.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on Lot 1, Block 1, Orchard Place 5th Addition shall be prepared and approved by the City

Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. The final plat shall be recorded with the County prior to the issuance of a building permit.
15. Subject to all conditions noted in the City Engineer's memo dated July 2, 2025.

ADOPTED this ___ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-___

A RESOLUTION AMENDING RESOLUTION NO. 2025-64 AUTHORIZING ISSUANCE OF A BUILDING PERMIT FOR SKYLINE SOCIAL & GAMES INDOOR COMMERCIAL RECREATION FACILITY, CLASS I RESTAURANT, AND OUTDOOR COMMERCIAL RECREATION FACILITY AND PATIO AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of proposed 46,550 square foot indoor commercial recreation facility with a Class I restaurant and an associated 51,150 square foot outdoor recreation facility and patio has been requested by Skyline MN Apple Valley, LLC, on property legally described as Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota, to be located on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota; and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on April 2, 2025; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-64 authorizing the issuance of a building permit for Skyline Social & Games indoor commercial recreation facility, Class I restaurant, and outdoor commercial recreation facility and patio on Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota, to be located on Lot 1, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota on April 24, 2025, subject to conditions; and

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-64 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-64 is hereby amended, subject to all applicable City Codes and standards, and the following conditions:

1. If the Building Permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.

2. The Planned Development rezoning and PD Ordinance, Planned Development Agreement, and final plat of Orchard Place 5th Addition must be approved and recorded with the County prior to issuance of a building permit.

Exhibit "D"

DRAFT

3. Construction shall occur in conformance with the site plan dated February 19, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.

4. Construction shall occur in conformance with the landscape plans dated February 19, 2025, (including sodded/seeded public boulevard area up to each street curbline); subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.

5. Construction shall occur in conformance with the elevation plans dated February 18, 2025.

6. Subject to all conditions noted in the City Engineer's memo dated March 27, 2025, and revised on April 17, 2025, on file with the City.

7. Subject to all conditions noted in the Building Official's memo dated February 25, 2025, on file with the City.

8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code. If the proposed roof-line or parapet wall(s) is found to not be a sufficient screen, other code compliant screening shall be installed.

9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.

10. A bike rack shall be installed close to the primary structure which does not impede pedestrian flow along any proposed or future sidewalk.

11. The sidewalk along the north side of the primary structure shall connect to the interior public trail on the west side of property.

12. A cross-access agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition shall be required in a form acceptable to the City Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on the property shall be prepared and approved by the City Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control

DRAFT

Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

15. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.

16. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.

17. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.

18. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

19. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

20. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.

21. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

22. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the indoor commercial recreation facility and restaurant building, and associated outdoor commercial recreation facility and patio and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

DRAFT

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this ___th day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

DRAFT

PLANNED DEVELOPMENT AGREEMENT

This Planned Development Agreement ("Agreement") is entered into by and between the City of Apple Valley (hereinafter the "City"), a Minnesota municipal corporation, and Orchard Place Partners, LLC, a Minnesota limited liability company (hereinafter the "Owner"). The "City" and the "Owner" are hereinafter collectively known as the "Parties".

WHEREAS, the Owner has made applications for development of property legally described as Outlot D, Orchard Place 2nd Addition: including a subdivision of the land as depicted on the plat shown on **Exhibit A**; and development plans for Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition, of the plat shown on Exhibit A (the "Property"), which plans are attached hereto as **Exhibit B;** and

WHEREAS, the Owner's applications have been approved by the City Council, subject to conditions set forth on **Exhibits C** and **D** (which conditions are approved by Owner) and the Owner entering into this Agreement; and

WHEREAS, the Owner and the City desire to provide for development of Property in accordance with Planned Development Designation No. 1144; and

WHEREAS, the Parties hereby acknowledge that this Agreement and the plans and specifications submitted by Owner and approved by the City constitute the Planned Development Agreement for the Property.

NOW, THEREFORE, it is hereby agreed by and between the Parties as follows:

1. This Agreement applies to the development and use of the Property.

2. The Owner agrees that its development and use of the Property shall, in all material respects, comply with Apple Valley City Code Chapter 155, Appendix F-Article 40, governing Planned Development Designation No. 1144, and the following Exhibits attached hereto and incorporated herein:

Exhibit B	Development Plans
Exhibit C	Conditions of Preliminary Plat Approval
Exhibit D	Conditions of Building Permit Authorization (Lot 2, Block 1, Orchard Place 5th Addition)

The Owner further agrees that its development and use of the Property shall comply with all plans and specifications submitted by the Owner and approved by the City, which are incorporated herein by reference. All the plans and specifications are available for inspection in full-size format at the Apple Valley Municipal Center.

3. Minor deviations from the above plans may be accepted by the City provided that the Community Development Director makes a written determination that the revised plans are in general conformance with the above-listed plans.

4. This Agreement may be amended from time to time as the Parties may agree. Any such amendment must be in writing and signed by both Parties. Furthermore, the development plans may be amended upon application by the Owner and approval of the City, pursuant to Apple Valley City Code. Amendments to the development plans, once approved, shall become Exhibits hereto and shall be fully binding upon the Parties as if fully set forth herein.

5. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

6. This Agreement shall run with the Property and shall be recorded in the Office of the Dakota County Recorder or Registrar of Titles.

7. This Agreement shall be governed by and construed under the laws of the State of Minnesota.

8. Should any provision of this Agreement be held to be void, invalid, unenforceable, or illegal by a court, the validity and the enforceability of the other provisions shall not be affected thereby. Failure of either Party to enforce any such provision shall not act as a waiver by the non-defaulting Party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

Planned Development Agreement

Signature Page for the City

City of Apple Valley,
a Minnesota municipal corporation

By: _____
Clint Hooppaw
Its: Mayor

By: _____
Christina M. Scipioni
Its: Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

On this _____of _____ 2025 before me a Notary Public within and for said County personally appeared Clint Hooppaw and Christina M. Scipioni to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the Clerk of the City of Apple Valley, the municipality named in the foregoing instrument, and the Mayor and City Clerk acknowledged the instrument to be the free act and deed of the municipality.

_____
Notary Public

Planned Development Agreement

Signature Page for Owner

Orchard Place Partners, LLC,
a Minnesota limited Liability company

By: _____

Name: Roger D Fink
Its: Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF Stearns)

This instrument was acknowledged before me this 2nd day of July, 2025, by Roger Fink, the Secretary of Orchard Place Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

CARIN SUE BZDOK
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2028

_____
Notary Public

This instrument was drafted by:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, Minnesota 55124
(952) 432-3136
RBB: 42501

ORCHARD PLACE 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rockport, LLC, a Minnesota limited liability company, fee owner of the following described property:

Outlot D, ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ORCHARD PLACE 5TH ADDITION and does hereby dedicate to the public for public use the easements as shown on this plat for drainage and utility purposes as created by this plat.

In witness whereof said Rockport, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this _____ day of _____, 20 _____.

Rockport, LLC, a Minnesota limited liability company

By _____, its _____
Liza A. Robson

By _____, its _____
Peter W. Fischer

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Liza A. Robson, the President of Rockport, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by, Peter W. Fischer, the Vice President of Rockport, LLC, a Minnesota limited liability company, on behalf of the company.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ of _____, 20 ____.

_____
Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA
COUNTY OF_____
This surveyor's certificate was acknowledged before me this _____ day of _____, 20 _____, by Russell P. Damlo, Minnesota License No. 19086.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF APPLE VALLEY, STATE OF MINNESOTA

This plat was approved by the City Council of the City of Apple Valley, Minnesota this _____ day of _____, 20 _____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____ _____
Mayor City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

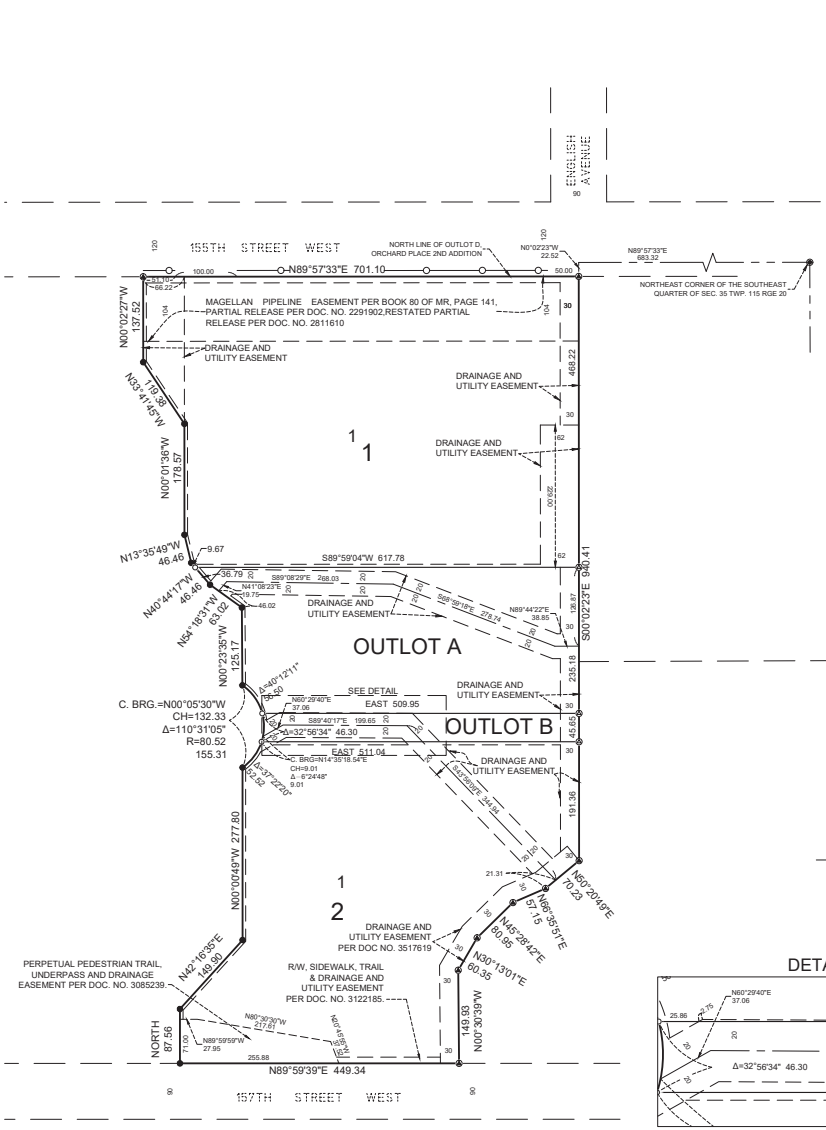
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20 ____.

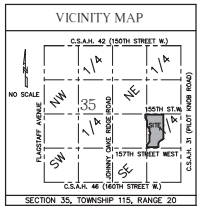
_____ _____
Amy A. Koethe, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

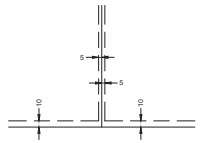
I hereby certify that this plat of ORCHARD PLACE 5TH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 _____, at _____ o'clock _____. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy A. Koethe
County Recorder





DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

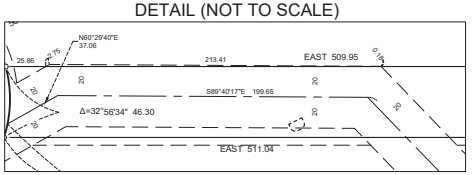


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

THE NORTH LINE OF OUTLOT D, ORCHARD PLACE 2ND ADDITION HAS AN ASSUMED BEARING OF N89°57'33"E.

- ○ DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- Ⓜ DENOTES SET MAG NAIL.
- ● DENOTES 1/2" IRON MONUMENT FOUND, MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- Ⓜ DENOTES FOUND MAG NAIL.
- ◉ DENOTES DAKOTA COUNTY (NAIL & DISK) MONUMENT.
- —○— DENOTES ACCESS RESTRICTION EASEMENT TO THE CITY OF APPLE VALLEY PER DOC. #3476767, AMENDED PER DOC. NO. 3646254.

DETAIL (NOT TO SCALE)



PRODE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

SHEET 1 OF 1 SHEETS

EXHIBIT "A"

PRELIMINARY SITE DEVELOPMENT PLANS
FOR
ORCHARD PLACE APARTMENTS

SECTION 35, TOWNSHIP 115N, RANGE 20W
APPLE VALLEY, DAKOTA COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: ARIK C. LOKENSGARD, P.E.
14800 GALAXIE AVE S, SUITE 200
APPLE VALLEY, MN 55124
TELEPHONE (952) 905-2887

OWNER / DEVELOPER
TRIDENT DEVELOPMENT

1200 25TH AVE S
ST. CLOUD, MN 56301
TELEPHONE: (320) 258-4438

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
PREPARED BY: RYAN HYLLESTED, PLA
14800 GALAXIE AVE S, SUITE 200
APPLE VALLEY, MN 55124
TELEPHONE (952) 905-2887

SURVEYOR
PROBE ENGINEERING COMPANY, INC.
1000 E 146TH ST
BURNSVILLE, MN 55337
TELEPHONE: (952) 432-3000

VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	ALTA TOPOGRAPHIC SURVEY
C102	ALTA TOPOGRAPHIC SURVEY
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C400	SITE PLAN
C500	GRADING PLAN
C501	STORM SEWER PLAN
C600	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE SCHEDULE
L102	LANDSCAPE DETAILS

Exhibit "B"

Know what's below. Call before you dig.

K:\TWC_LDEV\avr - orchard place\trident development - outlot d\3 Design\CAD\plansheets\C0-COVER SHEET.dwg February 18, 2025 - 3:55pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR TRIDENT DEVELOPMENT
APPLE VALLEY MN

COVER SHEET

SHEET NUMBER C000

KHA PROJECT 161306000
DATE 01/29/2025
SCALE AS SHOWN
DESIGNED BY ACL
DRAWN BY MJB
CHECKED BY ACL

PRELIMINARY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
3. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
4. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
15. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: PROBE ENGINEERING COMPANY, INC.
   ADDRESS: 1000 EAST 146TH STREET, BURNSVILLE, MN 55337
   PHONE: 952-432-3000
   DATED: 01/17/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: AMERICAN ENGINEERING TESTING, INC.
   ADDRESS: 550 CLEVELAND AVE N, ST. PAUL, MN 55114
   PHONE: 651-659-1301
   DATED: XX/XX/XXXX
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   - 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   - 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   - 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   - 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   - 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

CLIENT-SPECIFIC NOTES

1. CONTRACTOR SHALL GRADE THE 10' ADJACENT TO THE BUILDING AT 6.5% OR GREATER, UNLESS NOTED OTHERWISE
2. FINAL GRADING SHALL INCLUDE THE USE OF JUMPING JACK COMPACTOR TO RECOMPACT THE SOIL ADJACENT TO THE BUILDING PRIOR TO THE PLACEMENT OF THE TOPSOIL
3. TOPSOIL SHALL BE FURNISHED BY THE EARTHWORK SUBCONTRACTOR, TO THE SPECIFICATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION.
4. THE UTILITY SUBCONTRACTOR IS RESPONSIBLE FOR DRAIN TILE CONNECTED TO THE STORM SEWER SYSTEM, THAT ISN'T CONNECTED TO THE BUILDING DRAIN TILE SYSTEM.
5. THE WATER LINE SHALL BE BROUGHT IN TO THE BUILDING, FLUSHED, TESTED, AND CAPPED BY THE UTILITY SUBCONTRACTOR.
6. THE SANITARY SEWER LINE SHALL BE BROUGHT INTO THE BUILDING MECHANICAL ROOM, FLUSHED, TESTED, AND CAPPED BY THE UTILITY SUBCONTRACTOR.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT	161306000
DATE	01/29/2025
SCALE	AS SHOWN
DESIGNED BY	ACL
DRAWN BY	MJB
CHECKED BY	ACL

GENERAL NOTES

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

SHEET NUMBER
C100

K:\TWC_LDEV\avr - orchard place\trident development - outlot d\3 Design\CAD\plansheets\C1-GENERAL NOTES.dwg February 18, 2025 - 3:55pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

To: Rockport, LLC
Kimley - Horn and Associates, Inc.:
First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based is a correct representation of the land platted and has been performed in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11 (b), 13, 16, and 17 of Table A thereof.

The field work was completed on January 13, 2025.

Dated this 27TH day of January, 2025.

Russell P. Damlo

Russell P. Damlo RLS
Minnesota License No. 19086
Probe Engineering Company, Inc.

PROPERTY DESCRIPTION:
Parcel 1:
OUTLOT D
ORCHARD PLACE 2ND ADDITION
Located in the County of Dakota,
State of Minnesota.
Recorded as Doc. No. 3476763

Parcel 2:
Utility Line Easements, Drainage easements, Ingress and Egress and Parking Easement, and Driveway Access Easements as set forth in Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions (Orchard Place 2nd Addition) dated June 22, 2021, recorded July 13, 2021, as Document No. 3476766, as amended by First Amendment to Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions, dated September 17, 2024, recorded September 19, 2024, as Document No. 3646253.

SITE ADDRESS: Vacant Lot
Apple Valley, MN 55124

TOTAL SITE LAND AREA: 706,720 Sq. Ft. = 16.22 Acres

CURRENT ZONING: Sand and Gravel (SG)
(Per City Zoning Map dated 7-17-2024)

FLOOD ZONE CLASSIFICATION: Zone X, Flood Insurance Map No. 27037 C0210E, Dated 12-02-2011.

UTILITIES SHOWN ARE PER FIELD LOCATIONS AS MARKED AND OBSERVED.

ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS (additional Table A Items):

No. 16: Proposed buildings for this site not shown.
No. 17: There has been no current street construction at the time of this survey.

Current Title Commitment referenced for this survey is from First American Title Insurance Company, File No. NCS-1167148-MPLS, dated 12-27-2024.

The items listed in Schedule B, Part 2, Numbers 9-19 are either shown on survey, labeled as not affecting this property or labeled as not plottable on survey.

Per First American Title Insurance Company, Title Commitment File Number, NCS-1167148-MPLS, dated 12-27-2024, Schedule B, Part 2 exceptions affecting this property are listed below:

Item No. 9 are Pipeline Easements, Partial Releases and Grant of Right of Way and Encroachment Agreement is shown on this survey.

Item No. 10 is an easement for trail and underpass purposes and is shown on this survey.

Item No. 11 is an easement for right of way, sidewalk, trail, drainage and utility purposes and is shown on this survey.

Item No. 12 is a Waiver of Objection to Special Assessments and is not plottable on this survey.

Item No. 13 is a Waiver of Objection to Special Assessments and is not plottable on this survey.

Item No. 14 is a Waiver of Objection to Special Assessments and is not plottable on this survey.

Item No. 15 are drainage and utility easements per final plat recorded as Doc. No. 3476763 and are shown on this survey.

Item No. 16 are terms and conditions of the Development Agreement and is not plottable on this survey.

Item No. 16 are terms of a Reciprocal Easement, Covenants and other Restrictions and are not plottable on this survey.

Item No. 17 are terms as contained in a Reciprocal Easement Agreement and amendment and are not plottable on this survey.

Items No. 18 is an Access Restriction Easement and amendment and is shown on this survey.

Item No. 19 is a Drainage and Utility Easement and is shown on this survey.

CONTACT CITY OF APPLE VALLEY FOR SANITARY SEWER, WATERMAIN, STORMWATER MANAGEMENT AND STREET MAINTENANCE.
952-432-2500

CONTACT DAKOTA ELECTRIC ASSN. FOR ELECTRIC POWER MANAGEMENT.
651-463-6212

CONTACT FRONTIER COMMUNICATIONS FOR TELEPHONE MANAGEMENT.
800-778-9140

CONTACT CENTER POINT ENERGY FOR GAS SERVICE MANAGEMENT.
608-223-2014

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

REVISIONS

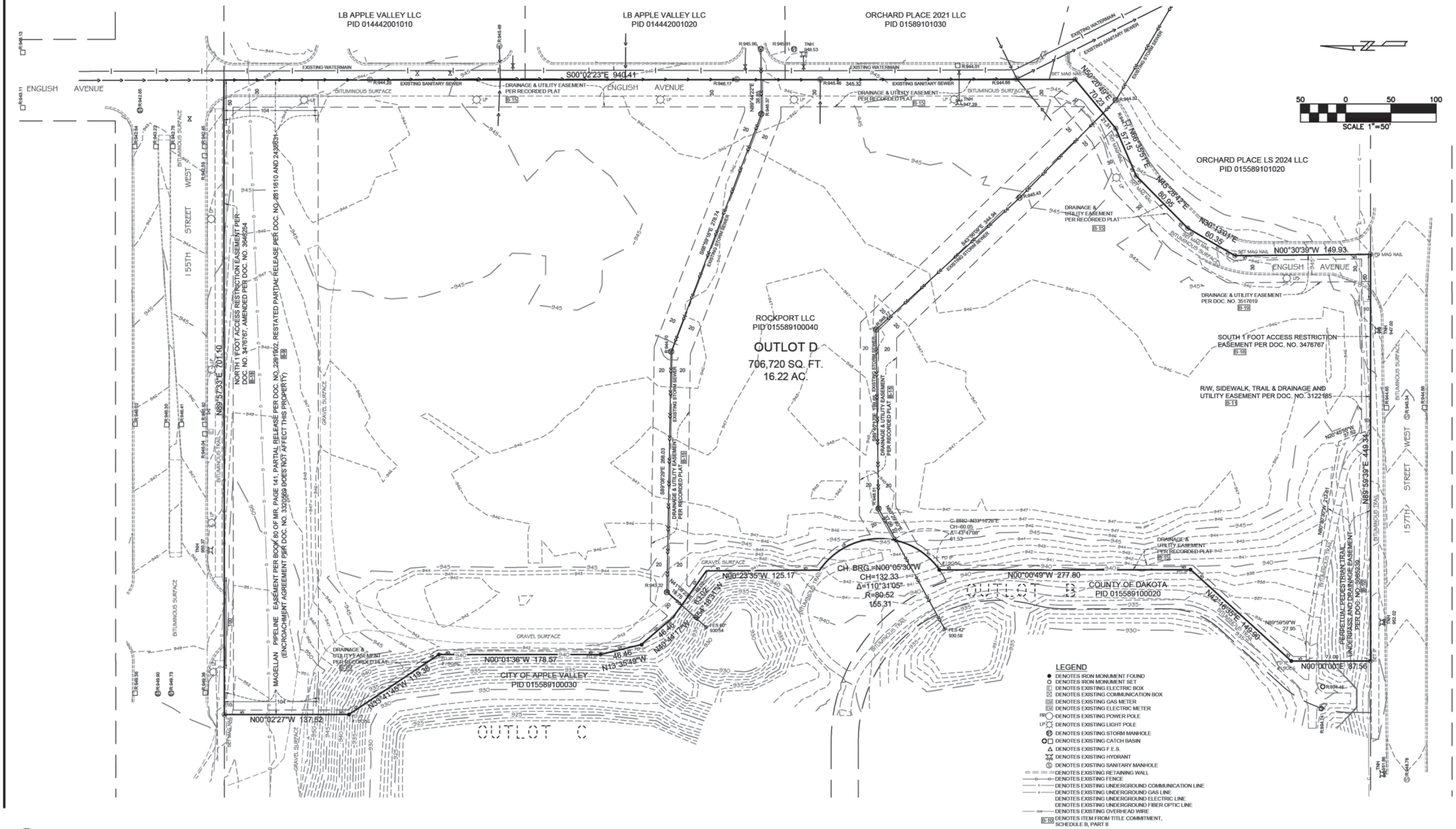
PREPARED FOR:
KIMLEY-HORN
14800 GALAXIE AVE. STE 200
APPLE VALLEY, MN 55124

DESIGNED	CHECKED
DRAWN PM	DATE 1/17/2024
SCALE AS SHOWN	
JOB NO. 18710.30	

ALTA / NSPS LAND TITLE SURVEY

APPLE VALLEY, MINNESOTA

SHEET 1 OF 2 REV.



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REVISIONS

PREPARED FOR:
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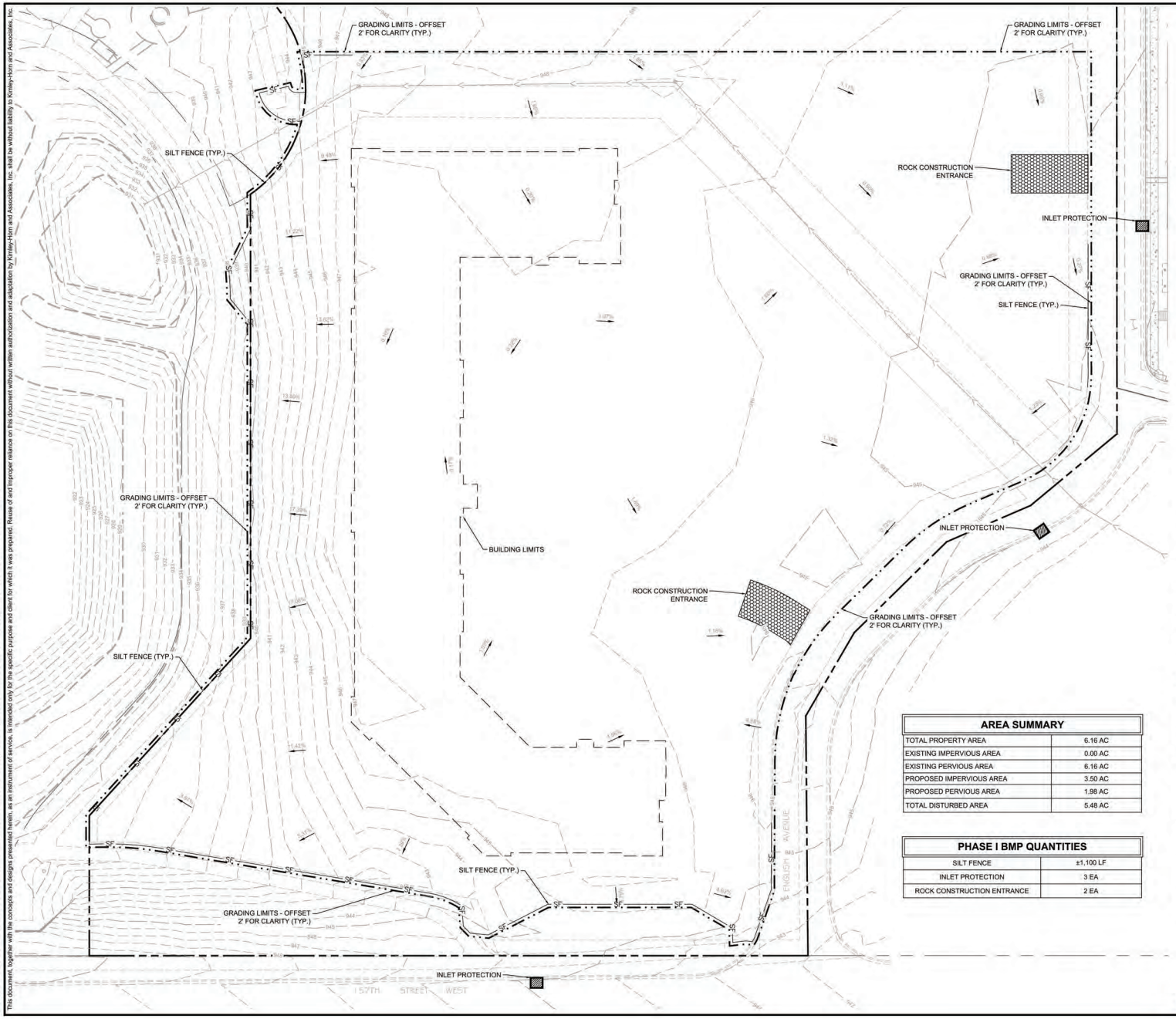
14800 GALAXIE AVE. STE 200
APPLE VALLEY, MN 55124

DESIGNED	CHECKED
DRAWN PM	DATE 1/17/2024
SCALE AS SHOWN	
JOB NO. 18710.30	

ALTA / NSPS LAND TITLE SURVEY

APPLE VALLEY, MINNESOTA

SHEET 2 OF 2 REV.



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE, DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES, AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

AREA SUMMARY	
TOTAL PROPERTY AREA	6.16 AC
EXISTING IMPERVIOUS AREA	0.00 AC
EXISTING PERVIOUS AREA	6.16 AC
PROPOSED IMPERVIOUS AREA	3.50 AC
PROPOSED PERVIOUS AREA	1.98 AC
TOTAL DISTURBED AREA	5.48 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±1,100 LF
INLET PROTECTION	3 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

KHA PROJECT 161306000
DATE 01/29/2025
SCALE ########
DESIGNED BY ACL
DRAWN BY MJB
CHECKED BY ACL

PRELIMINARY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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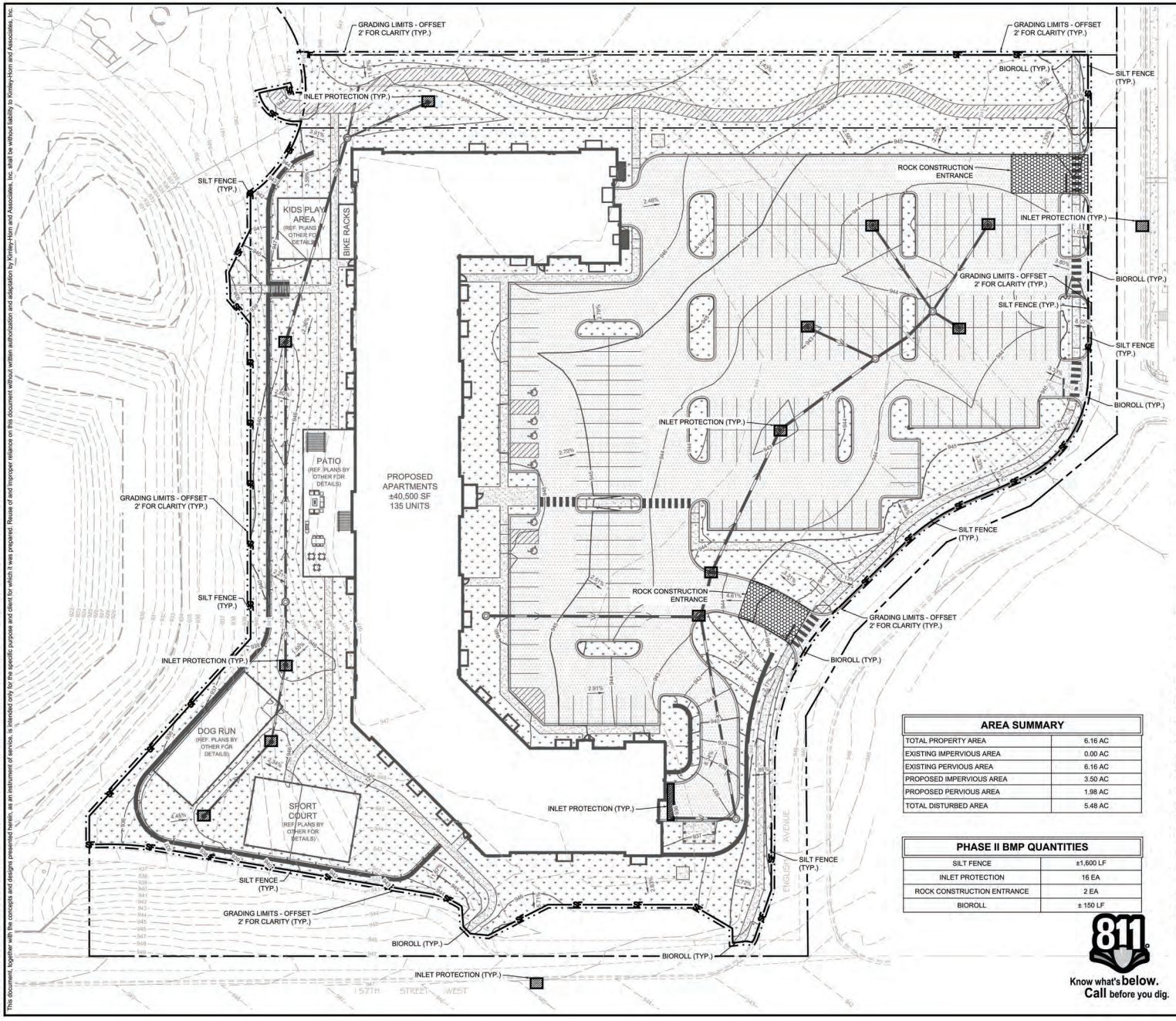

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMPS, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
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16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES, AT A MINIMUM. UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

AREA SUMMARY	
TOTAL PROPERTY AREA	6.16 AC
EXISTING IMPERVIOUS AREA	0.00 AC
EXISTING PERVIOUS AREA	6.16 AC
PROPOSED IMPERVIOUS AREA	3.50 AC
PROPOSED PERVIOUS AREA	1.98 AC
TOTAL DISTURBED AREA	5.48 AC

PHASE II BMP QUANTITIES	
SILT FENCE	±1,600 LF
INLET PROTECTION	16 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIOROLL	± 150 LF

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR TRIDENT DEVELOPMENT
APPLE VALLEY MN

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

KHA PROJECT 161306000
DATE 01/29/2025
SCALE ########
DESIGNED BY ACL
DRAWN BY MJB
CHECKED BY ACL

PRELIMINARY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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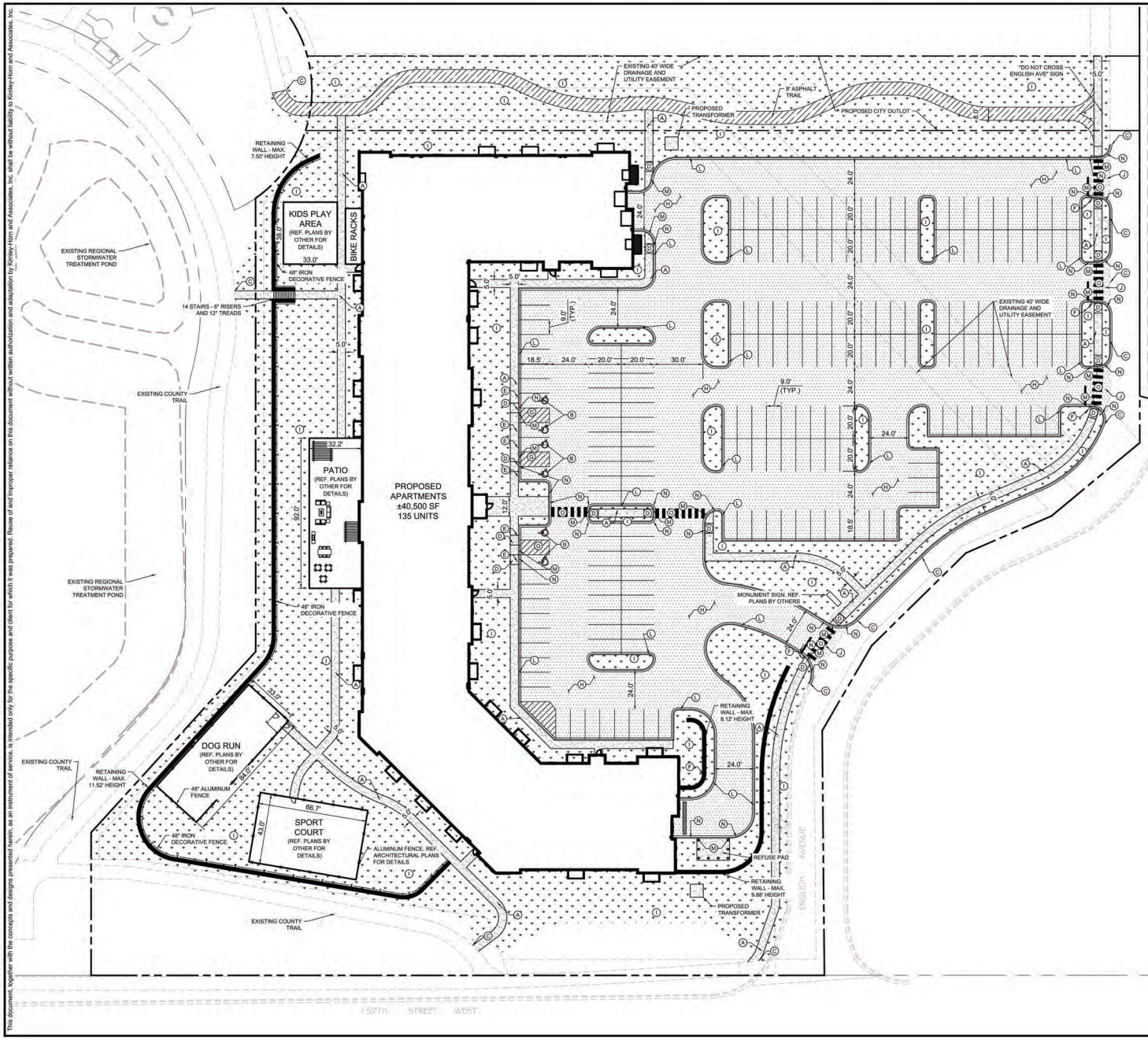

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK
- ASPHALT TRAIL

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

SITE DATA SUMMARY

PROPERTY AREA (EXCLUDING OUTLOT B)	5.62 AC
PROPOSED IMPERVIOUS AREA	3.77 AC
PROPOSED PERVIOUS AREA	1.85 AC
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED SURFACE PARKING	205 STALLS
PROPOSED GARAGE PARKING	135 STALLS
PROPOSED TOTAL PARKING	340 STALLS
PROPOSED BUILDING AREA (5 STORIES)	211,580 SF
PROPOSED F.A.R.	0.86
PROPOSED BUILDING HEIGHT	55.0'
BUILDING SETBACKS	NORTH = 12' EAST = 85' SOUTH = 57' WEST = 65'

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) ACCESSIBLE PARKING STALL
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) STOP SIGN AND STOP BAR
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) COMMERCIAL DRIVEWAY APRON
- (K) HEAVY DUTY ASPHALT PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) FLAT CURB
- (N) TRANSITION CURB
- (O) COSSWALK MARKING

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

SITE PLAN

SHEET NUMBER C400

KHA PROJECT 161306000
DATE 01/29/2025
SCALE AS SHOWN
DESIGNED BY ACL
DRAWN BY MJB
CHECKED BY ACL

PRELIMINARY

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

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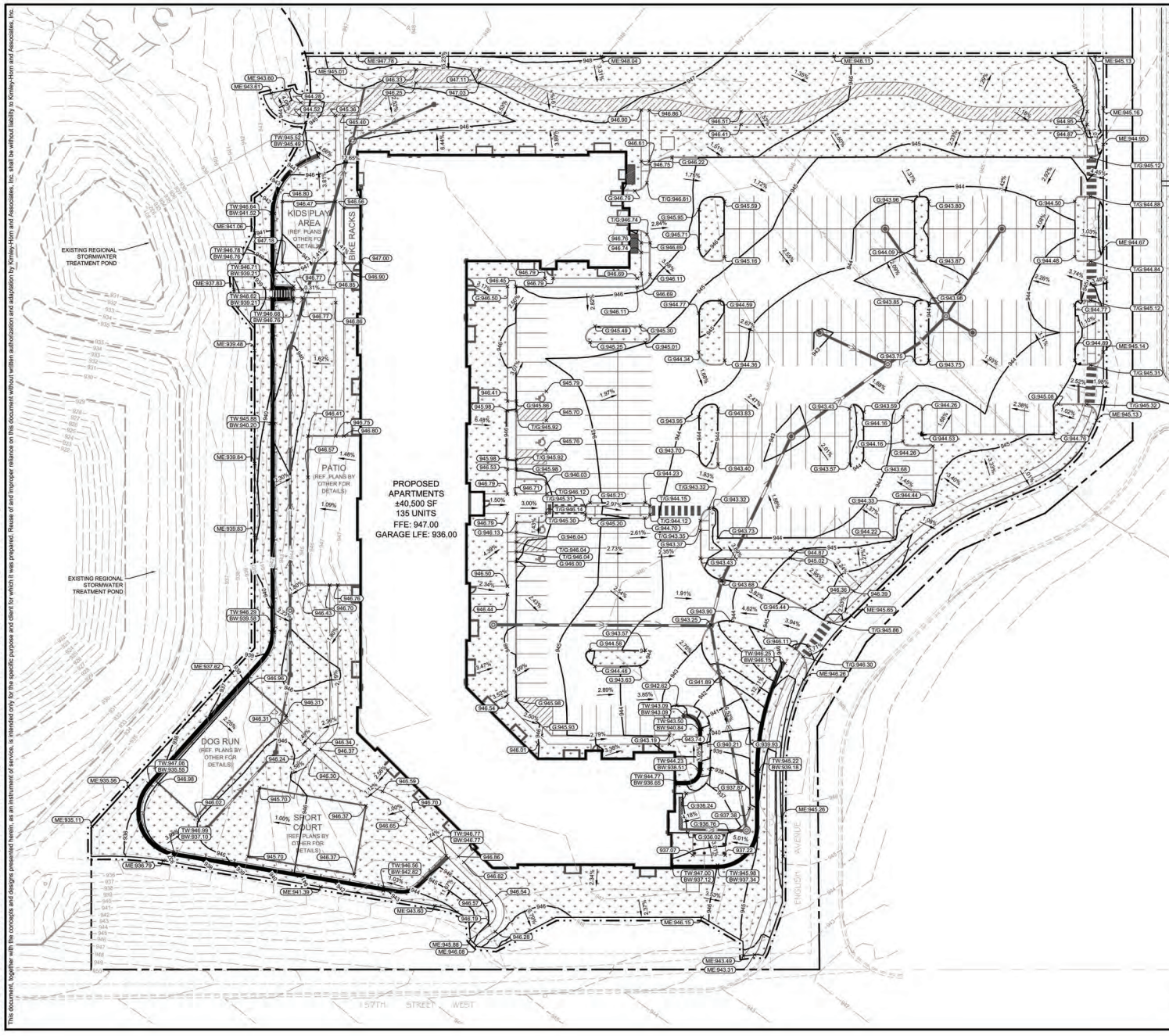

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED GRADE BETWEEN POINTS

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER; REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

RETAINING WALL NOTES

1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
2. PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
3. RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
4. RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
5. RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
6. RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.

NORTH

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0 15 30 60

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161306000
DATE 01/29/2025
SCALE AS SHOWN
DESIGNED BY ACL
DRAWN BY MJB
CHECKED BY ACL

GRADING PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

SHEET NUMBER
C500

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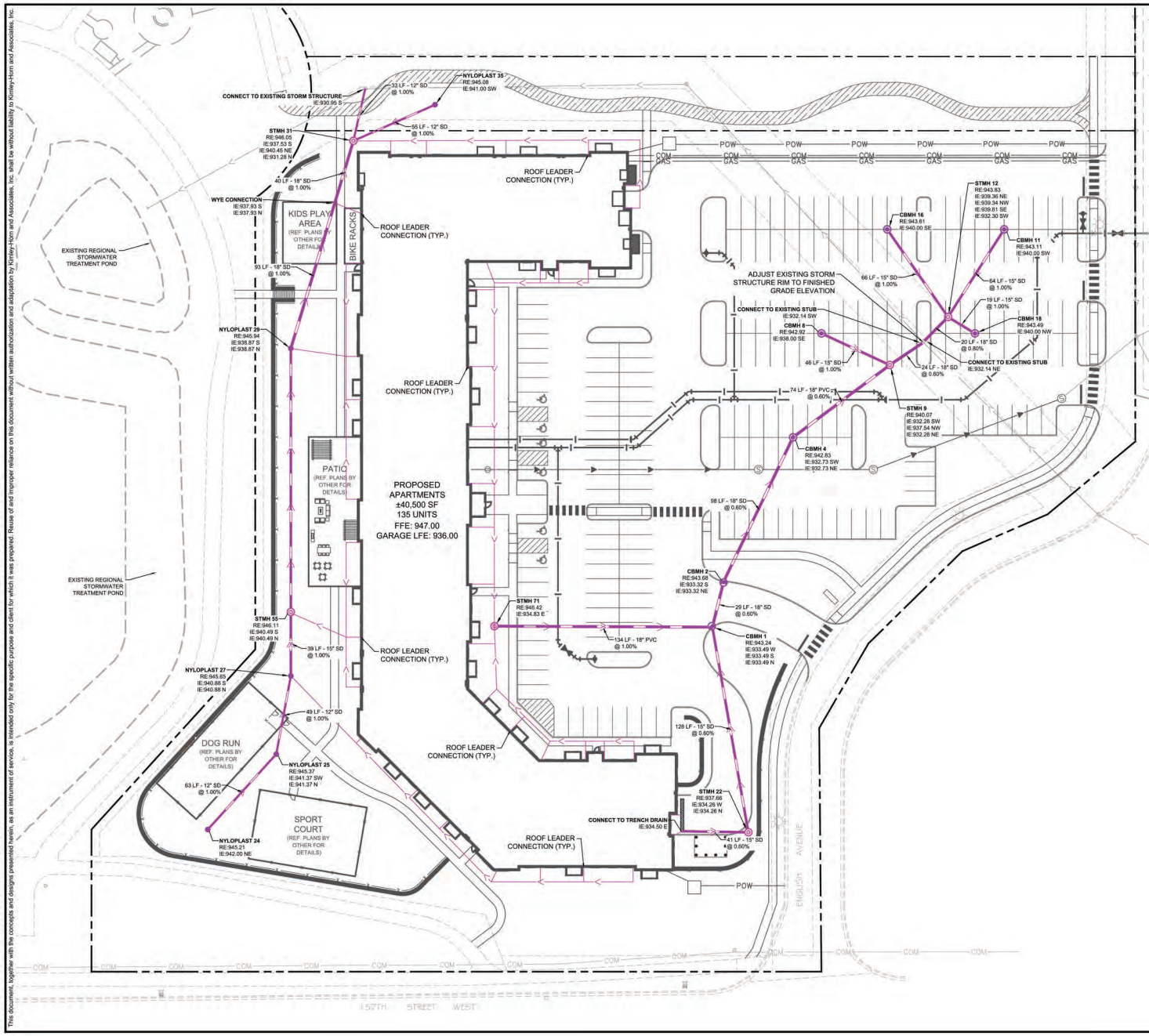

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED STORM SEWER
- PROPOSED ROOF LEADER CONNECTION
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 161306000
DATE 01/29/2025
SCALE AS SHOWN
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STORM SEWER PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

SHEET NUMBER
C501

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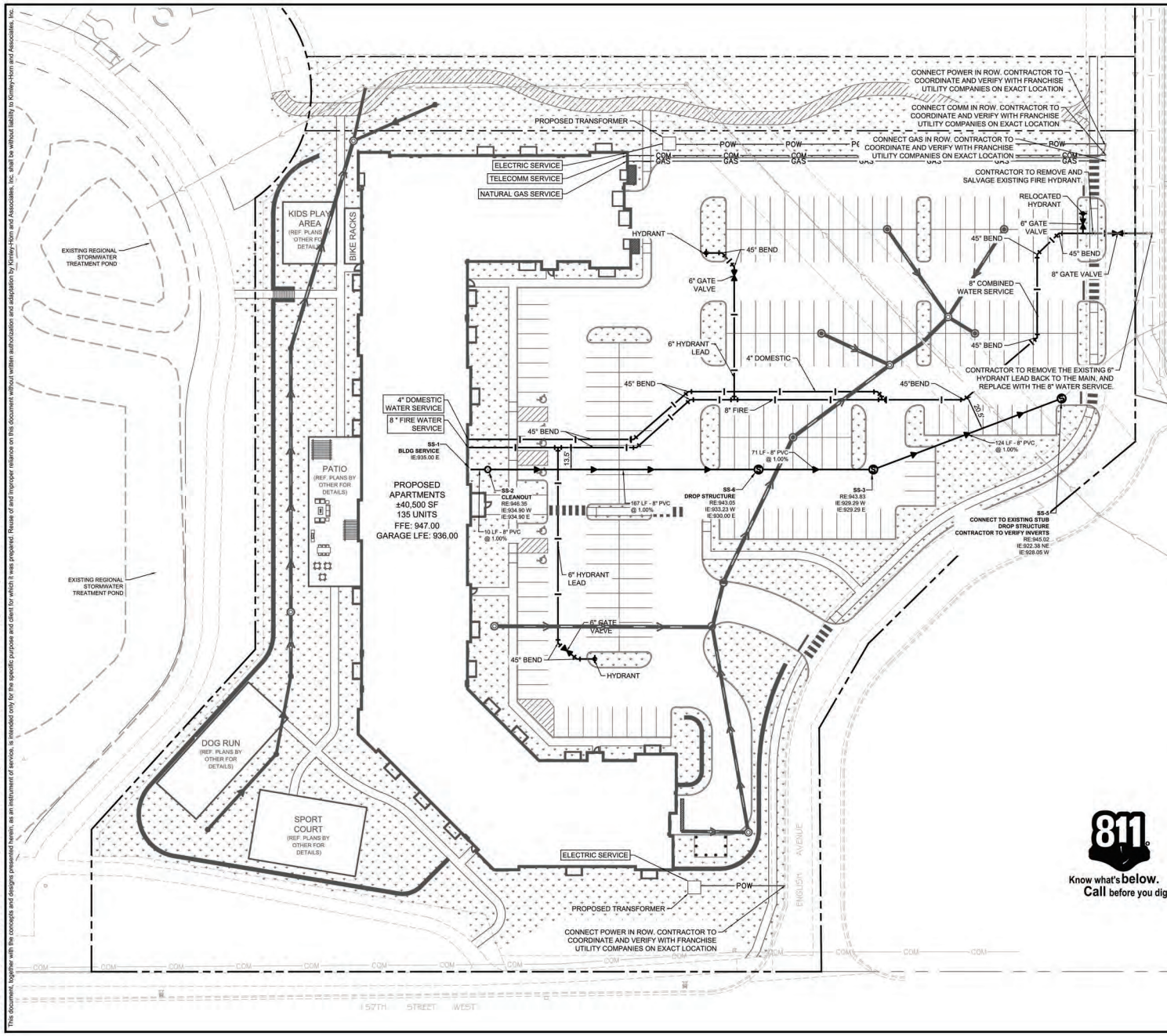

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C-150
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
   STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-1107
WWW.KIMLEY-HORN.COM

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KHA PROJECT 161306000
DATE 01/29/2025
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UTILITY PLAN

ORCHARD PLACE APARTMENTS
PREPARED FOR TRIDENT DEVELOPMENT
APPLE VALLEY MN

SHEET NUMBER C600

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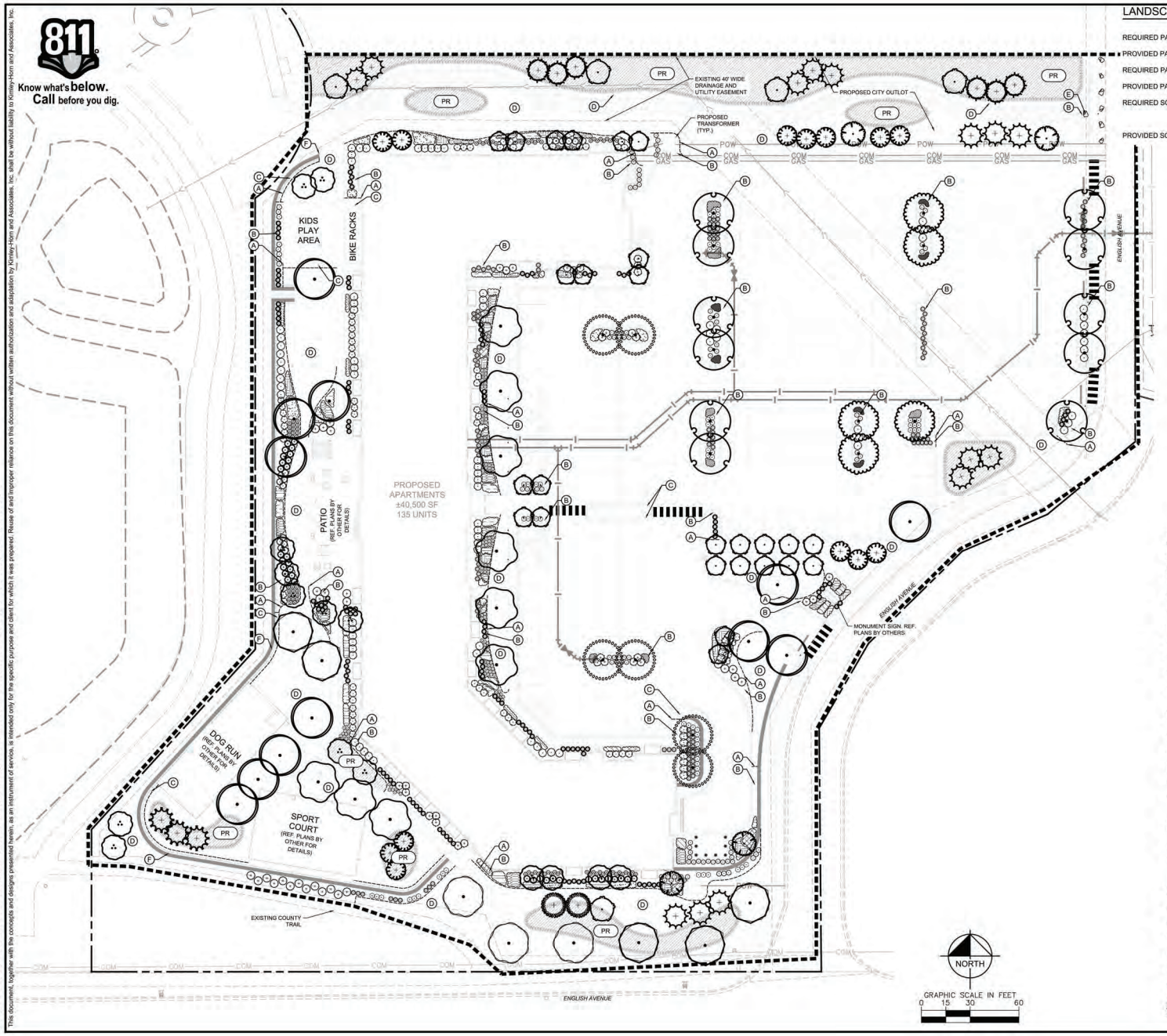

LANDSCAPE SUMMARY - MULTIPLE RESIDENTIAL

REQUIRED PARKING LOT LANDSCAPE:	3,434 S.F. (2% PARKING LOT) = 171,703 S.F. * 0.02
PROVIDED PARKING LOT LANDSCAPE:	14,949 S.F. (8.7% PARKING LOT)
REQUIRED PARKING LOT TREES:	23 TREES = 3,434 S.F. / 150 S.F.
PROVIDED PARKING LOT TREES:	38 TREES
REQUIRED SCREENING:	AROUND TRASH ENCLOSURES, EXTERIOR MECHANICAL EQUIPMENT, AND PARKING SHALL BE SCREENED FROM ALL PUBLIC STREETS AND ADJOINING PROPERTIES.
PROVIDED SCREENING:	SCREENING SHOWN AROUND TRASH ENCLOSURES, EXTERIOR MECHANICAL EQUIPMENT, AND PARKING AREAS.

LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / SODDING ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SEED WITH PRAIRIE RESTORATIONS NATIVE TALL PRAIRIE (PR) SEED MIX (TYP.)
- 2 - 4' DRESSER DECORATIVE BOULDER (TYP.)

LANDSCAPE KEYNOTES

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) 2 - 4' DRESSER DECORATIVE BOULDER (TYP.)
(F) FENCE, SEE DETAIL (TYP.)

SEEDING KEYNOTES

(PR) SEED WITH PRAIRIE RESTORATIONS NATIVE TALL PRAIRIE (PR) S

PLANT SCHEDULE

CODE	COMMON NAME
OVERSTORY TREES	
BRO	BUR OAK
CSO	CRIMSON SPIRE OAK
GNK	AUTUMN GOLD GINKGO TREE
NPO	NORTHERN PIN OAK
PRE	PRINCETON AMERICAN ELM
SHL	SKYLINE HONEY LOCUST
STL	SENTRY LINDEN
SWO	SWAMP WHITE OAK
CONIFEROUS TREE	
BHS	BLACK HILLS SPRUCE
CNH	CANADIAN HEMLOCK
CRC	EASTERN RED CEDAR
MYS	MEYER SPRUCE
SCP	SCOTCH PINE
WHP	WHITE PINE
ORNAMENTAL TREE	
PRC	PRAIRIE ROSE CRABAPPLE
RIV	RIVER BIRCH MULTI-TRUNK
TCH	THORNLESS COCKSPUR HAWTHORN
DECIDUOUS SHRUBS	
ABW	ARCTIC BLUE WILLOW
GLS	GRO-LOW FRAGRANT SUMAC
GMS	GOLDMOUND SPIREA
IRD	ISANTI REDOSIER DOGWOOD
LDN	LITTLE DEVIL NINEBARK
PJM	PJM RHODODENDRON
SEM	SEM FALSESPIREA
EVERGREEN SHRUBS	
ELY	EVERLOW HYBRID YEW
MGP	MUGO PINE
SER	SPARTAN EASTERN REDCEDAR
ORNAMENTAL GRASSES	
BBB	BLACKHAWKS BIG BLUESTEM
FLG	FLAME GRASS
HMS	HEAVY METAL SWITCHGRASS
NSG	NORTHWIND SWITCH GRASS
PDS	PRAIRIE DROPSEED
PERENNIALS	
ALL	MILLENIUM ORNAMENTAL ONION
BEE	BEE-YOU™ BEE-MERRY BEE BALM
BES	BLACK-EYED SUSAN
MBC	MOONBEAM COREOPSIS
MSY	MOONSHINE YARROW
RBS	RUBY STAR CONEFLOWER
RHA	RHINELAND ASTIBLE
WLC	WALKERS LOW CATMINT

NOTE:
SEE SHEET L101 FOR FULL PLANT SCHEDULE & QUANTITIES

PRELIMINARY - NOT FOR CONSTRUCTION

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

LANDSCAPE PLAN

PRELIMINARY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL.
OVERSTORY TREES						
	BRO	3	BUR OAK	QUERCUS MACROCARPA	B & B	2.5" CAL.
	CSO	26	CRIMSON SPIRE OAK	QUERCUS ROBUR X ALBA `CRIMSCHMIDT`	B & B	2.5" CAL.
	GNK	6	AUTUMN GOLD GINKGO TREE	GINKGO BILOBA `AUTUMN GOLD` TM	B & B	2.5" CAL.
	NPO	12	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	B & B	2.5" CAL.
	PRE	11	PRINCETON AMERICAN ELM	ULMUS AMERICANA `PRINCETON`	B & B	2.5" CAL.
	SHL	9	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS `SKYLINE`	B & B	2.5" CAL.
	STL	5	SENTRY LINDEN	TILIA AMERICANA `MCKSENTRY`	B & B	2.5" CAL.
	SWO	5	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.
CONIFEROUS TREE						
	BHS	8	BLACK HILLS SPRUCE	PICEA GLAUCA `DENSATA`	B & B	6` HT.
	CNH	2	CANADIAN HEMLOCK	TSUGA CANADENSIS	B & B	6` HT.
	CRC	13	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6` HT.
	MYS	3	MEYER SPRUCE	PICEA MEYERI	B & B	6` HT.
	SCP	6	SCOTCH PINE	PINUS SYLVESTRIS	B & B	6` HT.
	WHP	6	WHITE PINE	PINUS STROBUS	B & B	6` HT.
ORNAMENTAL TREE						
	PRC	5	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS `PRAIRIE ROSE`	B & B	1.5" CAL.
	RIV	15	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B & B	1.5" CAL.
	TCH	4	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS TM	B & B	1.5" CAL.

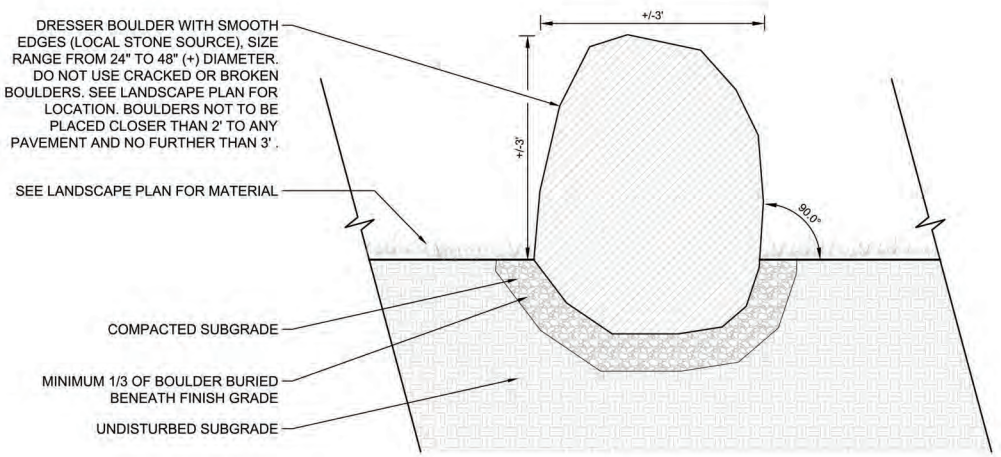
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	ABW	18	ARCTIC BLUE WILLOW	SALIX PURPUREA `CANYON BLUE`	#5 CONT.	5` O.C.
	GLS	14	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	GMS	65	GOLDMOUND SPIREA	SPIRAEA X `GOLDMOUND`	#5 CONT.	3` O.C.
	IRD	77	ISANTI REDOSIER DOGWOOD	CORNUS SERICEA `ISANTI`	#5 CONT.	5` O.C.
	LDN	28	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.
	PJM	33	PJM RHODODENDRON	RHODODENDRON X `P.J.M.`	#5 CONT.	4` O.C.
	SEM	14	SEM FALSESPIREA	SORBARIA SORBIFOLIA `SEM`	#5 CONT.	3` O.C.

EVERGREEN SHRUBS						
	ELY	34	EVERLOW HYBRID YEW	TAXUS X MEDIA 'EVERLOW'	#5 CONT.	4` O.C.
	MGP	30	MUGO PINE	PINUS MUGO `SLOWMOUND`	#5 CONT.	5` O.C.
	SER	27	SPARTAN EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'SPARTAN'	#5 CONT.	5` O.C.
ORNAMENTAL GRASSES						
	BBB	125	BLACKHAWKS BIG BLUESTEM	ANDROPOGON GERARDII 'BLACKHAWKS'	#1 CONT.	36" O.C.
	FLG	127	FLAME GRASS	MISCANTHUS X `PURPURASCENS`	#1 CONT.	36" O.C.
	HMS	84	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	3` O.C.
	NSG	89	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	30" O.C.
	PDS	127	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CTNR.	SPACING
PERENNIALS						
	ALL	171	MILLENIUM ORNAMENTAL ONION	ALLIUM X 'MILLENIUM'	#1 CONT.	24" O.C.
	BEE	84	BEE-YOU™ BEE-MERRY BEE BALM	MONARDA X 'BEE-MERRY'	#1 CONT.	24" O.C.
	BES	90	BLACK-EYED SUSAN	RUDBECKIA FULGIDA `GOLDSTURM`	#1 CONT	18" O.C.
	MBC	234	MOONBEAM COREOPSIS	COREOPSIS X `MOONBEAM`	#1 CONT.	18" O.C.
	MSY	123	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'	#1 CONT.	24" O.C.
	RBS	180	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA `RUBY STAR`	#1 CONT	20" O.C.
	RHA	44	RHINELAND ASTIBLE	ASTILBE JAPONICA `RHINELAND`	#1 CONT	18" O.C.
	WLC	211	WALKERS LOW CATMINT	NEPETA X FAASSENII `WALKERS LOW`	#1 CONT	18" O.C.

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES
QTY. = QUANTITY



SECTION

1 DECORATIVE BOULDER DETAIL
SCALE: N.T.S.

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K:\TWC_LDEV\avr - orchard place\trident development - outlot d\13 Design\CAD\plansheets\L1-LANDSCAPE DETAILS.DWG February 18, 2025 - 3:57pm

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY

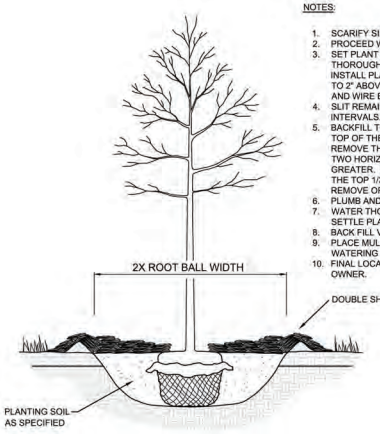
KHA PROJECT	161306000
DATE	01/29/2025
SCALE	AS SHOWN
DESIGNED BY	ATK
DRAWN BY	ATK
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE SCHEDULE

ORCHARD PLACE APARTMENTS
PREPARED FOR
TRIDENT DEVELOPMENT
APPLE VALLEY MN

SHEET NUMBER
L101

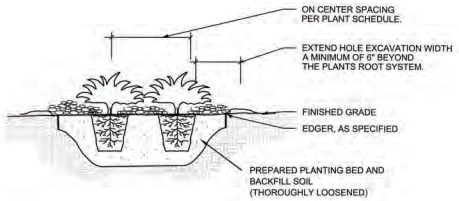


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L102

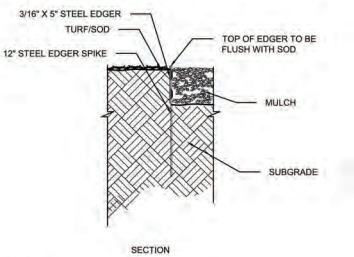


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

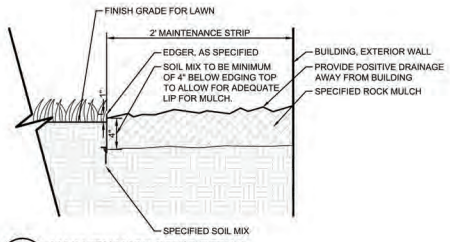
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L102



3 STEEL EDGER DETAIL

SCALE: N.T.S. L102



4 MAINTENANCE STRIP DETAIL

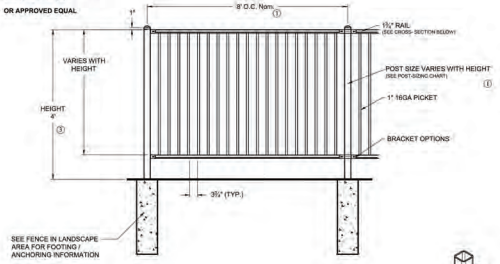
SCALE: 1-1/2"=1' L102

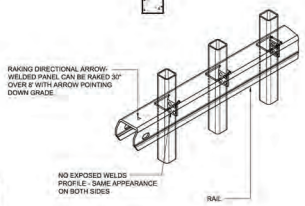
NOTES:

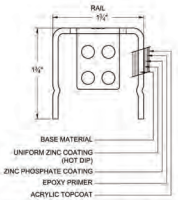
AVAILABLE FROM: ASSA ABLOY / AMERISTAR
WEBSITE: WWW.AMERISTARPERIMETER.COM
PHONE: 888-333-3422

PANEL: 2-RAIL 3-1/2"
FENCE STYLE: MAJESTIC (M)
COLOR: BLACK (B)

OR APPROVED EQUAL

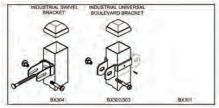






HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT / MANUFACTURER SPECIFICATION FOR INSTALLATION REQUIREMENTS.



5 ORNAMENTAL FENCE AND GATE DETAIL

SCALE: N.T.S.

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE 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 FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
17. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
18. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

19. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

20. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

21. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

22. PROVIDE NEW IRRIGATION SYSTEM TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN / FREEZE SENSOR, FLOW SENSOR, MASTER VALVE, EPA WATERSENSE APPROVED CONTROLLER, AND PRESSURE REGULATED HEADS. SHRUBS / PERENNIAL BEDS TO USE DRIP IRRIGATION. PROVIDE TEMPORARY IRRIGATION TO NATIVE SEEDED AREAS ON SEPARATE ZONE FOR ESTABLISHMENT.

ESTABLISHMENT

23. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
24. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

25. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
26. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT, WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

PRELIMINARY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-1107
WWW.KIMLEY-HORN.COM

KHA PROJECT 161306000
DATE 01/29/2025
SCALE ########
DESIGNED BY ATK
DRAWN BY ATK
CHECKED BY RAH

LANDSCAPE DETAILS

ORCHARD PLACE APARTMENTS
PREPARED FOR TRIDENT DEVELOPMENT
APPLE VALLEY MN

SHEET NUMBER L102

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K:\TWC_LDEV\avr - orchard place\trident development - outlot d\13 Design\CAD\plansheets\L1-LANDSCAPE DETAILS.DWG February 18, 2025 - 3:57pm

PARKING LOT SIDE w/ MAIN ENTRY- EAST ELEVATION

UNDERGROUND GARAGE ENTRANCE SIDE - EAST ELEVATION

POND SIDE w/ ROOFTOP PATIO - WEST ELEVATION

NOTE: Subject to minor changes after final pricing

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PLOTTED: 02-17-25 FILE: 23073E COM: 5

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

DEVELOPER:
TRIDENT DEVELOPMENT

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.
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 Architect under the laws of the state of MINNESOTA.
Name: DAVID J. MAJCHRZAK

DAVID J. MAJCHRZAK
LICENSED ARCHITECT
58381
STATE OF MINNESOTA

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-5570
www.colegrouparchitects.com

REVISIONS COMMENTS | REVISIONS COMMENTS

Project No. 23073
Submittal Date:
Document Set: PRELIMINARY

A501

OVERALL BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0" 42,551 SF

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COLE GROUP
ARCHITECTS LLC.
24 Park Avenue South
Suite 102
Sant Cloud, MN 56301
(320) 654-6570
www.colegroupartchitects.com

DAVID MAJCHRZAK
LICENSED ARCHITECT
56301
STATE OF MINNESOTA

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Name DAVID J. MAJCHRZAK

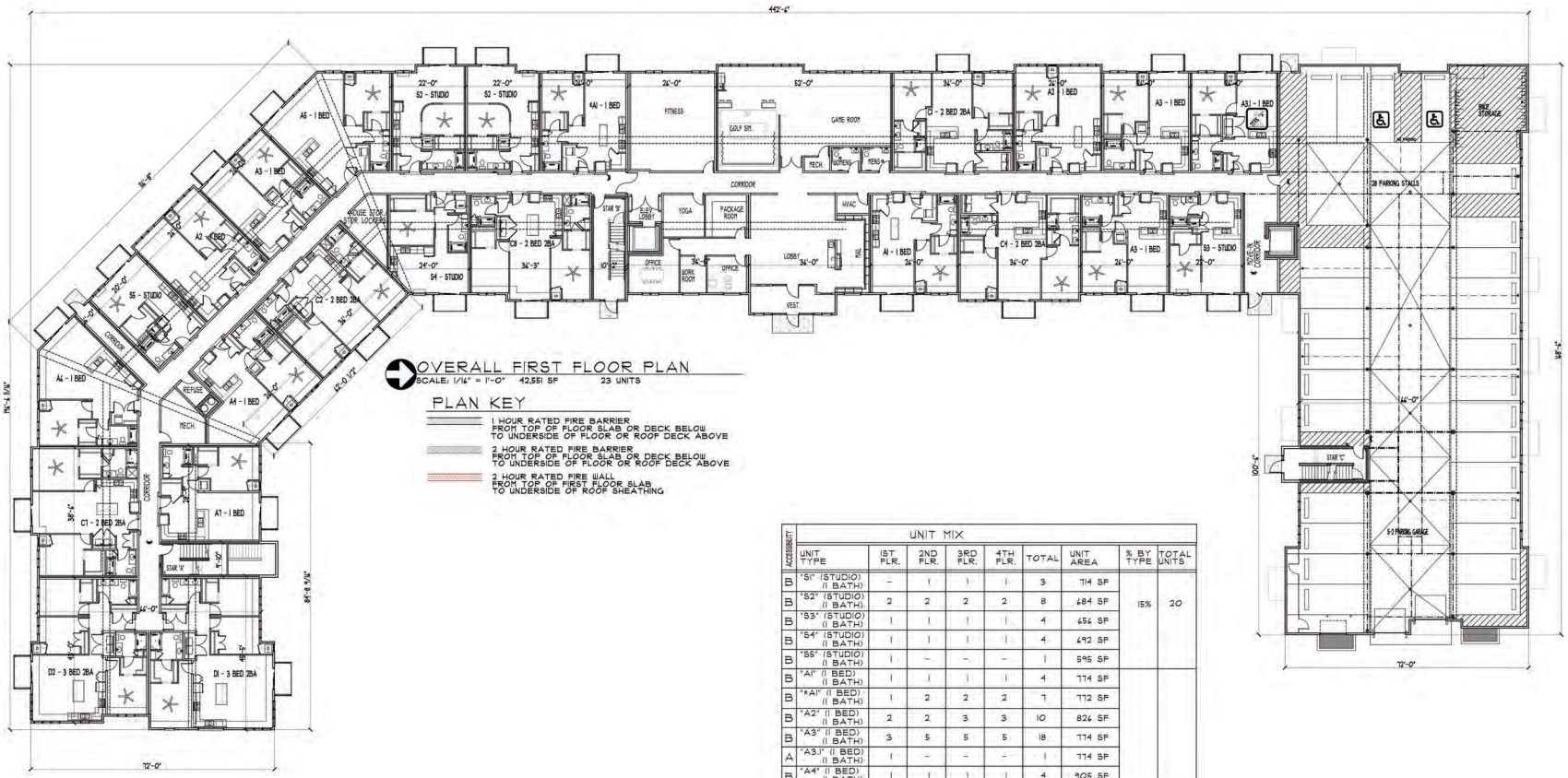
DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
23073
Submittal Date:
Document Set:
PRELIMINARY

A100



OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0" 42,551 SF 23 UNITS

PLAN KEY

1 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE WALL
FROM TOP OF FIRST FLOOR SLAB
TO UNDERSIDE OF ROOF SHEATHING

UNIT MIX

ACCESSIBILITY	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	UNIT AREA	% BY TYPE	TOTAL UNITS
B	"S1" (STUDIO) (1 BATH)	–	1	1	1	3	714 SF	15%	20
B	"S2" (STUDIO) (1 BATH)	2	2	2	2	8	684 SF		
B	"S3" (STUDIO) (1 BATH)	1	1	1	1	4	656 SF		
B	"S4" (STUDIO) (1 BATH)	1	1	1	1	4	692 SF		
B	"S5" (STUDIO) (1 BATH)	1	–	–	–	1	595 SF		
B	"A1" (1 BED) (1 BATH)	1	1	1	1	4	774 SF	46.66%	63
B	*"A1" (1 BED) (1 BATH)	1	2	2	2	7	772 SF		
B	"A2" (1 BED) (1 BATH)	2	2	3	3	10	826 SF		
B	"A3" (1 BED) (1 BATH)	3	5	5	5	18	774 SF		
A	"A3.1" (1 BED) (1 BATH)	1	–	–	–	1	774 SF		
B	"A4" (1 BED) (1 BATH)	1	1	1	1	4	905 SF		
B	"A5" (1 BED) (1 BATH)	1	1	1	1	4	987 SF		
B	"A6" (1 BED) (1 BATH)	1	1	1	1	4	934 SF		
B	"A7" (1 BED) (1 BATH)	1	–	–	–	1	857 SF		
B	"A8" (1 BED) (1 BATH+DEN)	–	1	1	1	3	887 SF		
B	"A9" (1 BED) (1 BATH+DEN)	–	1	1	1	3	896 SF		
B	"A10" (1 BED) (1 BATH+DEN)	–	–	–	1	1	959 SF		
B	"A11" (1 BED) (1 BATH)	–	1	1	1	3	931 SF		
B	"B1" (2 BED) (1 BATH)	–	1	1	–	2	1,018 SF	3.67%	5
B	"B2" (2 BED) (1 BATH)	–	1	1	1	3	1,003 SF		
B	"C1" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF	26.66%	36
B	"C2" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF		
B	"C3" (2 BED) (2 BATH)	–	1	1	1	2	1,185 SF		
B	"C4" (2 BED) (2 BATH)	1	1	1	1	4	1,144 SF		
B	"C5" (2 BED) (2 BATH)	–	1	1	1	3	1,227 SF		
B	"C6" (2 BED) (2 BATH + DEN)	–	1	1	1	3	1,238 SF		
B	"C7" (2 BED) (2 BATH)	1	1	1	–	3	1,199 SF		
A	"C1.1" (2 BED) (2 BATH)	–	–	–	1	1	1,199 SF		
B	"C8" (2 BED) (2 BATH)	1	–	–	–	1	1,131 SF		
B	"C9" (2 BED) (2 BATH)	–	1	1	–	2	1,132 SF		
B	"C10" (2 BED) (2 BATH)	–	1	1	1	3	1,128 SF		
B	"D1" (3 BED) (2 BATH)	1	1	2	2	6	1,543 SF	8%	11
A	"D1.1" (3 BED) (2 BATH)	–	1	–	–	1	1,543 SF		
B	"D2" (3 BED) (2 BATH)	1	1	1	1	4	1,382 SF		
	TOTAL	24	37	38	36	135			

* BUILDING OCCUPANCY IS R2 WHICH REQUIRES 2% TYPE "A" UNITS
A IS 135 UNIT BUILDING WHICH REQUIRES 3 TYPE "A" UNITS - THE

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COLE GROUP ARCHITECTS, LLC
8 Fifth Avenue South
Suite 101
Saint Cloud, MN 56301
(320) 654-5425
mail@colegrouparchitects.com

LICENSED ARCHITECT 59201 DAVID M. MACPHAIL MINNESOTA

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 Architect under the laws of the state of MINNESOTA
Name: DAVID M. MACPHAIL

DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No. 23013
Submittal Date:
Document Set: PRELIMINARY

A101

PLOTTED: 02-16-25 FILE: 23013P COM: 5

OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0" 42,551 SF 34 UNITS

PLAN KEY

1 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE WALL
FROM TOP OF FIRST FLOOR SLAB
TO UNDERSIDE OF ROOF SHEATHING

ACCESSIBILITY	UNIT MIX								
	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	UNIT AREA	% BY TYPE	TOTAL UNITS
B	"S1" (STUDIO) (1 BATH)	-	1	1	1	3	714 SF	15%	20
B	"S2" (STUDIO) (1 BATH)	2	2	2	2	8	684 SF		
B	"S3" (STUDIO) (1 BATH)	1	1	1	1	4	654 SF		
B	"S4" (STUDIO) (1 BATH)	1	1	1	1	4	692 SF		
B	"S5" (STUDIO) (1 BATH)	1	-	-	-	1	595 SF		
B	"A1" (1 BED) (1 BATH)	1	1	1	1	4	774 SF	46.66%	63
B	"*A1" (1 BED) (1 BATH)	1	2	2	2	7	772 SF		
B	"A2" (1 BED) (1 BATH)	2	2	3	3	10	826 SF		
B	"A3" (1 BED) (1 BATH)	3	5	5	5	18	774 SF		
A	"A3.1" (1 BED) (1 BATH)	1	-	-	-	1	774 SF		
B	"A4" (1 BED) (1 BATH)	1	1	1	1	4	905 SF		
B	"A5" (1 BED) (1 BATH)	1	1	1	1	4	987 SF		
B	"A6" (1 BED) (1 BATH)	1	1	1	1	4	934 SF		
B	"A7" (1 BED) (1 BATH)	1	-	-	-	1	851 SF		
B	"A8" (1 BED) (1 BATH+DEN)	-	1	1	1	3	881 SF		
B	"A9" (1 BED) (1 BATH+DEN)	-	1	1	1	3	896 SF		
B	"A10" (1 BED) (1 BATH+DEN)	-	-	-	1	1	959 SF		
B	"A11" (1 BED) (1 BATH)	-	1	1	1	3	931 SF		
B	"B1" (2 BED) (1 BATH)	-	1	1	-	2	1,018 SF	3.67%	5
B	"B2" (2 BED) (1 BATH)	-	1	1	1	3	1,003 SF		
B	"C1" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF	26.66%	34
B	"C2" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF		
B	"C3" (2 BED) (2 BATH)	-	1	1	1	2	1,185 SF		
B	"C4" (2 BED) (2 BATH)	1	1	1	1	4	1,144 SF		
B	"C5" (2 BED) (2 BATH)	-	1	1	1	3	1,227 SF		
B	"C6" (2 BED) (2 BATH + DEN)	-	1	1	1	3	1,238 SF		
B	"C7" (2 BED) (2 BATH)	1	1	1	-	3	1,199 SF		
A	"C7.1" (2 BED) (2 BATH)	-	-	-	1	1	1,199 SF		
B	"C8" (2 BED) (2 BATH)	1	-	-	-	1	1,131 SF		
B	"C9" (2 BED) (2 BATH)	-	1	1	-	2	1,132 SF		
B	"C10" (2 BED) (2 BATH)	-	1	1	1	3	1,128 SF		
B	"D1" (3 BED) (2 BATH)	1	1	2	2	6	1,543 SF	8%	11
A	"D1.1" (3 BED) (2 BATH)	-	1	-	-	1	1,543 SF		
B	"D2" (3 BED) (2 BATH)	1	1	1	1	4	1,382 SF		
	TOTAL	24	37	38	36	135			

* BUILDING OCCUPANCY IS R2 WHICH REQUIRES 2% TYPE "A" UNITS
A 135 UNIT BUILDING WILL REQUIRE 3 TYPE "A" UNITS - THE
REMAINING BALANCE TO BE TYPE "B" UNITS

COLE GROUP ARCHITECTS, LLC.
Suite 101
Saint Cloud, MN 56301
(320) 654-5425
mail@colegrouparchitects.com
LICENSED ARCHITECT
DAVID M. MAJORS
55201
STATE OF MINNESOTA
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Name DAVID M. MAJORS
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DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No. 23013
Submittal Date:
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A102

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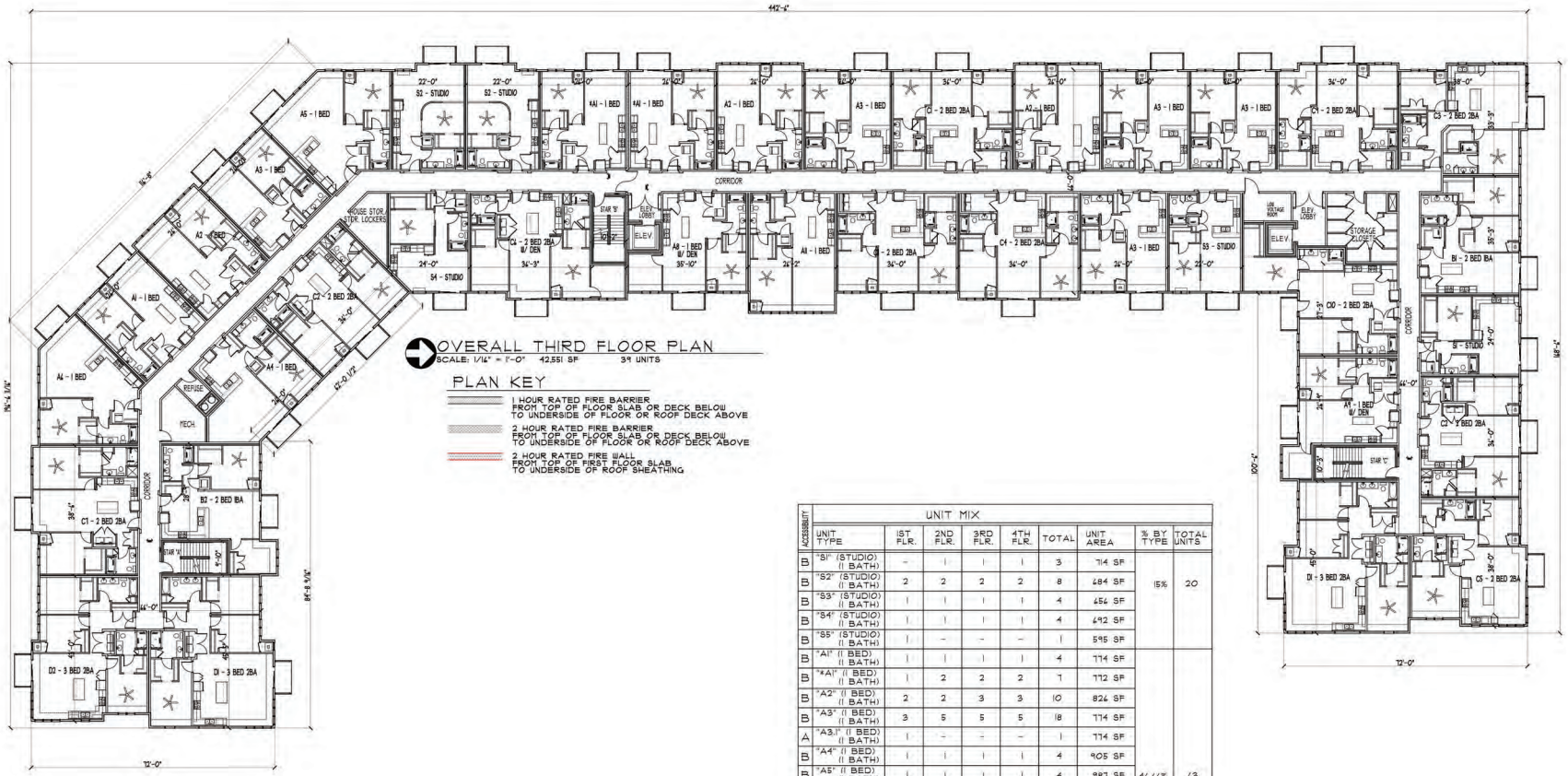

OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0" 42,551 SF 39 UNITS

PLAN KEY

1 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE WALL
FROM TOP OF FIRST FLOOR SLAB
TO UNDERSIDE OF ROOF SHEATHING

ACCESSIBILITY	UNIT MIX								
	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	UNIT AREA	% BY TYPE	TOTAL UNITS
B	"S1" (STUDIO) (1 BATH)	-	1	1	1	3	714 SF	15%	20
B	"S2" (STUDIO) (1 BATH)	2	2	2	2	8	684 SF		
B	"S3" (STUDIO) (1 BATH)	1	1	1	1	4	656 SF		
B	"S4" (STUDIO) (1 BATH)	1	1	1	1	4	692 SF		
B	"S5" (STUDIO) (1 BATH)	1	-	-	-	1	595 SF		
B	"A1" (1 BED) (1 BATH)	1	1	1	1	4	774 SF	46.66%	63
B	"A1" (1 BED) (1 BATH)	1	2	2	2	7	772 SF		
B	"A2" (1 BED) (1 BATH)	2	2	3	3	10	826 SF		
B	"A3" (1 BED) (1 BATH)	3	5	5	5	18	774 SF		
A	"A3.1" (1 BED) (1 BATH)	1	-	-	-	1	774 SF		
B	"A4" (1 BED) (1 BATH)	1	1	1	1	4	905 SF		
B	"A5" (1 BED) (1 BATH)	1	1	1	1	4	981 SF		
B	"A6" (1 BED) (1 BATH)	1	1	1	1	4	934 SF		
B	"A7" (1 BED) (1 BATH)	1	-	-	-	1	851 SF		
B	"A8" (1 BED) (1 BATH+DEN)	-	1	1	1	3	887 SF		
B	"A9" (1 BED) (1 BATH+DEN)	-	1	1	1	3	896 SF		
B	"A10" (1 BED) (1 BATH+DEN)	-	-	-	1	1	959 SF		
B	"A11" (1 BED) (1 BATH)	-	1	1	1	3	931 SF		
B	"B1" (2 BED) (1 BATH)	-	1	1	-	2	1,018 SF	3.67%	5
B	"B2" (2 BED) (1 BATH)	-	1	1	1	3	1,003 SF		
B	"C1" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF	24.66%	36
B	"C2" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF		
B	"C3" (2 BED) (2 BATH)	-	1	1	1	2	1,185 SF		
B	"C4" (2 BED) (2 BATH)	1	1	1	1	4	1,144 SF		
B	"C5" (2 BED) (2 BATH)	-	1	1	1	3	1,227 SF		
B	"C4" (2 BED) (2 BATH + DEN)	-	1	1	1	3	1,238 SF		
B	"C1" (2 BED) (2 BATH)	1	1	1	-	3	1,199 SF		
A	"C1.1" (2 BED) (2 BATH)	-	-	-	1	1	1,199 SF		
B	"C8" (2 BED) (2 BATH)	1	-	-	-	1	1,131 SF		
B	"C9" (2 BED) (2 BATH)	-	1	1	-	2	1,132 SF		
B	"C10" (2 BED) (2 BATH)	-	1	1	1	3	1,128 SF		
B	"D1" (3 BED) (2 BATH)	1	1	2	2	6	1,543 SF	8%	11
A	"D1.1" (3 BED) (2 BATH)	-	1	-	-	1	1,543 SF		
B	"D2" (3 BED) (2 BATH)	1	1	1	1	4	1,382 SF		
	TOTAL	24	31	38	34	135			

* BUILDING OCCUPANCY IS R2 WHICH REQUIRES 2% TYPE "A" UNITS
A 135 UNIT BUILDING WILL REQUIRE 3 TYPE "A" UNITS - THE
REMAINING BALANCE TO BE TYPE "B" UNITS

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COLE GROUP ARCHITECTS, LLC
Phil Avenue South
Suite 101
Saint Cloud, MN 56301
(320) 240-0246
mail@colegrouparchitects.com

LICENSED ARCHITECT 59201 DAVID M. MAJERUS MINNESOTA

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 Architect under the laws of the state of MINNESOTA
Name DAVID M. MAJERUS Date

DEVELOPER: TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No. 23013
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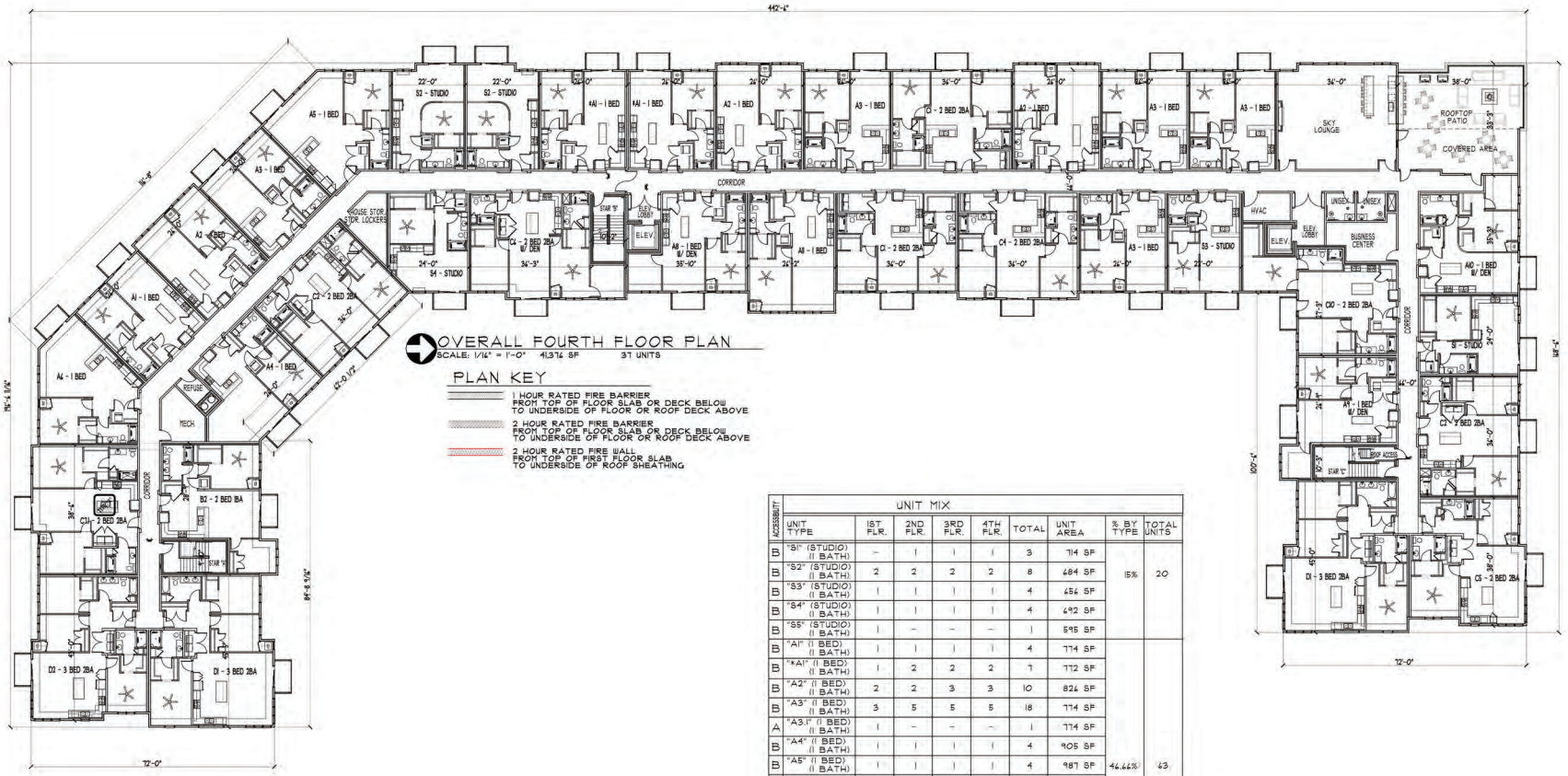

OVERALL FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0" 41,374 SF 37 UNITS

PLAN KEY

1 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

2 HOUR RATED FIRE WALL
FROM TOP OF FIRST FLOOR SLAB
TO UNDERSIDE OF ROOF SHEATHING

UNIT MIX

ACCESSIBILITY	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	UNIT AREA	% BY TYPE	TOTAL UNITS
B	"S1" (STUDIO) (1 BATH)	–	1	1	1	3	714 SF	15%	20
B	"S2" (STUDIO) (1 BATH)	2	2	2	2	8	684 SF		
B	"S3" (STUDIO) (1 BATH)	1	1	1	1	4	654 SF		
B	"S4" (STUDIO) (1 BATH)	1	1	1	1	4	692 SF		
B	"S5" (STUDIO) (1 BATH)	1	–	–	–	1	595 SF		
B	"A1" (1 BED) (1 BATH)	1	1	1	1	4	774 SF	46.66%	63
B	"*A1" (1 BED) (1 BATH)	1	2	2	2	7	772 SF		
B	"A2" (1 BED) (1 BATH)	2	2	3	3	10	826 SF		
B	"A3" (1 BED) (1 BATH)	3	5	5	5	18	774 SF		
A	"A3.1" (1 BED) (1 BATH)	1	–	–	–	1	774 SF		
B	"A4" (1 BED) (1 BATH)	1	1	1	1	4	905 SF		
B	"A5" (1 BED) (1 BATH)	1	1	1	1	4	987 SF		
B	"A6" (1 BED) (1 BATH)	1	1	1	1	4	934 SF		
B	"A7" (1 BED) (1 BATH)	1	–	–	–	1	857 SF		
B	"A8" (1 BED) (1 BATH+DEN)	–	1	1	1	3	881 SF		
B	"A9" (1 BED) (1 BATH+DEN)	–	1	1	1	3	896 SF		
B	"A10" (1 BED) (1 BATH+DEN)	–	–	–	1	1	959 SF		
B	"A11" (1 BED) (1 BATH)	–	1	1	1	3	931 SF		
B	"B1" (2 BED) (1 BATH)	–	1	1	–	2	1,018 SF	3.67%	5
B	"B2" (2 BED) (1 BATH)	–	1	1	1	3	1,003 SF		
B	"C1" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF	26.66%	36
B	"C2" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF		
B	"C3" (2 BED) (2 BATH)	–	1	1	1	2	1,185 SF		
B	"C4" (2 BED) (2 BATH)	1	1	1	1	4	1,144 SF		
B	"C5" (2 BED) (2 BATH)	–	1	1	1	3	1,221 SF		
B	"C6" (2 BED) (2 BATH + DEN)	–	1	1	1	3	1,238 SF		
B	"C7" (2 BED) (2 BATH)	1	1	1	–	3	1,199 SF		
A	"C7.1" (2 BED) (2 BATH)	–	–	–	1	1	1,199 SF		
B	"C8" (2 BED) (2 BATH)	1	–	–	–	1	1,131 SF		
B	"C9" (2 BED) (2 BATH)	–	1	1	–	2	1,132 SF		
B	"C10" (2 BED) (2 BATH)	–	1	1	1	3	1,128 SF		
B	"D1" (3 BED) (2 BATH)	1	1	2	2	6	1,543 SF	8%	11
A	"D1.1" (3 BED) (2 BATH)	–	1	–	–	1	1,543 SF		
B	"D2" (3 BED) (2 BATH)	1	1	1	1	4	1,382 SF		
	TOTAL	24	37	38	36	135			

* BUILDING OCCUPANCY IS R2 WHICH REQUIRES 2% TYPE "A" UNITS
A 135 UNIT BUILDING WILL REQUIRE 3 TYPE "A" UNITS – THE
REMAINING BALANCE TO BE TYPE "B" UNITS

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COLE GROUP ARCHITECTS, LLC
8 Pike Avenue South
Suite 101
Sauk Cloud, MN 56301
(320) 492-2000
mail@colegrouparchitects.com

LICENSED ARCHITECT 58201 STATE OF MINNESOTA

DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

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 Architect under the laws of the state of MINNESOTA
Name: DAVID A. MACHACEK

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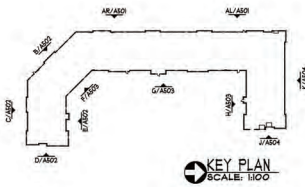
WEST - STORMWATER POND SIDE
LEFT ELEVATION "A"
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1:100

WEST - STORMWATER POND SIDE
RIGHT ELEVATION "A"
SCALE: 1/8" = 1'-0"

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COLE GROUP ARCHITECTS LLC
Ph: 952.224.4570
Fax: 952.224.4571
Suite 102
13501 Orchard Road
Burnsville, MN 55337
www.colegrouparchitects.com

LICENSED ARCHITECT
DAVID J. MAJCHRZAK
55301
STATE OF MINNESOTA

DEVELOPER:
TRIDENT DEVELOPMENT

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APPLE VALLEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
23013
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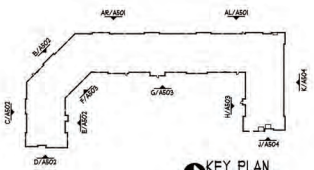
A501

S.W. - SPORT COURT SIDE
ELEVATION "B"
SCALE: 1/8" = 1'-0"

SOUTH - 157TH STREET SIDE
ELEVATION "C"
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1:100

EAST - LOT 2 SIDE
ELEVATION "D"
SCALE: 1/8" = 1'-0"

NORTH - PARKING LOT SIDE
ELEVATION "E"
SCALE: 1/8" = 1'-0"

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COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-6570
www.colegrouparchitects.com

DAVID MAJCHRZAK
LICENSED ARCHITECT
56301
STATE OF MINNESOTA

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Name: DAVID J. MAJCHRZAK

DEVELOPER:
TRIDENT DEVELOPMENT

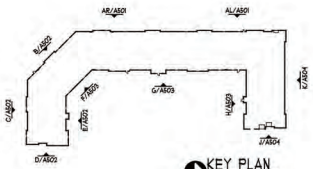
PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
23073
Submittal Date:
Document Set:
PRELIMINARY

A502

EAST - PARKING LOT SIDE
ELEVATION "G"
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1100

SOUTH - PARKING LOT SIDE
ELEVATION "H"
SCALE: 1/8" = 1'-0"

N.E. - PARKING LOT SIDE
ELEVATION "F"
SCALE: 1/8" = 1'-0"

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Saint Cloud, MN. 56301
(320) 654-4570
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Name DAVID J. MAJCHRZAK

DAVID MAJCHRZAK LICENSED ARCHITECT 48281 STATE OF MINNESOTA

DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

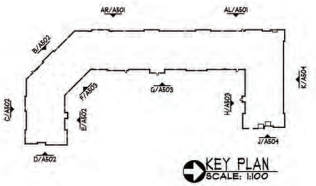
REVISIONS COMMENTS	REVISIONS COMMENTS

FILE: 23073E COM: 5 PLOTTED: 02-18-25

Project No. 23073
Issue Date: -
Document Set: PRELIMINARY

A503

EAST - PARKING LOT SIDE
ELEVATION "J"
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1:100

NORTH - OUTLOT B SIDE
ELEVATION "K"
SCALE: 1/8" = 1'-0"

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PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

DEVELOPER:
TRIDENT DEVELOPMENT

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.

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 Architect under the laws of the state of MINNESOTA.
Name DAVID J. MACHRZAK

DAVID MACHRZAK
LICENSED ARCHITECT
66381
STATE OF MINNESOTA

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 464-6510
www.colegrouparchitects.com

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
23073
Submittal Date:

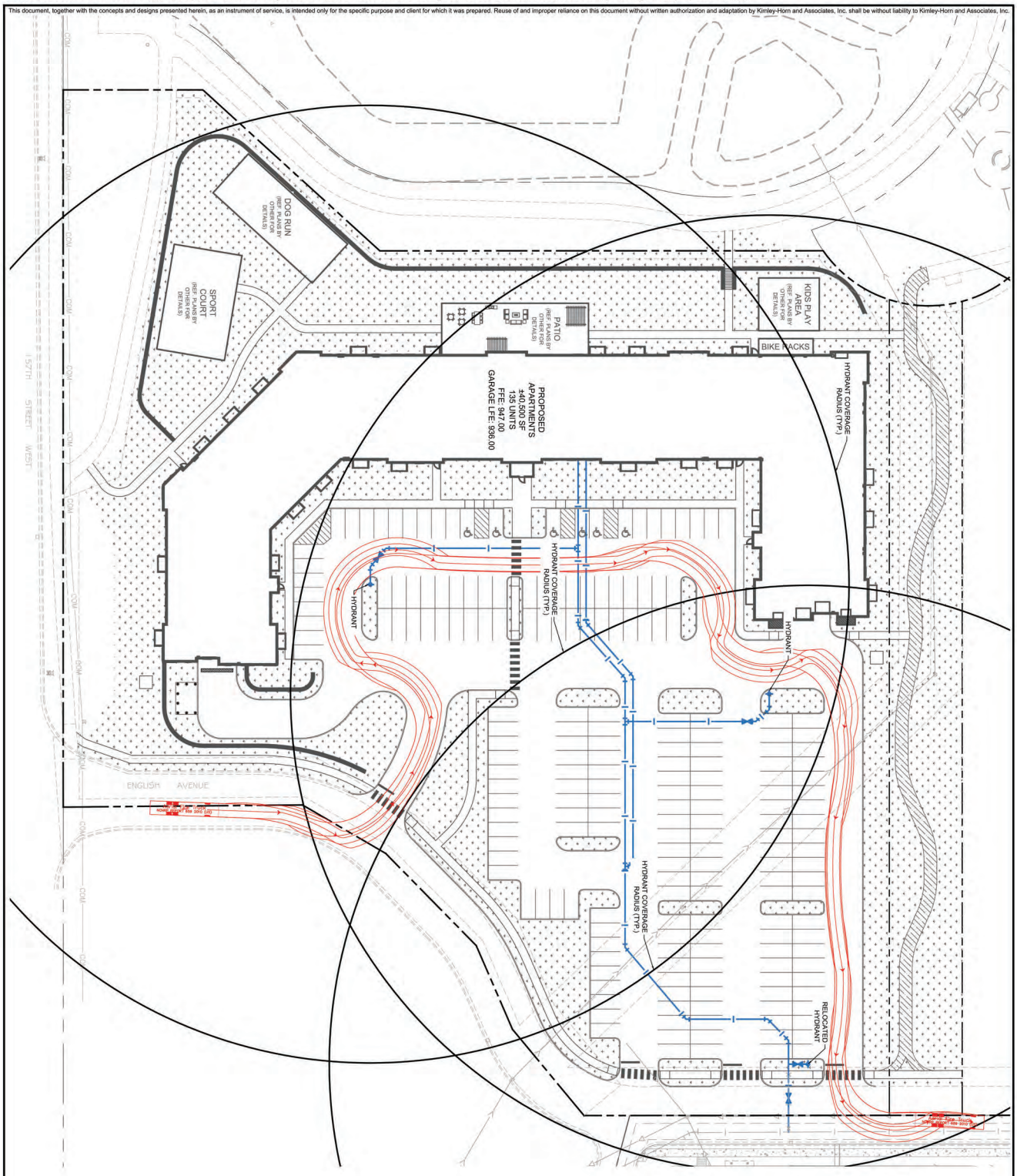
Document Set:
PRELIMINARY

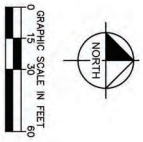
A504

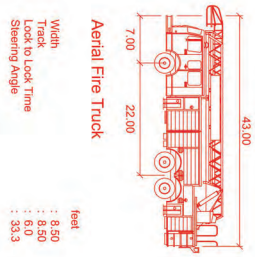
PLOTTED: 02-18-25 FILE: 23073E COM: 5

K:\TWC_LDEV\AVR - Orchard Place\Trident Development - Outlot D\3 Design\CAD\Exhibits\2025-0218 Fire Truck Turning Exhibit\2025-0218 Trident - Fire Truck Turning Plan.dwg February 18, 2025 - 2:05pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







Know what's below. Call before you dig. 811

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C600	ORCHARD PLACE APARTMENTS PREPARED FOR TRIDENT DEVELOPMENT APPLE VALLEY MN	FIRE TRUCK TURNING PLAN	KHA PROJECT 161306000 DATE 01/29/2025 SCALE AS SHOWN DESIGNED BY ACL DRAWN BY MJB CHECKED BY ACL	PRELIMINARY	Kimley»Horn 2024 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

POWER & COMMUNICATION LEGEND

120V DUPLEX OUTLET	MOTOR EQUIPMENT CONNECTION
120V QUAD OUTLET	ELECTRICAL DISCONNECT
208 OR 240 VOLT RECEPTACLE	ELECTRICAL CONNECTION W/DISCONNECT
120V CEILING RECEPTACLE	
DATA/COMMUNICATION OUTLET	ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
TELEPHONE OUTLET	
TV OUTLET	ELECTRICAL PANEL
DATA/TV COMBO OUTLET	
FLOOR BOX	THERMOSTAT MOUNTED AT 48" A.F.F.
JUNCTION BOX	SMOKE/CO ALARM
E-STOP FOR GRILL OR FIRE PIT	
TIMER FOR FRILL OR FIRE PIT	SMOKE ALARM
BELOW COUNTER OUTLET	
ABOVE COUNTER OUTLET	NITROGEN DIOXIDE DETECTOR
DEDICATED RECEPTACLE	
GROUND FAULT CIRCUIT INTERRUPTER	CARBON MONOXIDE DETECTOR
WEATHER PROOF COVER WITH GFI	
FIRE/SMOKE DAMPER	SMOKE DAMPER

LIGHTING LEGEND

RECESSED 2X4 FIXTURE	SINGLE POLE SWITCH
RECESSED 2X2 FIXTURE	THREE WAY SWITCH
SURFACE MOUNT 1X4 FIXTURE	FOUR WAY SWITCH
SURFACE MOUNT 2X4 FIXTURE	OCCUPANCY SENSORS
WALL MOUNTED FIXTURE	VACANCY SENSORS
CEILING MOUNTED STRIP FIXTURE	
RECESSED OR DISC FIXTURE	CEILING OCCUPANCY SENSORS
WALL MOUNTED FIXTURE	
SURFACE CEILING MOUNTED FIXTURE	LIGHTING CONTROL TIME CLOCK
PENDANT MOUNTED FIXTURE	INDICATES NIGHT LIGHT FIXTURE
EXTERIOR POLE MOUNTED FIXTURE	INDICATES LIGHT FIXTURE SWITCH LEG
BOLLARD OR GROUND MOUNTED FIXTURE	INDICATES PANEL AND CIRCUIT NUMBER
EMERGENCY LIGHTING FIXTURE	INDICATES LIGHT FIXTURE TYPE
EMERGENCY EXIT SIGN	INDICATES EXISTING FIXTURE
EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	INDICATES RELOCATED FIXTURE
EXTERIOR EMERGENCY EGRESS LIGHT	INDICATES TIME CLOCK CONTROLLED FIXTURE
	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

SITE NOTES

1. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
2. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
3. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
4. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
5. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
6. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THHN.
7. THE CONTROLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
8. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
9. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

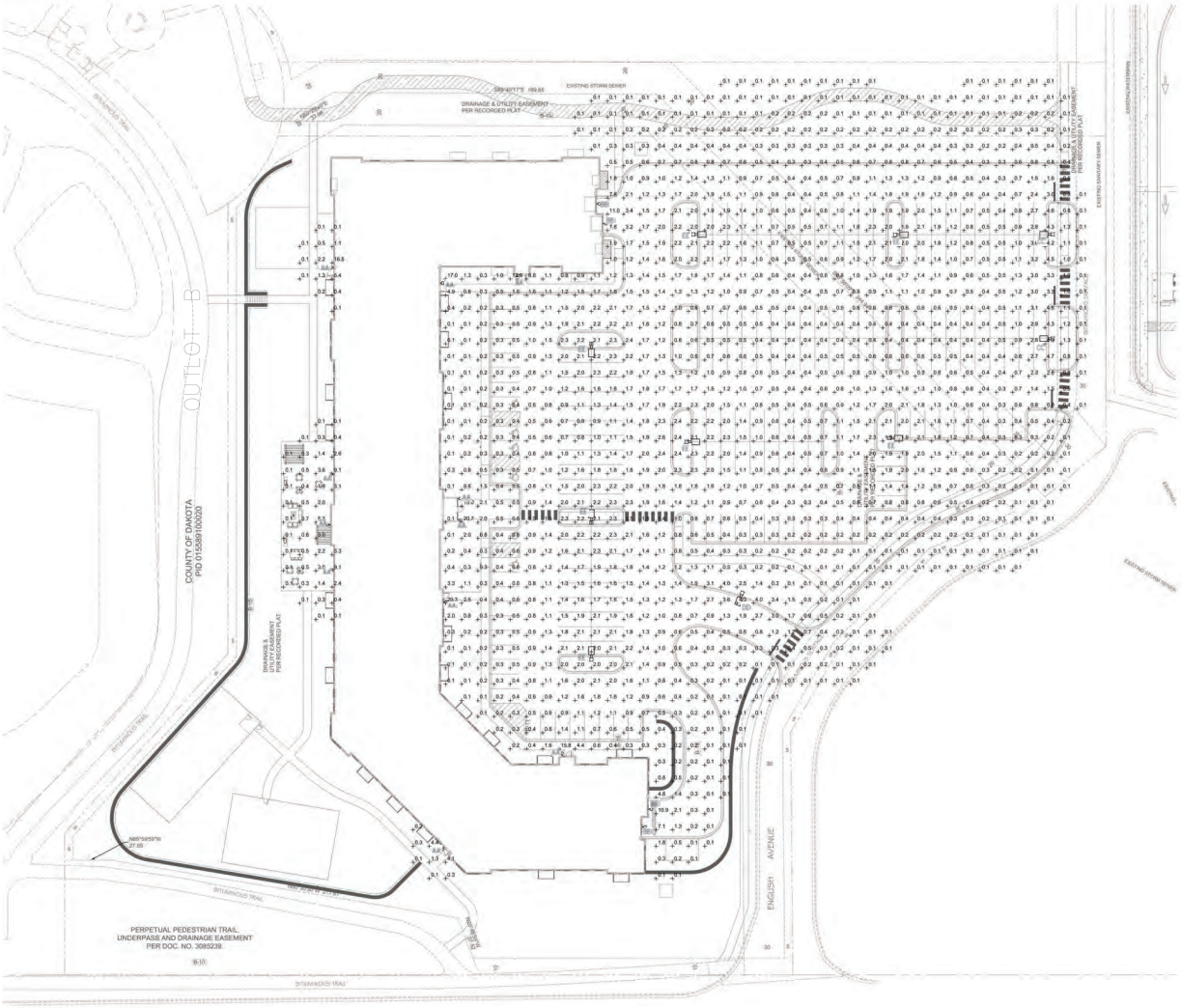
ELECTRICAL GENERAL NOTES

1. THIS PLAN WAS ENGINEERED BY BERD ELECTRIC AND FOR THE USE BY BERD ELECTRIC ONLY. THE ENGINEER OF RECORD DOES NOT CERTIFY THESE DRAWINGS IF USED BY OTHER PARTIES.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
6. ALL MEASUREMENTS TO TOP OF BOX.
7. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
8. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
9. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
10. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE – EXTERIOR

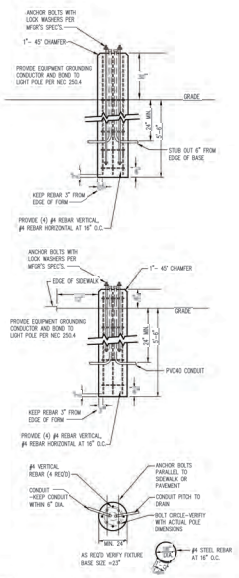
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	25	SMALL EXTERIOR WALL PACK	SLIM15
BB	LED	25	SMALL EXTERIOR WALL PACK	SLIM15
CC	LED	52	POLE MOUNT FIXTURE, TYPE II OPTICS, 15' POLE, HOUSE SIDE SHIELD	LUMARK PRV
DD	LED	52	POLE MOUNT FIXTURE, TYPE II OPTICS, 15' POLE, HOUSE SIDE SHIELD	LUMARK PRV
EE	LED	96	POLE MOUNT FIXTURE, TYPE V OPTICS, 15' POLE	LUMARK PRV

NOTES:



1 / E1.2 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

0' 15' 30' 60'



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

1 POLE BASE DETAIL
NOT TO SCALE

PRELIMINARY SET

ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN
SITE LIGHTING PLAN

DRAWING NO. E1.2

DATE: 2/17/25
SCALE: AS SHOWN
DRAWN BY:
CHECKED BY:
JOB NO. -

DATE	REVISION	DESCRIPTION	BY
-/-/-	A	-	-
-/-/-	A	-	-
-/-/-	A	-	-
-/-/-	A	-	-

DATE	REVISION	DESCRIPTION	BY
-/-/-	A	-	-
-/-/-	A	-	-
-/-/-	A	-	-
-/-/-	A	-	-

BERD! ELECTRIC LLC
1 Electric Drive
Rosemount, MN 55068
Phone: 651-460-0437
Fax: 651-460-0438

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AMENDING RESOLUTION NO. 2025-63 APPROVING PRELIMINARY PLAT OF ORCHARD PLACE 5TH ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153 of the City Code, the Apple valley Planning Commission held a public hearing on an application for subdivision of land by plat on April 2, 2025; and

WHEREAS, the Planning Commission reviewed the preliminary plat for conformance with the standards of Chapter 153 of the City Code and recommended approval of the subdivision and preliminary plat on April 2, 2025, subject to conditions; and

WHEREAS, the Apple Valley City Council adopted Resolution No. 2025-63 approving the preliminary plat of Orchard Place 5th Addition on April 24, 2025, for a one-year period, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED, Resolution No. 2025-63, Condition 7 is amended to remove the requirement for a cross-parking agreement between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition

BE IT FURTHER RESOLVED, Resolution No. 2025-63, Condition 9 is removed and replaced to state the following: Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

BE IT FURTHER RESOLVED, Resolution No 2025-63, Condition 15 is amended to revise and replace the City Engineer's memo with the memo dated July 2, 2025.

BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-63 is hereby amended, pursuant to Chapter 153 of the City Code, that said preliminary plat approval is subject to the following conditions, which shall be incorporated into a subdivision agreement to be considered for approval at the time of submission of the request for final plat approval:

1. The plat shall be configured to have two (2) lots and two (2) outlots.
2. Park dedication requirements shall be satisfied in accordance with Section 153.29 of the City Code.

Exhibit "C"

DRAFT

3. Dedication on the final plat of a ten-foot (10') wide easement for drainage, utility, street, sidewalk, street lights, and tree plantings along the entire perimeter of lots within the plat wherever abutting public road right-of-ways.

4. Dedication on the final plat of a five-foot (5') wide drainage and utility easement along all common lot lines.

5. Dedication of a thirty-foot (30') wide drainage and utility easement along the east property line of the properties.

6. All lots and outlots shall be required to have access for ingress and egress to a public street. Easement(s) necessary to provide access shall be required to be submitted and approved by the City Attorney prior to City Council approval of the final plat.

7. A cross access between Lot 1, Block 1 and Outlot A, Orchard Place 5th Addition, shall be executed in a form acceptable to the City Attorney and a copy provided to the City. The Agreement shall be recorded, along with the final plat, with Dakota County Recorder's Office. Recorded documents shall be provided to the City of Apple Valley prior to issuance of a building permit.

8. Installation of municipal sanitary sewer, water, storm sewer, and street improvements as necessary to serve the plat, constructed in accordance with adopted City standards, including the acquisition of any necessary easements outside the boundaries of the plat which are needed to install connections to said necessary improvements. The Developer shall enter into an agreement with the City for payment of the design of said municipal improvements.

9. Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, subject to final approval by the City Engineer. Pedestrian improvements shall consist of six-foot (6) wide concrete sidewalk along the west side of English Avenue on Lot 1 and Lot 2, Block 1, and Outlot B, Orchard Place 5th Addition. The sidewalk on Outlot A shall be constructed at the time it develops.

10. Submission of a final grading plan and lot elevations with erosion control procedures, to be reviewed and approved by the City Engineer. If the site is one (1) or more acres in size, the applicant shall also submit a copy of the of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

11. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays from 8:00 a.m. to 5:00 p.m.

12. The City receives a hold harmless agreement in favor of the City as drafted by the City Attorney and incorporated into the subdivision agreement.

13. An encroachment agreement with Magellan Pipeline for the Magellan Pipeline easement on Lot 1, Block 1, Orchard Place 5th Addition shall be prepared and approved by the City

Attorney. The agreement shall be executed and recorded prior to issuance of a building permit.

14. The final plat shall be recorded with the County prior to the issuance of a building permit.
15. Subject to all conditions noted in the City Engineer's memo dated July 2, 2025.

ADOPTED this ___ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-65

A RESOLUTION AUTHORIZING ISSUANCE OF A BUILDING PERMIT FOR TRIDENT DEVELOPMENT RESIDENTIAL APARTMENT BUILDING AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional, and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of the proposed 40,500 square foot residential apartment building and associated site plan has been requested by Trident Development, on property legally described as Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota to be located within Lot 2, Block 1, Orchard Place 5th Addition, Dakota County, Minnesota (as depicted in the Preliminary Plat); and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on April 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the issuance of a building permit for Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota to be located within Lot 2, Block 1, Orchard Place 5th Addition, Dakota is hereby authorized, subject to all applicable City Codes and standards, and the following conditions:

1. If the Building Permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.

2. The Planned Development rezoning and PD zoning Ordinance, the Planned Development Agreement, and the final plat of Orchard Place 5th Addition must be approved and recorded with the County prior to issuance of a building permit.

3. Construction shall occur in conformance with the site plan dated January 29, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.

4. Construction shall occur in conformance with the landscape plans dated January 29, 2025, (including sodded/seeded public boulevard area up to each street curbline); subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.

5. Construction shall occur in conformance with the elevation plans dated January 29, 2025.

6. Subject to all conditions noted in the City Engineer's memo dated March 25, 2025, and revised on April 17, 2025, on file with the City.

7. Subject to all conditions noted in the Building Official's memo dated February 25, 2025, on file with the City.

8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code.

9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.

10. The middle access drive on the north end of the site on English Avenue shall be eliminated, in accordance with the memo issued by the City Engineer.

11. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.

12. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.

13. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.

14. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.

15. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

16. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

17. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.

18. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

19. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the apartment building and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this 24th day of April, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

ITEM: 4.I.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Temporary Sign Permit for 2025 Music in Kelley Park	
Staff Contact:	**Department / Division:**
Sydnee Stroeing, Associate Planner	Community Development

Action Requested:

Approve Temporary Sign Permit for 2025 Music in Kelley Park

Summary:

The Apple Valley Arts Foundation has requested to install signage on City Property at the southwest corner of Galaxie Avenue and 147th Street West. The signage promotes the 2025 Music in Kelley Park dates and performers. Typically, all the signage promoting the events is installed at Kelley Park, but due to construction at the park, the Apple Valley Arts Foundation is requesting to install some of the signage at the Municipal Center.

The signage will be up from mid-June to late-August. Community events are permitted temporary signage without a permit, but since the signage is installed on public property, City Council approval is required. The City has approved similar requests for the Chamber of Commerce, Farmers Market, and CenterPoint Energy.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Sign Image

APPLE VALLEY ARTS FOUNDATION
2025 Music in Kelley Park
Apple Valley
Fridays 6:30PM- 8:30PM
June 20, 2025 Salsa del Soul
June 27, 2025 JD Steele MacPhail Community Youth & Mill City Choir
July 4, 2025 Freedom Days!
July 11, 2025 Alex Rossi Band
July 18, 2025 Power of Ten
July 25, 2025 Mick Sterling
Presents: Vintage Tracks of Elton John 1970-1976
August 1, 2025 Patty Peterson & Friends
August 8, 2025 Lonesome Losers
August 15, 2025 Michael Monroe & Special Guest!
August 22, 2025 Riverside Hitmen

ITEM: 4.J.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve extended construction hours for Chick-Fil-A (7480 153rd Street West)	
Staff Contact:	**Department / Division:**
Sydnee Stroeing, Associate Planner	Community Development

Action Requested:

Approve extended construction hours for Chick-Fil-A (7480 153rd Street West)

Summary:

The Resolution approving a variance for reduced setback from Cedar Avenue for a canopy over the drive-through at Chick-Fil-A (7480 153rd Street West) was approved with construction hours from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturdays. City Council approval is required for construction hours outside the above-stated days and times. Kimley-Horn & Associates, Inc., on behalf of Chick-Fil-A, Inc., has requested to allow construction during the following times and days:

- Between 8:00 a.m. and 6:00 p.m. on Sunday, September 7, 2025; and
- Between 10:00 p.m. and 5:00 a.m. for four weeks between September 8, 2025 and October 6, 2025.

Overnight construction hours will allow construction to occur when the store is closed to help minimize conflict with the operating store. Since the store is closed on Sundays, Sunday is a day requested for construction to minimize conflicts with customers. Staff is comfortable recommending approval of the request because the extension is limited to specific times and date range. The closest residential properties are the townhomes west of Cedar Avenue, which are screened from Cedar by a noise wall barrier.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Applicant Letter
2. Location Map

06/26/2025

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

RE: ***Chick-fil-A***
Resolution No. 2024-67 – Construction Hours Extension Request
7480 153rd St W,
Apple Valley, MN

Dear City of Apple Valley,

In reference to the approved City of Apple Valley working hours provided by Sydnee Stoeing via email on June 19th, 2025, Chick-fil-A, Inc. has prepared this letter to request approval to conduct construction activity outside of Apple Valley's standard working hours.

The City of Apple Valley currently allows construction activity between 7:00am – 7:00pm on Monday through Friday and 8:00am – 5:00pm on Saturday; Chick-fil-A, Inc. is requesting approval from the City Council to conduct construction activities during the following timeframes, outside of the standard working hours:

- Between 8:00am and 6:00pm on Sunday, September 7th (9/7/2025)
- Between 10:00pm and 5:00am (overnight) for four weeks between September 8th (9/8/2025) and October 6th (10/6/2025)

Please contact me at (630) 487-3432 or Jake.Panter@Kimley-Horn.com should you have any questions.

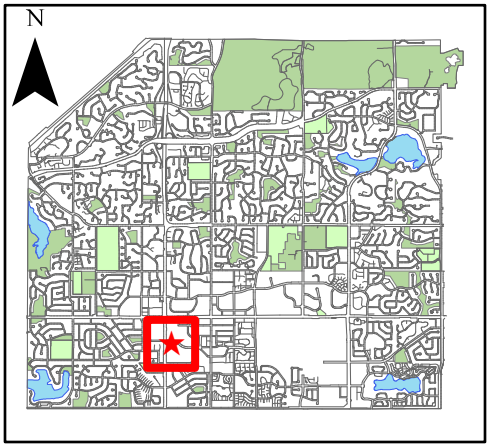
Sincerely,

Jake Panter, P.E.
Kimley-Horn and Associates, Inc.

Chick-Fil-A Setback Variance Location Map

Apple Valley

0 200 400 Feet



ITEM: 4.K.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:
Apple Valley Additions Stormwater Project

1. Adopt Resolution accepting Feasibility Study for Project 2024-163 Apple Valley Additions Stormwater Feasibility Study
2. Adopt Resolution authorizing grant agreement with the Minnesota Pollution Control Agency for $5,000,000 in grant funds for the Apple Valley Additions Stormwater Improvements
3. Adopt Resolution directing preparation of Plans and Specifications for Project 2026-107, Apple Valley Additions Stormwater Improvements

Staff Contact:	**Department / Division:**
Evan Acosta, Assistant City Engineer Samantha Berger, Natural Resources Coordinator	Public Works/Engineering

Action Requested:

1. Adopt Resolution Accepting Feasibility Study for Project 2024-163 Apple Valley Additions Stormwater Feasibility Study
2. Adopt Resolution Authorizing Grant Agreement with the Minnesota Pollution Control Agency (MPCA) for $5,000,000 in grant funds for the Apple Valley Additions Stormwater Improvements
3. Adopt Resolution directing preparation of Plans and Specifications for Project 2026-107, Apple Valley Additions Stormwater Improvements

Summary:

As part of the City's Street Reconstruction program, the City completed a feasibility study to understand the existing conditions, proposed improvements, and estimated costs for street and utility replacement in the Apple Additions neighborhood. This report identified portions of Duchess, Pennock, and Greening Parks to be utilized for stormwater infiltration or retention areas consistent with requirements for the City's MS4 Permit.

In August of 2024, staff received a $60,000 Water Quality and Storage (planning) grant through Board of Soil and Water Resources (BWSR) to complete additional stormwater modeling and concept layouts at the 3 parks. The modeling also helped to understand potential costs associated with maximizing stormwater storage and treatment to provide reduced localized flooding, improved water quality, and groundwater recharge benefits.

The bulk of the modeling and layouts were completed in late 2024, which staff used to apply for the MPCA Stormwater Resilience Grant in February of 2025. Staff was notified of our grant award selection in early May 2025. The awarded grant project will consist of:

- Infiltration basin and underground chamber at Duchess Park, preserving the space for a ballfield. The grant also funds a new set of playground equipment.
- Wet pond at Greening Park with a new, grant-funded, trail loop around the pond and back to the ballfield/park entrance.
- Active Play Infiltration pond at Pennock Park – most of the green space at the park was needed for storage. A public engagement process is planned to explore options to make the basin functional and enjoyable in dry, wet, and flooded conditions (boardwalks, stepping stones, plantings, art, etc.). The grant is also funding a new set of playground equipment at this park.

In addition to being an amenity, this project has been well planned and will provide tremendous benefit. These three park projects were first identified as part of a 2017 subwatershed assessment for Keller Lake which analyzed the best locations to implement projects to meet the water quality goals. It will fulfill the City's Total Maximum Daily Load (TMDL) reduction requirements for the Keller Lake watershed and will likely have enough benefit to remove Keller Lake from the impaired waters list. It will additionally provide modeled flood relief from 65 structures (home, garage, or shed), as well as a tangible downstream reduction in flood risk.

Staff is proposing to construct these improvements in the summer of 2026, with potential for some minor work occurring in 2027. Additional changes to the overall project neighborhood phasing is included as separate action items, but a benefit to the overall neighborhood for timing of work and funding due to this $5,000,000 grant award.

As part of the directing preparation of plans and specifications, the project development tasks for the proposed improvements would involve the following scope of work:
1. Conduct a topographical field survey to collect ground elevation, utility locations, and surface features within the proposed work zone.
2. Conduct a geotechnical investigation and soil borings within the work zone
3. Conduct a neighborhood informational meeting to discuss the project with residents.
4. Prepare plans, specifications, and a project cost estimate and schedule for construction.
5. Review project plans and cost estimates with the City Council prior to bid process.

The full Stormwater Feasibility Report is available for review with the Engineering department.

The grant agreement with MPCA has been reviewed by the City Attorney.

Background:

On August 8, 2024, Council approved a grant agreement with Minnesota Board of Water and Soil Resources for a Water Quality and Storage Grant for Apple Valley Additions Stormwater Feasibility Study.

On May 23, 2024, Council adopted Resolution 2024-85 approving the feasibility report for Project 2023-108, Apple Valley Additions Neighborhood Street and Utility Improvements

On August 25, 2022, Council adopted Resolution 2022-108 authorizing preparation of a feasibility report for Project 2023-108, Apple Valley Additions Neighborhood Street and Utility Improvements

On March 9, 2017, Council approved a Grant Agreement with Minnesota Board of Water and Soil Resources for the Keller Lake subwatershed assessment.

Budget Impact:

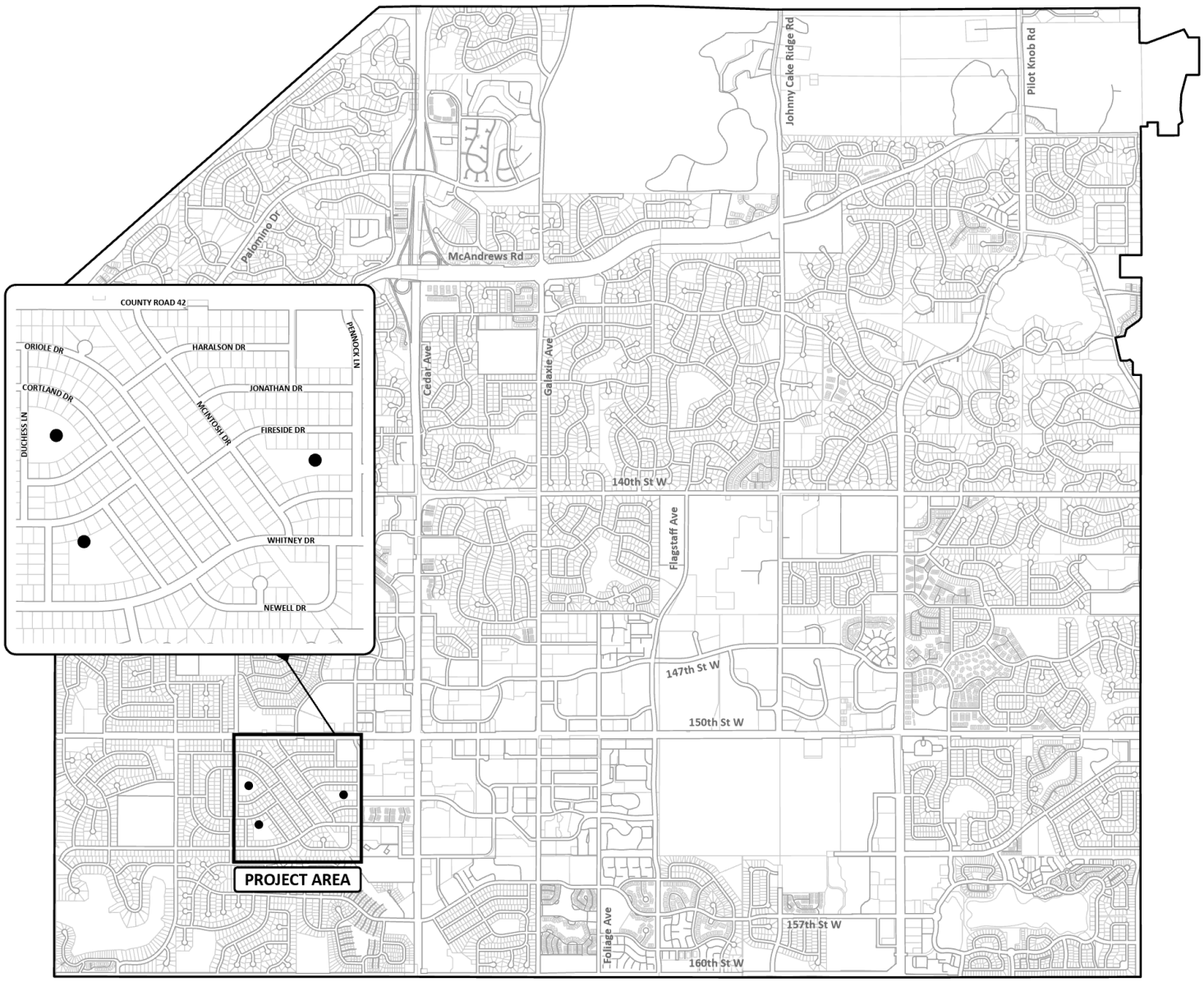
The awarded grant dollars provide relief to the City's stormwater fund in future years for the overall Apple Neighborhood CIP project requirements. Project costs and funding are summarized as follows for the 2026-107 Apple Valley Additions Stormwater Improvements:

Estimated 2026-107 Project Costs:	
	Estimated Costs
Final Design	$235,597.24
Construction Cost	$5,012,707.20
Construction	$250,635.36
Engineering, Contract Admin, Inspection, testing, Survey	$506,347.39
Total Estimated Cost	**$6,005,287.19**

Estimated Project Funding:	
	Estimated Costs
Storm Sewer Utility Fund	$1,005,287.19
MPCA Grant Funds	$5,000,000.00
Total Estimated Funding	**$6,005,287.19**

Attachments:

1. Map
2. Resolution - Approve Feasibility
3. Resolution Authorizing Grant Agreement
4. Approval Resolution
5. City of Apple Valley SW Grant Agreement
6. Revised Phasing and 3 Concepts
7. Presentation



Apple Valley

2026-107 APPLE VALLEY ADDITIONS STORMWATER IMPROVEMENTS FIGURE 1

CITY OF APPLE VALLEY

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION APPROVING FEASIBILITY REPORT FOR PROJECT 2024-163, APPLE VALLEY ADDITIONS STORMWATER FEASIBILITY STUDY

WHEREAS, the Apple Valley City Council has received and reviewed the Feasibility Report for Project 2024-163, Apple Valley Additions Stormwater Feasibility Study and

WHEREAS, the Feasibility Report recommended improvements and cost allocations provided include infiltration basins, a stormwater pond, an underground stormwater chamber, and related resilient infrastructure by the Apple Valley Additions Stormwater Feasibility Study for inclusion in the Capital Improvement Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, as follows:

1. Approve the findings in the Feasibility Report for Project 2024-163, Apple Valley Additions Stormwater Feasibility Study.

ADOPTED this 10th day of July, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AUTHORIZING GRANT AGREEMENT WITH THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) FOR GRANT FUNDS FOR THE APPLE VALLEY ADDITIONS STORMWATER IMPROVEMENTS

WHEREAS, the Minnesota Pollution Control Agency (MPCA) solicited proposals for projects that include green infrastructure and/or other practices with multiple benefits, such as storage for reuse/drought protection, infiltration, groundwater recharge, community amenities, pollutant treatment, reduction in impervious surface/heat island reduction; and

WHEREAS, there was $35 million in total grant funding available; and

WHEREAS, the City of Apple Valley submitted a grant application to receive $5 million in grant funding for stormwater improvements in the Apple Valley Additions Neighborhood at Duchess, Greening, and Pennock Parks; and

WHEREAS, The City of Apple Valley was selected to receive the full $5 million in grant funding to construct the stormwater improvements in the Apple Valley Additions Neighborhood at Duchess, Greening, and Pennock Parks.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Minnesota, that:

1. Authorizing grant agreement for the Apple Valley Additions Stormwater Improvements in the amount of $5,000,000.00.

ADOPTED this 10th day of July, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION DIRECTING PREPARATION OF PLANS AND SPECIFICATIONS FOR PROJECT 2026-107, APPLE VALLEY ADDITIONS STORMWATER IMPROVEMENTS

WHEREAS, the City's Capital Improvements Program identifies streets for proposed infrastructure improvements in 2026; and

WHEREAS, the City Council has reviewed the scope of proposed improvements associated with the 2026-107, Apple Valley Additions Stormwater Improvements project; and

WHEREAS, the City Council considers it to be in the best interest of the City to begin the process of information gathering and have plans and specifications prepared for said improvements scheduled for construction in the year 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that:

1. Improvement Project 2026-107, Apple Valley Additions Stormwater Improvements is hereby established.

2. Staff is directed to conduct preliminary field work and prepare plans and specifications.

ADOPTED this 10th day of July, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Grant Agreement
State of Minnesota

SWIFT contract number: 268965
AI: 90659
Activity ID: PRO20250001

This grant agreement is between the state of Minnesota, acting through its Commissioner of the **Minnesota Pollution Control Agency**, 520 Lafayette Road North, St. Paul, MN 55155-4194 ("MPCA" or "State"), and the **City of Apple Valley,** 7100 W 147th Street, Apple Valley, MN 55124 ("Grantee").

Recitals

1. Under Minn. Stat. § 116.03, subd. 2, the State is empowered to enter into this grant.
2. The State is in need of the **Apple Valley Additions Neighborhood Stormwater Improvements Project** (**"**Project").
3. Grantee will comply with required grants management policies and procedures set forth through Minn. Stat. § 16B.97, subd. 4(a)(1).
4. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant agreement to the satisfaction of the State. Pursuant to Minn. Stat. § 16B.98, subd. 1, the Grantee agrees to minimize administrative costs as a condition of this grant.

Grant Agreement

1. Term of Grant Agreement

1.1 **Effective date: June 30, 2025**, Per Minn. Stat.§16B.98, subd. 5, the Grantee must not begin work until this grant contract is fully executed and the State's Authorized Representative has notified the Grantee that work may commence. Per Minn. Stat. § 16B.98, subd. 7, no payments will be made to the Grantee until this grant agreement is fully executed.

1.2 **Expiration date: June 30, 2027**, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

1.3 **Survival of terms.** The following clauses survive the expiration or cancellation of this grant agreement: Indemnification; State Audits; Government Data Practices and Intellectual Property; Publicity and Endorsement; Governing Law, Jurisdiction, and Venue; and Data Disclosure.

2. Grantee's duties

The Grantee will contract, manage, and implement the construction of the Project. The Grantee will construct the Project, project capacity and features in a way that is consistent with documented agreed upon attributes.

3. Time

The Grantee must comply with all the time requirements described in this grant agreement. In the performance of this grant agreement, time is of the essence.

4. Consideration and payment

4.1 **Consideration**. The State will pay for all services performed by the Grantee under this grant agreement as follows:

(a) **Compensation.** The Grantee will be compensated for eligible costs related to the project listed in Clause 2 and as outlined in **Attachment A,** which is attached and incorporated into this agreement. Items that are determined ineligible will not be reimbursed. The total obligation includes **$262,991.69 (Two Hundred Sixty Two Thousand Nine Hundred Ninety One Dollars and Sixty Nine Cents)** for contingency costs. The Grantee must submit a request in writing to the MPCA for approval prior to using the contingency funds.

(b) **Travel expenses.** Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Grantee as a result of this grant agreement will not exceed $0.00; provided that the Grantee will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Commissioner's Plan" promulgated by the Commissioner of Minnesota Management and Budget (MMB). The Grantee will not be reimbursed for travel and subsistence expenses incurred outside Minnesota unless it has received the State's prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.

(c) **Total obligation.** The total obligation of the State for all compensation and reimbursements to the Grantee under this grant agreement will not exceed **$5,000,000.00 (Five Million Dollars and Zero Cents).**

4.2 **Payment**

(a) **Invoices.** The State will promptly pay the Grantee after the Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule:

Invoices for expenses incurred to-date may be submitted as frequently as monthly. First invoice is encouraged no later than 6 (six) months or midway through the project, whichever comes first. Emailed progress reports about the status of the project are required to be provided to the State's Authorized Representative whenever an invoice is submitted to MPCA Accounts Payable. The State's Authorized Representative will not approve an invoice through the state system without this progress report. A final invoice for payment of remaining grant funds expended by the project is required to be submitted at the completion of the project after a Grant Project Final Report, in a format provided to the Grantee by the MPCA, has been submitted to the State's Authorized Representative and approved. Payment of the final 10% (ten percent) of grant funds will be held back until the project is completed satisfactorily and all deliverables have been submitted and approved.

Invoices must be emailed to mpca.ap@state.mn.us, and contain the following information:

- Name of Grantee
- Grantee project manager
- Project grant amount
- Grant funds expended this invoice
- Matching funds expended this invoice
- Grant funds expended to date
- Matching funds expended to date
- Invoice number
- Invoice date
- MPCA project manager;
- SWIFT Contract No.
- Invoicing period (actual working period)
- Consultant costs; invoices may be requested
- Time breakdown of invoice. Amount billed to date for work, including itemization of actual hourly rates
- Itemized per diem expenses; receipts may be requested to be submitted with invoice
- Copies of paid in full invoices

- Other items as requested

If there is a problem with submitting an invoice electronically, please contact the Accounts Payable Unit at 651-757-2491.

The Grantee shall submit an invoice for the final payment within 15 (fifteen) days of the original or amended end date of this grant agreement. The State reserves the right to review submitted invoices after 15 (fifteen) days and make a determination as to payment.

(b) The Grantee must promptly return to the State any unexpended funds that have not been accounted for annually in a financial report to the State due at grant closeout.

4.3 **Contracting and bidding requirements**

Per Minn. Stat. §471.345, grantees that are municipalities as defined in Subd. 1 must follow the law.

(a) For projects that include construction work and have a total project cost of $25,000 or more, prevailing wage rules apply per Minn. Stat. §§ 177.41 through 177.44; consequently, the bid request must state the project is subject to prevailing wage. These rules require that the wages of laborers and workers should be comparable to wages paid for similar work in the community as a whole. A prevailing wage form should accompany these bid submittals.

(b) The grantee must not contract with vendors who are suspended or debarred in Minnesota (found on the Minnesota Department of Administration website at https://mn.gov/admin/osp/government/suspended-debarred/.

4.4 **Prevailing Wage**

Pursuant to Minnesota Statutes 177.41 to 177.44 and corresponding Minnesota Rules 5200.1000 to 5200.1120, this contract is subject to the prevailing wages as established by the Minnesota Department of Labor and Industry. Specifically, all contractors and subcontractors must pay all laborers and mechanics the established prevailing wages for work performed under the contract. Failure to comply with the aforementioned may result in civil or criminal penalties. Rates are listed in **Attachment B.**

In compliance with Minn. Stat. § 177.43, subd. 3 and §177.44, subd. 5, the wages of laborers, workers, and the mechanics on projects financed in whole or part by State Funds should be comparable to wages paid for similar work in the community as a whole. Project includes erection, construction, remodeling, or repairing of a public building or other public work financed in whole or part by State funds.

Any work on real property which uses the skill sets of any trades covered by Labor Code and Class under prevailing wages is construction and requires prevailing wages. See Prevailing-wage information | Minnesota Department of Labor and Industry (mn.gov) for a list of affected trades.

The Contractor shall pay prevailing wages to its employees when conducting construction activities under this agreement.

Applicability. In accordance with Minn. Stat. § 177.43, subd. 7. This does not apply to an agreement or work under an agreement, under which:

A. the estimated total cost of completing the project is less than $2,500 and only one trade or occupation is required to complete the work; or

B. the estimated total cost of completing the project is less than $25,000 and more than one trade or occupation is required to complete it.

Choose from Commercial, Highway/Heavy, or Residential Wage Rates:

The prevailing wage rate requirements are attached as **Attachment B.**

Prevailing Wage Payroll Information:

In accordance with Minn. Stat. § 177.30, subd. 4, and § 177.43, subd. 3, the Contractor and Subcontractor shall furnish to the Contracting Authority and the Project Owner:

- All payrolls, of all workers on the project, a certified payroll report via e-mail as attachments, a State of Minnesota Prevailing Wage Payroll Report as a Microsoft Excel file and Statement of Compliance Form as a PDF file to the appropriate e-mail addresses: prevailingwage.pca@state.mn.us and MPCA's Authorized Representative listed in Clause 6.
- The Subject line on the Contractor's or Subcontractor's e-mail must give their firm's name and the Contract or Purchase Order Number.
- These completed forms must be furnished not more than 14 days after the end of each pay period.
- The State of Minnesota Prevailing Wage Payroll Report and Statement of Compliance Form are available on the MMD website at Certified payroll form; statement of compliance (mn.gov). Submit the completed and signed State of Minnesota Prevailing Wage Payroll Report as a Microsoft Excel file and the Statement of Compliance Form as a PDF file, no other payroll forms will be accepted to meet this requirement.

The prevailing wage payroll information forms that are submitted shall be maintained by the contracting agency for a minimum of three years after final payment has been made on the project. All of the data provided on the Prevailing Wage Payroll Information Form will be public data, which is available to anyone upon request.

Refer vendor questions regarding the Prevailing Wage Laws to the Department of Labor and Industry at 651-284-5091 or visit the website for Labor Standards Section, Prevailing Wage Prevailing-wage information | Minnesota Department of Labor and Industry (mn.gov).

All construction work needs an IC-134 form submitted by the Contractor before payment can be made. The Contractor can find a copy of the IC-134 online at the Minnesota Department of Revenue website at https://www.revenue.state.mn.us/sites/default/files/2019-01/ic134.pdf.

5. Conditions of Payment

All services provided by the Grantee under this grant agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

6. Authorized Representative

The State's Authorized Representative is **Aimee Duchene,** 714 Lake Avenue, Suite 220, Detroit Lakes, MN 56501, 218-846-8133, aimee.duchene@state.mn.us, or their successor, and has the authority to monitor the Grantee's performance and to accept the services provided under this agreement.

The Grantee's Authorized Representative is **Evan Acosta,** 7100 W 147th Street, Apple Valley, MN 55124, 952-953-2429, evan.acosta@applevalleymn.gov, or their successor. If the Grantee's Authorized Representative changes at any time during this grant agreement, the Grantee must immediately notify the State.

7. Assignment, Amendments, Change Orders, Waiver, and Grant Agreement complete

7.1 **Assignment.** The Grantee shall neither assign nor transfer any rights or obligations under this grant agreement without the prior written consent of the State, approved by the same parties who executed and approved this grant agreement, or their successors in office.

7.2 **Amendments.** Any amendments to this grant agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant agreement, or their successors in office.

7.3 **Change Orders.** If the State's Project Manager or the Grantee's Authorized Representative identifies a change needed in the budget, either party may initiate a Change Order using the Change Order Form provided by the MPCA. Change Orders may not delay or jeopardize the success of the Project, alter the overall scope of the Project, increase or decrease the overall amount of the Contract/Agreement, or cause an extension of the term of this Agreement. Major changes require an Amendment rather than a Change Order.

The Change Order Form must be approved and signed by the State's Project Manager and the Grantee's Authorized Representative **in advance of doing the work**. Documented changes will then become an integral and enforceable part of the Agreement. The MPCA has the sole discretion on the determination of whether a requested change is a Change Order or an Amendment. The state reserves the right to refuse any Change Order requests.

7.4 **Waiver.** If the State fails to enforce any provision of this grant agreement, that failure does not waive the provision or the State's right to enforce it.

7.5 **Grant Agreement complete.** This grant agreement contains all negotiations and agreements between the State and the Grantee. No other understanding regarding this grant agreement, whether written or oral, may be used to bind either party.

8. Indemnification

The Grantee must indemnify, save, and hold the State, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the State, arising from the performance of this grant agreement by the Grantee or the Grantee's agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the State's failure to fulfill its obligations under this grant agreement.

9. State audits

Under Minn. Stat. § 16B.98, subd.8, the Grantee's books, records, documents, and accounting procedures and practices of the Grantee or other party relevant to this grant agreement or transaction are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this grant agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later.

10. Government data practices and intellectual property

10.1 **Government data practices**. The Grantee and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the State under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant agreement. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Grantee or the State. If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the State. The State will give the Grantee instructions concerning the release of the data to the requesting party before the data is released. The Grantee's response to the request shall comply with applicable law.

10.2 **Intellectual property rights**

(a) **Intellectual property rights.** The State owns all rights, title and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents created and paid for under this grant agreement. Works means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by the Grantee, its employees, agents, and subcontractors, either individually or jointly with others in the performance of this grant agreement. Works includes "Documents." Documents are the originals of any databases, computer programs, reports, notes studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials,

whether in tangible or electronic forms, prepared by the Grantee, its employees, agents, or subcontractors, in the performance of this grant agreement. The Documents shall be the exclusive property of the State and all such Documents must be immediately returned to the State by the Grantee, at the Grantee's expense, upon the written request of the State, or upon completion, termination, or cancellation of this grant agreement. To the extent possible, those Works eligible for copyright protection under the United States' Copyright Act will be deemed to be "works made for hire." The Grantee assigns all right, title, and interest it may have in the Works and the Documents to the State. The Grantee must, at the request of the State, execute all papers and perform all other acts necessary to transfer or record the State's ownership interest in the Works and Documents.

(b) **Obligations.**

(1) **Notification**. Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Grantee, including its employees and subcontractors, in the performance of this grant agreement, the Grantee shall immediately give the State's Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or disclosure therein.

(2) **Representation**. The Grantee must perform all acts, and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the State, and that neither Grantee nor its employees, agents, or subcontractors retain any interest in and to the Works and Documents. The Grantee represents and warrants that the Works and Documents do not and will not infringe upon any intellectual property rights of other persons or entities. Notwithstanding Clause Liability, the Grantee shall indemnify, defend, to the extent permitted by the Attorney General, and hold harmless the State, at the Grantee's expense, from any action or claim brought against the State to the extent that it is based on a claim that all or part of the Works or Documents infringe upon the intellectual property rights of others. The Grantee will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages, including, but not limited to, attorney fees. If such a claim or action arises or in Grantee's or the State's opinion is likely to arise, the Grantee must, at the State's discretion, either procure for the State the right or license to use the intellectual property rights at issue or replace or modify the allegedly infringing Works or Documents as necessary and appropriate to obviate the infringement claim. This remedy of the State will be in addition to and not exclusive of other remedies provided by law.

(3) **License.** The State hereby grants a limited, no-fee, noncommercial license to the Grantee to enable the Grantee's employees engaged in research and scholarly pursuits to make, have made, reproduce, modify, distribute, perform, and otherwise use the Works, including Documents, for research activities or to publish in scholarly or professional journals, provided that any existing or future intellectual property rights in the Works or Documents (including patents, licenses, trade or service marks, trade secrets, or copyrights) are not prejudiced or infringed upon, that the Minnesota Data Practices Act is complied with, and that individual rights to privacy are not violated. The Grantee shall indemnify and hold harmless the State for any claim or action based on the Grantee's use of the Works or Documents under the provisions of Clause 10.2(b)(2). Said license is subject to the State's publicity and acknowledgement requirements set forth in this grant agreement. The Grantee may reproduce and retain a copy of the Documents for research and academic use. The Grantee is responsible for security of the Grantee's copy of the Documents. A copy of any articles, materials or documents produced by the Grantee's employees, in any form, using or derived from the subject matter of this license, shall be promptly delivered without cost to the State.

11. Workers' compensation

The Grantee certifies that it is in compliance with Minn. Stat. § 176.181, subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State's obligation or responsibility.

12. Publicity and endorsement

12.1 **Publicity**. Any publicity regarding the subject matter of this grant agreement must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this grant agreement.

12.2 **Endorsement**. The Grantee must not claim that the State endorses its products or services.

13. Governing law, jurisdiction, and venue

Minnesota law, without regard to its choice-of-law provisions, governs this grant agreement. Venue for all legal proceedings out of this grant agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

14. Termination

14.1 **Termination by the State**.

14.1 (a) **Without Cause**

The State may terminate this grant contract agreement without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

14.1 (b) **With Cause**

The State may immediately terminate this grant contract agreement if the State finds that there has been a failure to comply with the provisions of this grant contract, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

14.2 ***Termination by the Commissioner of Administration***

The Commissioner of Administration may immediately and unilaterally cancel this grant contract agreement if further performance under the agreement would not serve agency purposes or is not in the best interest of the State.

14.3 Termination for Insufficient Funding

The State may immediately terminate this grant contract if:

(a) Funding is withdrawn by the Minnesota Legislature;

(b) Or, if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the Grantee. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the contract is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Grantee notice of the lack of funding within a reasonable time of the State's receiving that notice.

15. Data disclosure

Under Minn. Stat. § 270C.65, subd. 3, and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.
To protect Grantee's personal data, Grantee is strongly encouraged to obtain and use a Minnesota tax identification number.

16. Reporting requirements

Construction. The Grantee shall notify the MPCA when project construction begins and ends. The project needs to be available to MPCA staff during and after construction.

Progress Report. The Grantee shall provide a progress report (in a format provided by the MPCA) on a six-month schedule and whenever an invoice is submitted, or upon request. This progress report will include metrics as appropriate for the project.

Final Report. By the date specified in the grant agreement and in a format provided by the MPCA, the Grantee shall submit a final report to the MPCA, including as-builts, relevant metrics and all project deliverables identified in the application. MPCA will need to certify that the project has been constructed as described in the application.

If the MPCA determines that the information submitted in the Final Report and/or Project Deliverables is inadequate, the Grantee shall prepare and submit additional / corrected information reasonably requested by the MPCA. The Final Report and Project Deliverables shall not be approved by the MPCA and final payment shall not be disbursed unless the Report and Deliverables contains the specified information to the satisfaction of the MPCA.

17. Payment to subcontractors (if applicable)

As required by Minn. Stat. § 16A.1245, the prime contractor must pay all subcontractors, less any retainage, within 10 calendar days of the prime contractor's receipt of payment from the State for undisputed services provided by the subcontractor(s) and must pay interest at the rate of one and one-half percent per month or any part of a month to the subcontractor(s) on any undisputed amount not paid on time to the subcontractor(s).

CITY OF APPLE VALLEY

_____ _____

By: Clint Hooppaw, Mayor Date

_____ _____

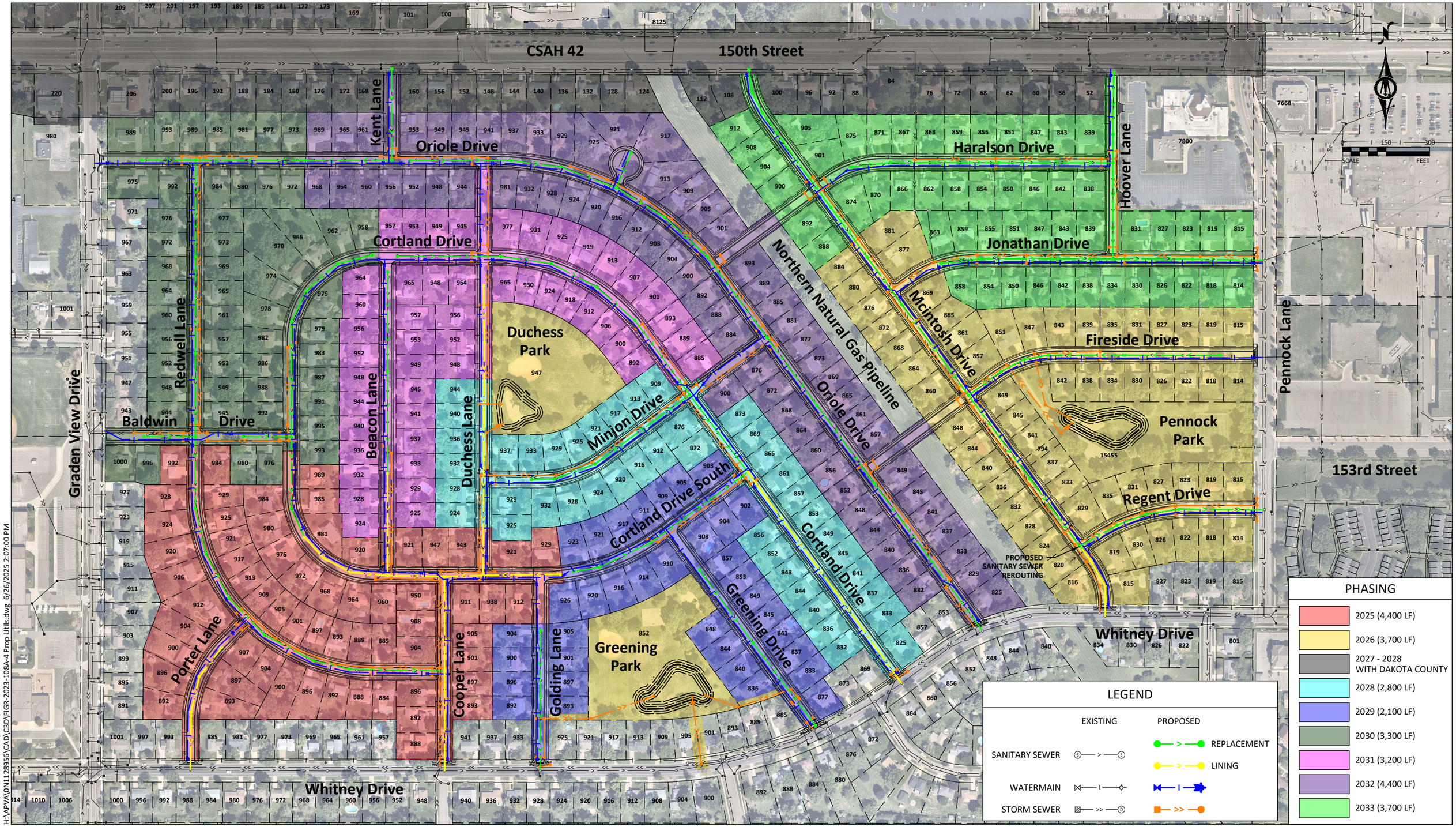
By: Christina M. Scipioni City Clerk Date

2023-108: Apple Valley Additions Neighborhood

City of Apple Valley

Figure 4: Proposed Utilities

July 2025



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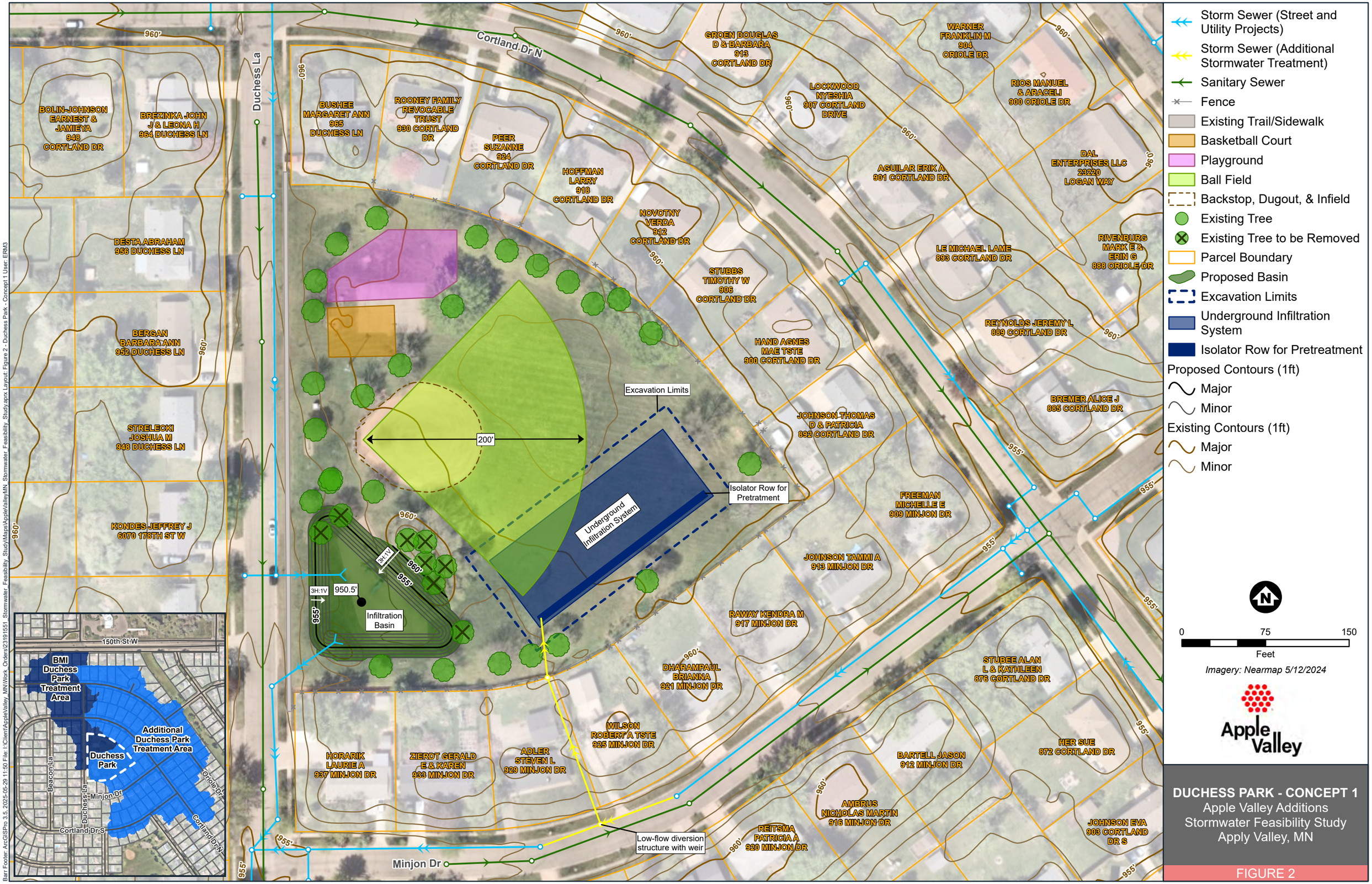


DUCHESS PARK - CONCEPT 1
Apple Valley Additions
Stormwater Feasibility Study
Apply Valley, MN

FIGURE 2

Barr Footer: ArcGISPro 3.5, 2025-05-29 11:50 File: I:\Client\AppleValley_MN\Work_Orders\23191551_Stormwater_Feasibility_Study\Maps\AppleValleyMN_Stormwater_Feasibility_Study.aprx Layout: Figure 2 - Duchess Park - Concept 1 User: ERM3

Collect and re-route storm sewer from west

Cortland Dr S

Duchess La

Golding La

Greening Dr

Cortland Dr N

Whitney Dr

Harmony Way

955'

960'

950'

945'

940'

200'

938.5'

Stormwater Pond

10H:1V

3H:1V

10H:1V aquatic bench

10H:1V aquatic bench

10H:1V aquatic bench

KVENILD KAARE I & MICHELLE 924 DUCHESS LN

STEWART AUSTIN 925 DUCHESS LN

SIEM RODNEY E & JEANIE M 947 CORTLAND DR S

TORBA NANCY L 943 CORTLAND DR S

MATHEWS KATIE SUE 921 DUCHESS LN

BELISLE DUANE J 929 CORTLAND DR S

PELZEL JASON L & MELANIE A 923 CORTLAND DR S

ROBERTSON COLE M 8439 197TH ST W

OMAR DEQA 917 CORTLAND DR S

BRUSS KEITH G & JO MARIE 911 CORTLAND DR S

QUINTUNA DAVID E 904 CORTLAND DR S

KOWALKE DENNIS J & SUSAN B 908 CORTLAND DR S

FOX JAMIE 856 CORTLAND DR

JOHNSON BRANDON J 852 CORTLAND DR

NULL MATTHEW & JAMIE 10015 205TH ST W

LORENZEN MERLE W 910 CORTLAND DR S

TOMPKINS CORY D & BRIDGEITTE S 914 CORTLAND DR S

WESTERMAN PATRICIA 916 CORTLAND DR S

LITMAN STEVEN R & LOUISE G 920 CORTLAND DR S

THIEDE TRAVIS & STEPHANIE 928 CORTLAND DR S

HEGLAND LOREN G & MARJORIE 853 GREENING DR

GUNDERSON MICHAEL K & NATALIE 848 CORTLAND DR

UMPLEBY MEAGAN M & LAYTON P 849 GREENING DR

ELFERING GERALD W & ANNETTE 844 CORTLAND DR

SANCHEZ ANTHONY 911 COOPER LN

CREMER MCKENZIE 938 CORTLAND DR S

SCHWARTING PATRICIA I 912 GOLDING LN

JOHNSON CHRISTOPHER W 845 GREENING DR

HELMS CHRISTINA MARIE 840 CORTLAND DR

KOZULLA JOHN E TSTE 905 COOPER LN

BLASKO PHILIP V & ROBYN L 904 GOLDING LN

MANCINI MARK E TSTE 1418 KELLER LAKE RD

KALSOW WARREN P & JEANNE A 843 GREENING DR

BEITELLI RICHARD K & JENNIFER 841 GREENING DR

BAUER DAVID J 844 GREENING DR

TAPPAINER CARLA L & JOSEPH R 837 GREENING DR

PESOLA DALE P 901 COOPER LN

VASQUEZ PATRICIA A & RUBEN 900 GOLDING LN

ONEILL COZZETTE RANAE 901 GOLDING LN

HENDRIX RICHARD L & JANET 840 GREENING DR

GONZALEZ AMY C 833 GREENING DR

HOLM ANGELA L 897 COOPER LN

HIGH BRENT 896 GOLDING LN

WILL ROBERT JR & BONNIE 897 GOLDING LN

OKERLUND CLIFFORD C & LORI C 836 GREENING DR

FRACISCO KAY L 893 COOPER LN

GARTNER ROBERT L & CARMEN 892 GOLDING LN

VOS MATTHEW & JENNIFER 893 GOLDING LN

ESPINOZA EDUARDO R 888 HARALSON DR

ENTENMAN RONALD E & SHARON 889 WHITNEY DR

RIOS MIGUEL A 893 WHITNEY DR

WAGGONER DYLAN R 901 WHITNEY DR

SCHLEPUETZ LISA 905 WHITNEY DR

HAWKS CHRISTOPHER M 909 WHITNEY DR

MEJIA ROSEMARY 913 WHITNEY DR

GOODCHILD WILLIAM N 917 WHITNEY DR

BENDER SHAWN 921 WHITNEY DR

ROSALEZ SHANE M 925 WHITNEY DR

VOGEL JAMES W & PEGGY L 933 WHITNEY DR

BEAMON SYLVIA S TSTE 932 WHITNEY DR

ROBY JEROME P & JEANNETTE 928 WHITNEY DR

SWENSON ROGER F & JOAN L 924 WHITNEY DR

TAORMINA TIMOTHY J & KATHY L 920 WHITNEY DR

STYER ROBERT E & JILL A 916 WHITNEY DR

RIOS TEODORA 912 WHITNEY DR

PELINKA THOMAS E 908 WHITNEY DR

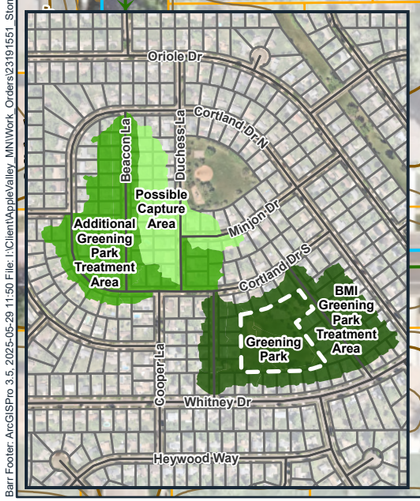
MENSAH-BEAUCLAIR HOUESSOU F 904 WHITNEY DR

HENNEPIN RP FUNDING LLC PO BOX 29450

GLEGHORN JOSHUA A 892 WHITNEY DR

HARTL ELAINE FRANCES TSTE 888 WHITNEY DR

PERRY NICK 884 WHITNEY DR



Storm Sewer (Street and Utility Projects)

Storm Sewer (To Be Removed from Street and Utility Projects)

Storm Sewer (Additional Stormwater Treatment)

Sanitary Sewer

Fence

Existing Trail/Sidewalk

Potential Future Trail/ Sidewalk

Playground

Basketball Court

Ball Field

Backstop, Dugout, & Infield

Existing Tree

Parcel Boundary

Proposed Basin

Standing Water

Proposed Contours (1ft)

Major

Minor

Existing Contours (1ft)

Major

Minor

0 100 200

Feet

Imagery: Nearmap 5/12/2024

Apple Valley

GREENING PARK - CONCEPT 1

Apple Valley Additions
Stormwater Feasibility Study
Apply Valley, MN

FIGURE 5

Barr Footer: ArcGISPro 3.5, 2025-05-29 11:50 File: I:\Client\AppleValley_MN\Work_Orders\23191551_Stormwater_Feasibility_Study\Maps\AppleValleyMN_Stormwater_Feasibility_Study.aprx Layout: Figure 5 - Greening Park - Concept 1 User: ERM3

HILTNER JOE HUMPE & MARTHA J 851 FIRESIDE DR

KUKLOK ALVIN THOMAS TSTE 847 FIRESIDE DR

STREED ROBERT M & VIONE K 843 FIRESIDE DR

NIESS JILL I 839 FIRESIDE DR

DEMPSEY MATTHEW R & JODI J 835 FIRESIDE DR

VSW HOMES LLC 831 FIRESIDE DR

JM4 LLC 827 FIRESIDE DR

HALL LARRY & LAURIE R 823 FIRESIDE DR

MCCABE DARREN J & KARLA LYN 819 FIRESIDE DR

HISDAHL ROBERT E & SHEILA M 815 FIRESIDE DR

Fireside Dr

955'

946'

Infiltration Basin

3H:1V

950'

COOKSEY JARED 842 FIRESIDE DR

JOHNSON KRISTIAN L & JULIE A 838 FIRESIDE DR

REINISCH MICHAEL C & KIMBERLE 834 FIRESIDE DR

HARALDSON RICHARD R & MARY J 830 FIRESIDE DR

IQBAL AHMED & AYESHA 1033 LOWELL DRIVE

ROBINSON RANDY L & ROBIN S 822 FIRESIDE DR

PETERSON KENNETH A & PATRICIA 818 FIRESIDE DR

ROBARGE KYLE 19443 EMBERS AVE

BOESER CHRISTINE M 849 MCINTOSH DR

Relocate memorial tree

EDMAN CHRISTOPHER & SUSAN 845 MCINTOSH DR

DAVIS ELIZABETH ANNE 841 MCINTOSH DR

955'

950'

945'

3H:1V

942.3'

Infiltration Basin

Pennock La

Low-flow diversion structure with weir

IRWIN WILLIAM E & VICTORIA 837 MCINTOSH DR

COULSON KENTON C & SHARON L 833 MCINTOSH DR

ESPINOZA JULIO R & GLADIS P 831 REGENT DR

ROBLES YAQUELINE 827 REGENT DR

OREILLY GREGORY J & CARY 823 REGENT DR

DAVIS KARI E JACOB 819 REGENT DR

SEE BRENT J & JULIE G 815 REGENT DR

LOUANGKHOT PHONETHAVY 835 REGENT DR

HANGER CAYCE 829 MCINTOSH DR

Mcintosh Dr

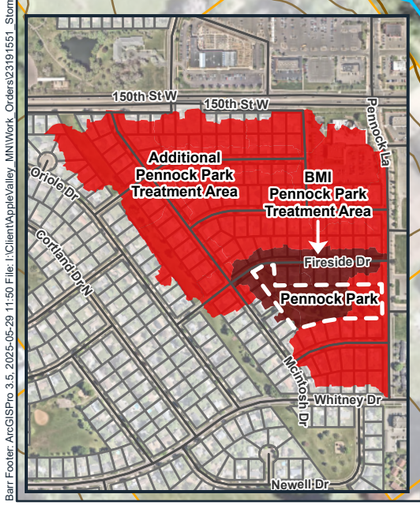
Regent Dr

JARDINE ORRIN S 826 REGENT DR

RIOS ADRIANA 822 REGENT DR

ABELL ANDREW S 818 REGENT DR

TREVINO ALEJANDRO S III 814 REGENT DR



Storm Sewer (Street and Utility Projects)

Storm Sewer (To Be Removed from Street and Utility Projects)

Storm Sewer (Additional Stormwater Treatment)

Sanitary Sewer

Existing Fence

Existing Trail/Sidewalk

Basketball/Tennis Court

Playground

Existing Tree

Existing Tree to be Removed

Parcel Boundary

Proposed Basin

Proposed Contours (1ft)

Major

Minor

Existing Contours (1ft)

Major

Minor

N

0 75 150

Feet

Imagery: Nearmap 5/12/2024

Apple Valley

PENNOCK PARK - CONCEPT 1

Apple Valley Additions
Stormwater Feasibility Study
Apply Valley, MN

FIGURE 7

Barr Footer: ArcGISPro 3.5, 2025-05-29 11:50 File: I:\Client\AppleValley_MN\Work Orders\23191551 Stormwater Feasibility Study\Maps\AppleValleyMN Stormwater Feasibility Study.aprx Layout: Figure 7 - Pennock Park - Concept 1 User: ERM3

Apple Valley Additions Stormwater Improvements

$5,000,000 in grant funding from the MPCA for Stormwater Resiliency (only $35 mil available to state)

- Infiltration basin, underground chamber, and playground at Duchess Park
- Wet pond with new trail loop at Greening Park
- Active Play Infiltration pond and playground at Pennock Park - the basin will be functional and enjoyable in dry, wet, and flooded conditions. (boardwalks, stepping stones, plantings, art, etc.)

2017-2018
Duchess, Greening, and Pennock Parks identified for potential storm improvements in Keller Lake Subwatershed Report

2021 – 2024
Apple Valley Additions Neighborhood identified for street reconstruction in CIP, Roadway Feasibility study completed

2024 – 2025
Staff completes Grant funded stormwater modeling and apply for $5,000,000 in MPCA Stormwater Resiliency funding for construction

May 2025
Staff notified of selection for full $5,000,000

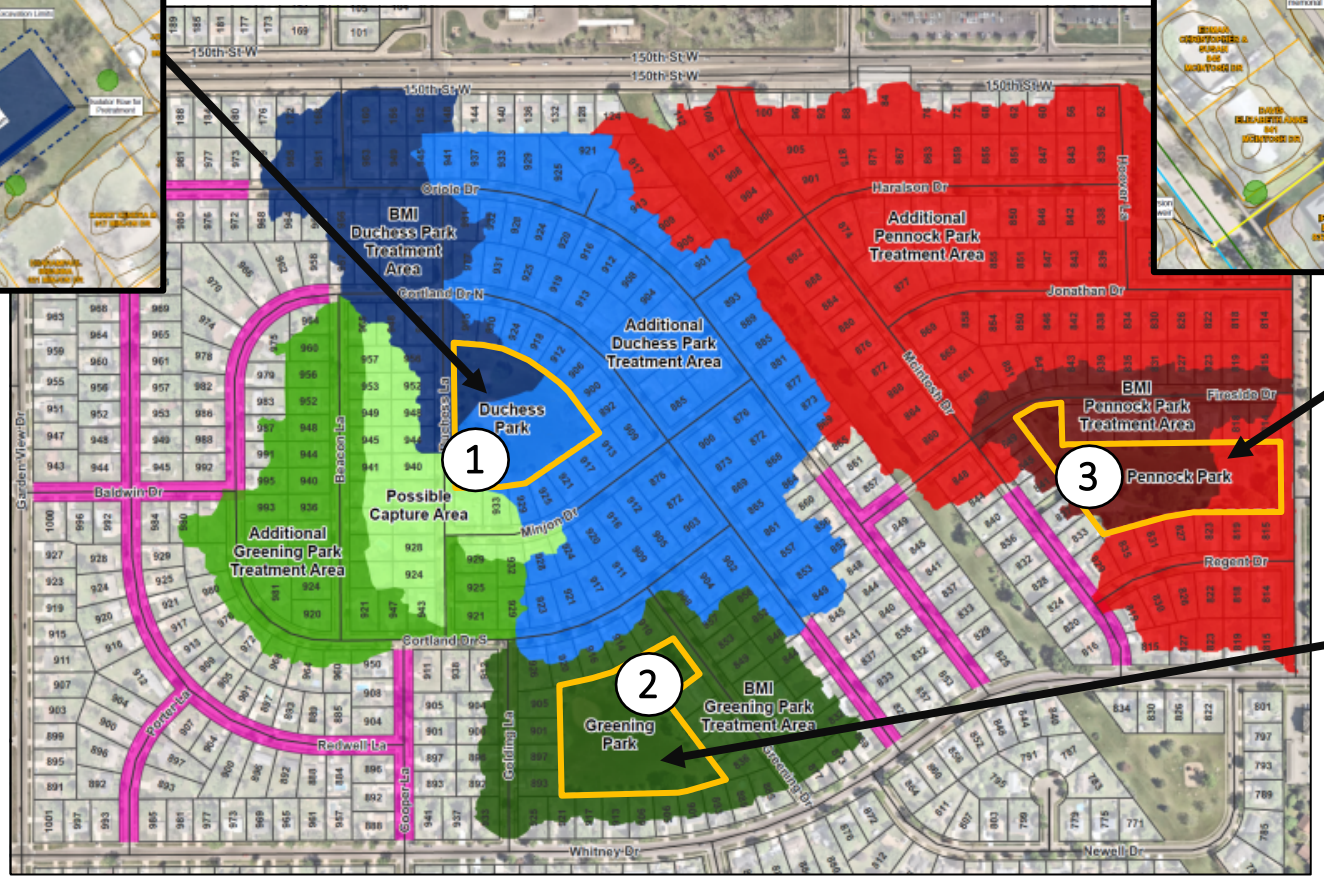
Summer 2026-2027
Proposed Construction

Apple Valley Additions Stormwater Improvements

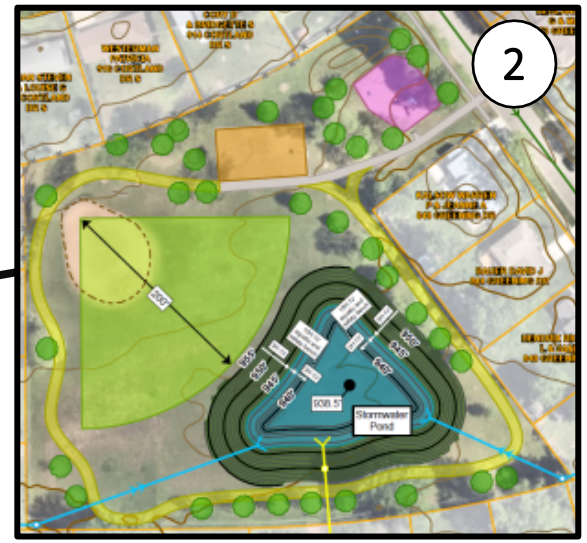
Duchess Park

Pennock Park

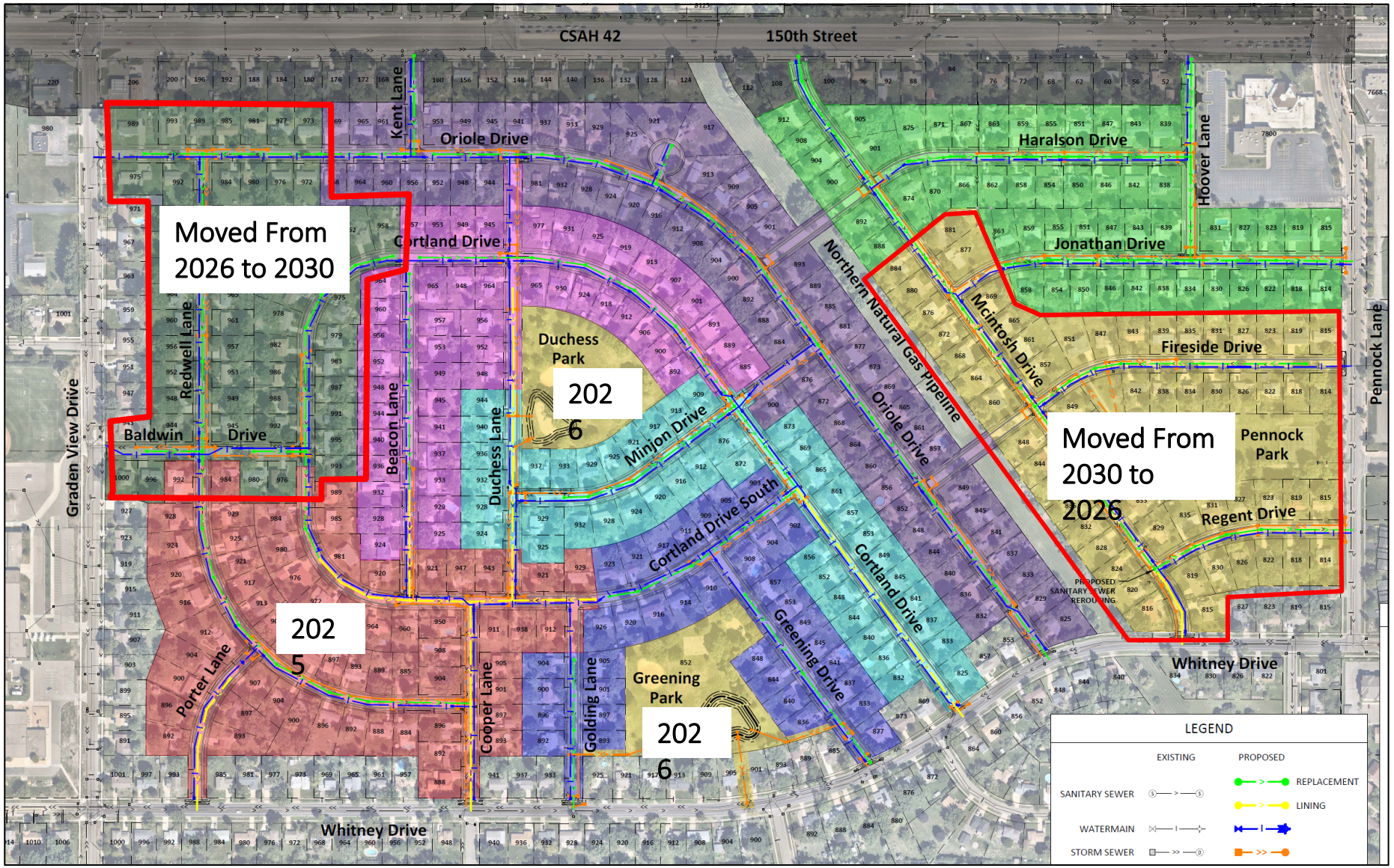
Location Map



Greening Park



Apple Valley Additions Overall Phasing



PHASING

- 2025 (4,400 LF)
- 2026 (3,700 LF)
- 2027 - 2028 WITH DAKOTA COUNTY
- 2028 (2,800 LF)
- 2029 (2,100 LF)
- 2030 (3,300 LF)
- 2031 (3,200 LF)
- 2032 (4,400 LF)
- 2033 (3,700 LF)

Apple Valley Additions Stormwater Improvements

1. Infiltration basin and underground chamber at Duchess Park, preserving the space for a ballfield. The grant also funds a new set of playground equipment.

2. Wet pond at Greening Park with new, grant funded, trail loop around the pond and back to the ballfield/park entrance.

3. Active Play Infiltration pond at Pennock Park – most of the available green space was needed for the infiltration basin at the park. Staff has been researching opportunities to turn the infiltration basin into an active play space, and has found some successful case studies. We will be going through public engagement to unveil options to make the basin functional and enjoyable in dry, wet, and flooded conditions. (boardwalks, stepping stones, plantings, art, etc.) Grant is also funding a new set of playground equipment at this park.

Apple Valley

ITEM: 4.L.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve design agreement with Real Estate Equities, LLC, for Project 2026-112, Valley Station Apartments Sanitary Sewer Improvements	
Staff Contact: Brandon Anderson, City Engineer	**Department / Division:** Public Works/Engineering

Action Requested:

Approve design agreement with Real Estate Equities, LLC, for Project 2026-112, Valley Station Apartments Sanitary Sewer Improvements

Summary:

Attached for consideration is an agreement with Real Estate Equities, LLC, for the design of public infrastructure to serve the proposed Valley Station Apartments development (Gaslight Site). Real Estate Equities, LLC, has requested that the feasibility study of the public infrastructure serving the site be authorized in advance of their Site Plan Building Permit Authorization or other entitlement.

The scope of the design is for the reconstruction of existing sanitary sewer main and off-site drainage and utility easement preparation.

The City Attorney has reviewed the Agreement.

Background:

N/A

Budget Impact:

All costs associated with the infrastructure design would be funded by Real Estate Equities, LLC per the attached design agreement.

Attachments:

1. Agreement

AGREEMENT
BETWEEN
CITY OF APPLE VALLEY
AND
REAL ESTATE EQUITIES, ~~INC.~~ LLC.
FOR DESIGN OF PUBLIC IMPROVEMENTS

This Agreement ("Agreement") is made by and between Real Estate Equities, ~~Inc.~~ LLC., a Minnesota business corporation (the "Developer"), and the City of Apple Valley, a Minnesota municipal corporation (the "City"). (The Developer and City are hereinafter collectively referred to as the "Parties").

WHEREAS, the Developer intends to redevelop real property legally described on the existing plat attached hereto as **Exhibit "A"** (the "Property"), known as Lot 1, Block 2 of Carrol Center 4th Addition of Apple Valley; and

WHEREAS, redevelopment of the Property will include sanitary sewer and off-site drainage and utility easement preparation: (the "Improvements"); and

WHEREAS, the Developer requested and the City has agreed that the City shall prepare Plans and Specifications for the Improvements (the "Plans"), at the Developer's sole cost and expense; and

WHEREAS, the legal fees incurred by the City for preparing this Agreement and the preliminary engineering fees incurred by the City for completing the plans and designing the Improvements (collectively the "City Costs") are currently estimated to be Twenty-Nine Thousand and No/100 Dollars ($29,000.00);

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Subject to the terms of this Agreement, the City shall prepare the Plans.
2. The Developer agrees to pay the City Costs as follows:
    a. The engineering and legal fees for preparation of the Plans shall be Twenty-Nine Thousand and No/100 Dollars ($29,000.00). The construction of

public sanitary sewer and watermain will be completed with a separate Private Installation agreement.

b. The additional City Costs for any Revisions as hereinafter defined shall be billed at the engineering hourly rates as specified in the City's fee schedule in effect when the work is performed, or the legal hourly rates for development work as specified in the City's fee schedule in effect when the work is performed.

3. Developer agrees to pay the City Costs as incurred by the City. If there is a public improvement project to install the Improvements or any part thereof, the fee owner of the Property will be required to waive its right to appeal or contest the assessments prior to the City awarding a contract to install the Improvements.

4. Contemporaneously with execution of this Agreement, the Developer shall deposit with the City the sum of Twenty-Nine Thousand and No/100 Dollars ($29,000.00) in cash (the "Deposit") as a deposit toward the City Costs. Developer acknowledges that no work will proceed by the City until such time as the Deposit has been received by the City.

5. The Parties acknowledge and agree that, as redevelopment progresses, circumstances and events may necessitate revision of the Plans ("Revisions"). In the event the City, in its sole discretion, determines that Revisions are necessary:

a. The City shall notify the Developer in writing of the Revisions, the circumstances that necessitate the Revisions, and the anticipated effect of the Revisions on the City Costs ("Written Notice").

b. The Developer shall:

i. Deliver to the City written acknowledgement of receipt of the City's Written Notice and acceptance thereof.

ii. If the Written Notice states that the Revisions are anticipated to increase the City Costs, the Developer shall deposit additional cash with the City to increase the Deposit to cover 100 percent of the estimated City Costs. The City shall not be obligated to proceed with designing the Improvements until such payment is received.

6. The City shall apply the Deposit toward payment of the actual City Costs as the costs are incurred.

7. After the City completes the Study, the City shall deliver to the Developer a written statement of the actual City Costs and the application of the Deposit toward the City Costs (the "Statement"). If the Deposit(s) exceeds the City Costs, the City shall refund the balance to the Developer upon delivery of the Statement. If the City Costs exceed the Deposit, the Developer shall pay the shortfall to the City within thirty (30) days after receipt of the Statement.

8. The Developer represents and warrants to the City that the Developer has the right to provide the City with access to the Property in connection with designing the Improvements, and the Developer hereby authorizes the City to access the Property for such purpose.

9. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to be given when and if sent by certified mail, return receipt requested, postage prepaid, properly addressed as follows, or such other address as may hereafter be designated in writing by either of the Parties:

If to Developer: Real Estate Equities, ~~Inc~~ LLC.
Attn: Patrick Ostrom
579 Selby Avenue
St Paul, MN 55102

If to City: City of Apple Valley
Attn: Evan Acosta, Assistant City Engineer
7100 147th Street West
Apple Valley, MN 55124

With a copy to: Dougherty, Molenda, Solfest, Hills & Bauer P.A.
Attn: Robert B. Bauer, City Attorney
14985 Glazier Avenue, Suite 525
Apple Valley, MN 55124

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the date of approval of this Agreement by the City Council for the City.

Real Estate Equities, ~~Inc.~~ LLC.,
A Minnesota limited liability company

By: Pete Busse
Its: CFO

City of Apple Valley,
A Minnesota municipal corporation

By: Clint Hooppaw
Its: Mayor

By: Christina M. Scipioni
Its: City Clerk

ITEM: 4.M.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve agreement with Fendler Patterson Construction for Apple Valley Liquor Store #2 Interior Remodel	
Staff Contact:	**Department / Division:**
Charles Grawe, Assistant City Administrator	Administration

Action Requested:

Approve agreement with Fendler Patterson Construction for Apple Valley Liquor Store #2 Interior Remodel

Summary:

This is the initial phase of a planned two-phase project to remodel and upgrade Liquor Store #2. The primary reason for this project is to bring Liquor Store #2 into full ADA compliance. The project will also expand sales floor space and improve office space, break room space, customer traffic flow, and store security with enhanced sight lines. The contract is in the amount of $159,006.

Background:

The first phase of the project will completely remodel the front entrance/exit, creating an enclosed vestibule with automatic doors. The new vestibule configuration will allow customers to enter and exit freely and safely, as well as save the City energy costs, as the vestibule provides an extra barrier to the outside elements. The first phase scope will also relocate the register stations to the middle of the store, just behind the new vestibule. Relocating the registers will improve customer traffic flow and improve sight lines for security purposes. The front entry green awning will also be replaced with a new red awning to match the Apple Valley red color scheme.

The second phase of the project, planned for 2026, will relocate the office area currently at the front of the store to the back of store. The existing break room will be reconstructed and incorporated next to the new office space. The small stairways to the existing office and break room will be removed, improving access for employees. The sales floor carpet will be replaced with high-traffic tile and the decor will be upgraded to a more contemporary look. A small section of 'Vintage View' fine wine shelving will be added to mimic the other two store locations. The old off-white gondola shelving will be changed to a black-colored shelving for a richer and warmer feel, similar to Store #3. Bollards will be added between the front entrance and parking lot to protect the store from accidental car damage.

CNH Architects assisted staff by soliciting quotations from three firms. The quotations received

covered a base bid and two alternates:

Fendler Patterson Construction: $159,006
JT Egner Construction Co.: $168,962
Terra Construction: $195,240

Staff intends to use the City's standard agreement form.

Budget Impact:

The entire $159,006 for this project will be funded by Liquor Fund operations / cash reserves.

Attachments:

None

ITEM: 4.N.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Adopt Resolution directing preparation of plans and specifications for Project 2026-106, Apple Valley Additions Street and Utility Improvements Phase 2	
Staff Contact:	**Department / Division:**
Brandon Anderson, City Engineer	Public Works/Engineering

Action Requested:

Adopt Resolution directing preparation of plans and specifications for Project 2026-106, Apple Valley Additions Street and Utility Improvements Phase 2

Summary:

The City of Apple Valley 2026 Capital Improvement Program identifies potential utility replacement and street reconstruction work on the following Streets as part of the 2nd Phase of Apple Valley Additions Neighborhood in accordance with the updated CIP:

- Mcintosh Drive
- Regent Drive
- Fireside Drive

Scope of work includes total replacement of approx. 3,700 linear feet of sanitary sewer, water main and storm sewer and street reconstruction. A map of the proposed project area is attached (Figure 1).

The project development tasks for the proposed improvements would involve the following scope of work.

- Conduct a topographical field survey to collect ground elevation, utility locations, and surface features within the proposed work zone.
- Conduct a geotechnical investigation and soil borings within the work zone.
- Conduct a neighborhood informational meeting to discuss the project with residents.
- Prepare plans, specifications, and a project cost estimate and schedule for construction.
- Review project plans and cost estimates with the City Council prior to bid process.

The updated proposed 2026 phasing differs from the approved phasing plan per the feasibility report, but was adjusted due to the City's successful grant application to the Minnesota Pollution Control Agency (MPCA) for $5,000,000 to help with stormwater improvements identified in the

overall neighborhood plan. Also, the current 2025 Street and Utility Improvements Project (Apple Additions Phase 1) was originally designed with the intention of extending Redwell Lane and Cortland Drive during the following construction season of 2026. However, due to the MPCA grant award and timing of grant-related work, staff has adjusted the phasing plan to include additional pricing and scope of work to expand the current Phase 1 project limits to include Redwell Lane and Cortland Drive north to Baldwin Drive along with adjusting future phasing for the work associated with the grant. A separate Change Order action item is included for this work to accommodate the phasing changes and impact to residents.

Background:

On May 23, 2023, the City Council adopted resolution approving Feasibility Report for Project 2023-108, Apple Valley Additions Neighborhood Street and Utility Improvements.

Budget Impact:

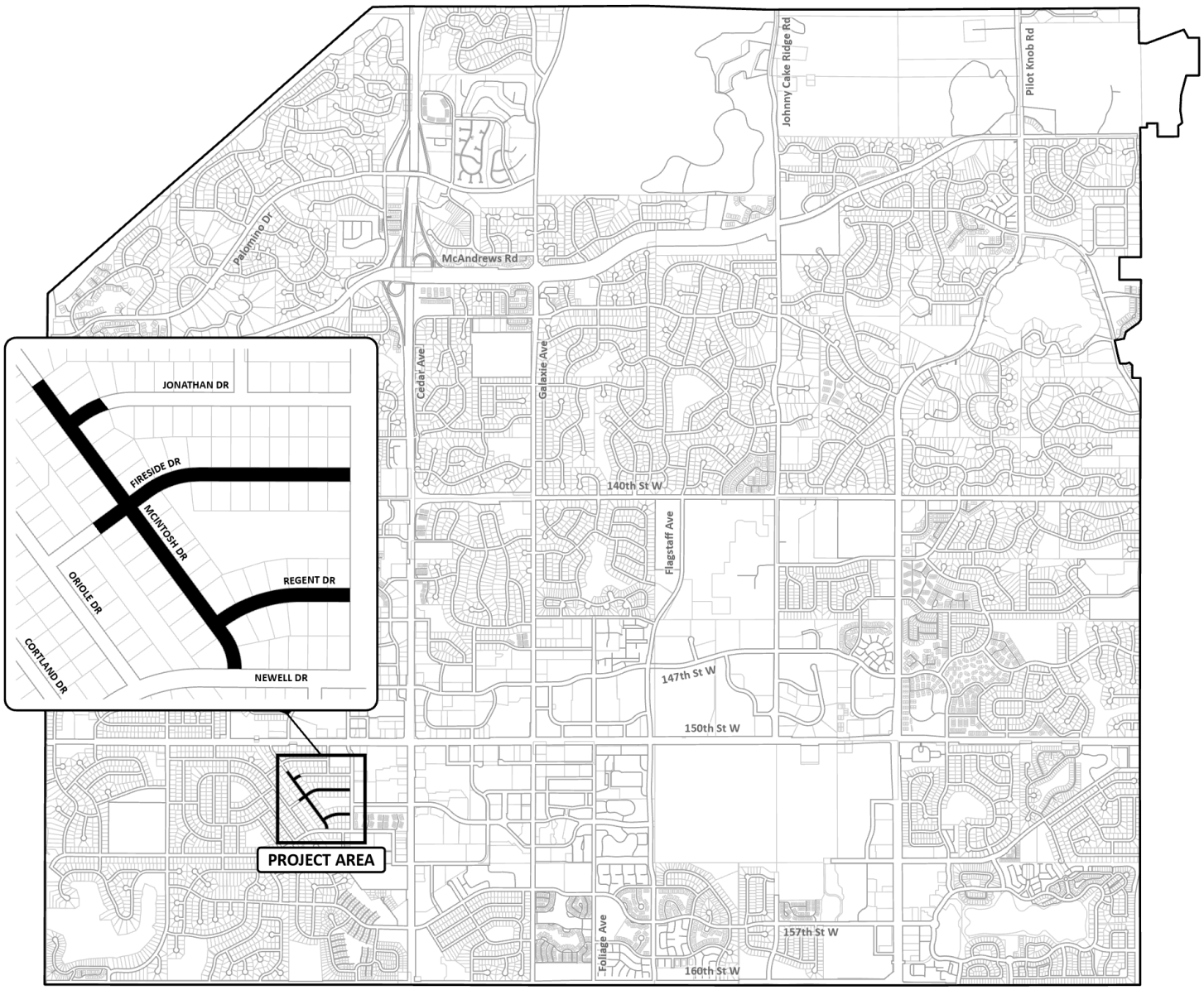
Project costs and funding included in the preliminary 2026 operating budget are summarized as follows:

Estimated Project Costs	
Construction Cost	$4,125,000
Indirect Costs	1,040,000
Total Estimated Cost	**$5,165,000.00**

Estimated Project Funding	
Sanitary Sewer Utility	$610,000
Water Utility	1,045,000
Storm Sewer Utility	1,010,000
Road Improvement Fund	2,450,000
Street Light	50,000
Total Estimated Funding	**$5,165,000.00**

Attachments:

1. Map
2. Resolution
3. Updated Overall Phasing Map



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Miles

Apple Valley

2026-106 APPLE VALLEY ADDITIONS STREET & UTILITY IMPROVEMENTS PHASE 2 FIGURE 1

CITY OF APPLE VALLEY

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION DIRECTING PREPARATION OF PLANS AND SPECIFICATIONS FOR PROJECT 2026-106, APPLE VALLEY ADDITIONS STREET AND UTILITY IMPROVEMENTS PHASE 2

WHEREAS, the City's Capital Improvements Program identifies streets for proposed infrastructure improvements in 2026; and

WHEREAS, the City Council has reviewed the scope of proposed improvements associated with the 2026-106, Apple Valley Additions Street and Utility Improvements Phase 2 project; and

WHEREAS, the City Council considers it to be in the best interest of the City to begin the process of information gathering and have plans and specifications prepared for said improvements scheduled for construction in the year 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that:

1. Improvement Project 2026-106, Apple Valley Additions Street and Utility Improvements Phase 2 is hereby established.

2. Staff is directed to conduct preliminary field work and prepare plans and specifications.

ADOPTED this 10th day of July, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

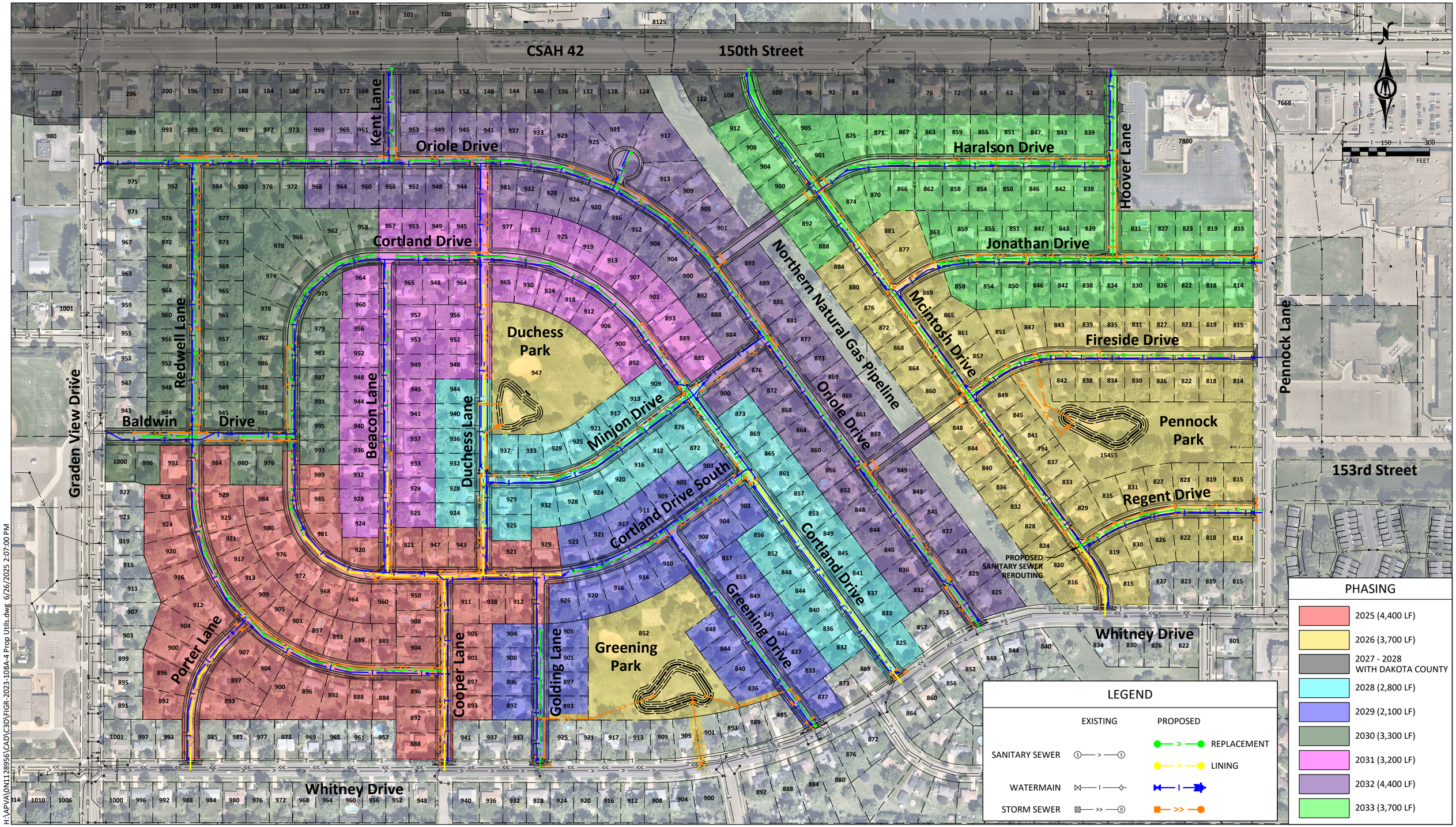
_____
Christina M. Scipioni, City Clerk

2023-108: Apple Valley Additions Neighborhood

City of Apple Valley

Figure 4: Proposed Utilities

July 2025



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ITEM: 4.O.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Adopt Resolution awarding agreement for Project 2024-102, Utility Improvements (Hayes Trail/Longridge Park)	
Staff Contact:	**Department / Division:**
Brandon Anderson, City Engineer	Public Works/Engineering

Action Requested:

Adopt Resolution awarding agreement for Project 2024-102, Utility Improvements (Hayes Trail/Longridge Park)

Summary:

On June 17, 2025, seven (7) bids were received for the 2024-102, Utility Improvements project (Hayes Trail/Longridge Park) as described within the attached bid tabulation. Bids ranged from $539,796.20 to $787,409.50.

UrbanEdge Solutions & Supply LLC submitted the low bid in the amount of $539,796.20. The low bid was $91,343.80 under the budgeted cost of $631,140.00.

This project is tentatively scheduled for construction in late summer/early fall of 2025.

A standard City agreement will be utilized for this project.

Background:

On May 22, 2025, City Council adopted Resolution 2025-82, approving plans and specifications and directing receipt of sealed bids for Project 2024-102, Utility Improvements (Hayes Trail/Longridge Park).

Since 1999, the City has been working with the homeowners along Hayes Trail and Harwell Avenue regarding standing water in the rear yards of several homes on Hayes Trail. The standing water has resulted in major flooding and ice problems in the winter. It was determined that there is a perched water table on the hill that is continuously seeping all year round, causing water issues.

In 2016, the City reconstructed Hayes Trail and installed drain tile on the road for residents to connect a sump to drain the water in their rear yards. There are currently 5 homes that drain to the drain tile that was installed.

In 2020, the drain tile became clogged, and the City made a repair at 15744 Hayes Trail.

Public Works Staff held an informal neighborhood meeting on July 30, 2024, to discuss the drainage concerns along the rear yards of Hayes Trail and Harwell Avenue as well as in Longridge Park. This meeting had about 12 residents in attendance and all were in favor of some storm sewer improvements to address the regular flooding that has occurred at this location.

In early 2025, the drain tile again clogged and flooding occurred in the rear yards of several homes as well as in the front yard of 15744 Hayes Trail.

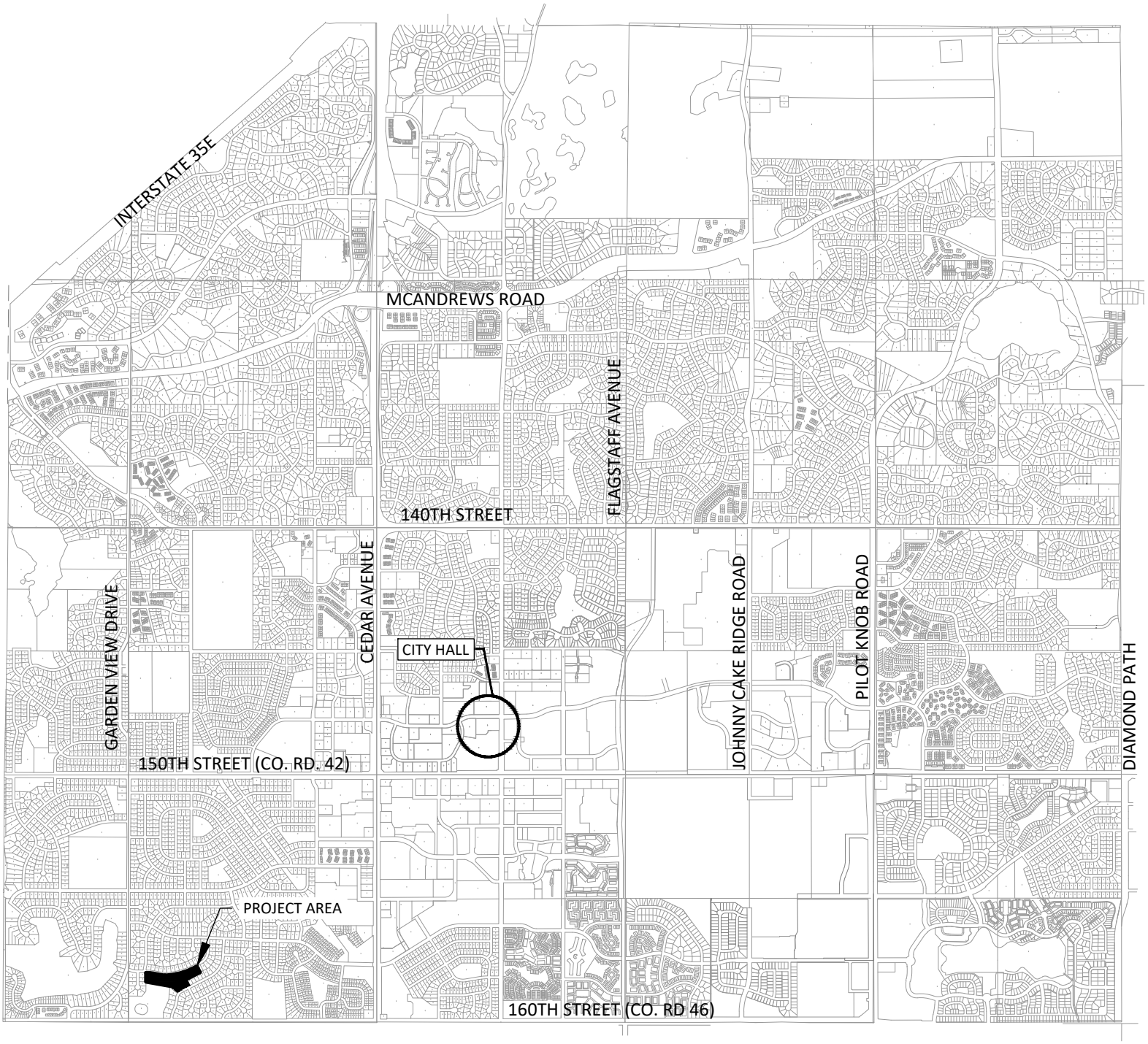
Budget Impact:

Estimated Project Costs:		
	Budgeted Costs	Awarded Costs
Construction Cost	$ 631,140	$ 539,796.20
Construction Contingency (10%)	63,114	63,114.00
Engineering, Contract Admin, Inspection, Testing, Survey	94,671	94,671.00
Total Estimated Cost	**$ 788,925**	**$ 697,581.20**

Estimated Project Funding		
	Budgeted Costs	Awarded Costs
Storm Sewer Utility Bond	$ 788,925	$ 697,581.20
Total Estimated Funding	**$ 788,925**	**$ 697,581.20**

Attachments:

1. Map
2. Resolution
3. Bid Tab



Hayes Trail/Longridge Park Utility Improvements Figure 1

2024-102

Apple Valley

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AWARDING AGREEMENT FOR PROJECT 2024-102
UTILITY IMPROVEMENTS (HAYES TRAIL/LONGRIDGE PARK)

WHEREAS, pursuant to an advertisement for bids for improvements identified as Project 2024-102, Utility Improvement (Hayes Trail/Longridge Park), bids were received, opened and tabulated according to law and the following bids were received complying with the advertisement: (Tabulation attached as Exhibit A), and;

WHEREAS, it appears UrbanEdge Solutions & Supply LLC is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota:

1. That the Mayor and City Clerk are hereby authorized and directed to enter into a contract with UrbanEdge Solutions & Supply LLC., for its base bid in the amount of $539,796.20 for the completion of Project 2024-102 according to the plans and specifications heretofore approved by the Council and on file in the office of the City Clerk.

2. The City Clerk is hereby authorized and directed to return to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

ADOPTED this 10th day of July, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

Project Name: Hayes Trail and Longridge Park Utility Improvements
City Project No.: 2024-102
Bid Opening: Tuesday, June 17,2025 at 10:00 A.M., C.S.T.
Electronic Bid- Quest CDN

Owner: City of Apple Valley

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

Brandon Anderson, P.E.
Registration No. 43332

Section Title	NO.	Item Description	Unit	Est Quantity	Engineer Estimate		UrbanEdge Solutions & Supply LLC		Minnesota Utilities & Excavating LLC		McNamara Contracting, Inc.		Max Steininger, Inc.		JL Theis, Inc.		Bituminous Roadways Inc.		Shoreline Landscaping LLC	
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Part 1 - HAYES TRAIL/LONGRIDGE PARK UTILITY IMPROVEMENTS																				
	1	MOBILIZATION	LUMP SUM	1	$58,000.00	$58,000.00	$35,000.00	$35,000.00	$17,000.00	$17,000.00	$15,000.00	$15,000.00	$41,916.41	$41,916.41	$17,000.00	$17,000.00	$30,000.00	$30,000.00	$35,000.00	$35,000.00
	2	TRAFFIC CONTROL	LUMP SUM	1	$6,000.00	$6,000.00	$1,500.00	$1,500.00	$2,500.00	$2,500.00	$1,325.00	$1,325.00	$1,336.86	$1,336.86	$2,000.00	$2,000.00	$7,201.00	$7,201.00	$1,810.00	$1,810.00
	3	REMOVE MANHOLE OR CATCH BASIN INCL CASTING	EACH	2	$650.00	$1,300.00	$765.00	$1,530.00	$1,167.00	$2,334.00	$625.00	$1,250.00	$912.91	$1,825.82	$500.00	$1,000.00	$500.00	$1,000.00	$1,380.00	$2,760.00
	4	REMOVE DRAINTILE CLEANOUT	EACH	1	$250.00	$250.00	$225.00	$225.00	$233.26	$233.26	$52.00	$52.00	$346.26	$346.26	$500.00	$500.00	$200.00	$200.00	$350.00	$350.00
	5	REMOVE DRAINTILE PIPE	LIN FT	190	$5.00	$950.00	$8.50	$1,615.00	$9.73	$1,848.70	$5.00	$950.00	$18.43	$3,501.70	$15.00	$2,850.00	$5.00	$950.00	$18.00	$3,420.00
	6	15" RC PIPE SEWER, CLASS 5, 0'-10' DEEP	LIN FT	966	$90.00	$86,940.00	$57.00	$55,062.00	$63.99	$61,814.34	$97.00	$93,702.00	$74.08	$71,561.28	$70.00	$67,620.00	$65.00	$62,790.00	$78.00	$75,348.00
	7	18" RC PIPE SEWER, CLASS 5, 0'-10' DEEP	LIN FT	491	$100.00	$49,100.00	$62.00	$30,442.00	$72.85	$35,769.35	$72.50	$35,597.50	$82.02	$40,271.82	$80.00	$39,280.00	$80.00	$39,280.00	$89.00	$43,699.00
	8	IMPROVED PIPE FOUNDATION WITH COARSE FILTER AGGREGATE INCL GEOTEXTILE FABRIC	TON	900	$40.00	$36,000.00	$65.00	$58,500.00	$54.35	$48,915.00	$45.00	$40,500.00	$79.07	$71,163.00	$45.00	$40,500.00	$45.00	$40,500.00	$75.00	$67,500.00
	9	4' DIA STORM CB, 8' DEEP, INCL R-4342 CSTG, HDPE ADJ RINGS, I&I BARRIER, AND CONCRETE STOOL (STO-8)	EACH	2	$4,000.00	$8,000.00	$6,600.00	$13,200.00	$3,896.74	$7,793.48	$6,500.00	$13,000.00	$6,044.48	$12,088.96	$5,000.00	$10,000.00	$2,750.00	$5,500.00	$8,130.00	$16,260.00
	10	4' DIA STORM CBMH, 8' DEEP, INCL R-4342 CSTG, HDPE ADJ RINGS, I&I BARRIER, AND CONCRETE STOOL (STO-7)	EACH	6	$5,000.00	$30,000.00	$7,250.00	$43,500.00	$4,798.01	$28,788.06	$6,400.00	$38,400.00	$6,887.81	$41,326.86	$5,000.00	$30,000.00	$3,500.00	$21,000.00	$8,340.00	$50,040.00
	11	5' DIA STORM CBMH, 8' DEEP, INCL R-4342 CSTG, HDPE ADJ RINGS, I&I BARRIER, AND CONCRETE STOOL (STO-7)	EACH	1.00	$7,000.00	$7,000.00	$9,500.00	$9,500.00	$5,468.46	$5,468.46	$7,400.00	$7,400.00	$8,524.34	$8,524.34	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$9,640.00	$9,640.00
	12	4' DIA STORM MH, 8' DEEP, INCL R-1642 CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	3	$5,000.00	$15,000.00	$6,500.00	$19,500.00	$4,264.61	$12,793.83	$6,625.00	$19,875.00	$7,571.57	$22,714.71	$5,000.00	$15,000.00	$5,000.00	$15,000.00	$8,812.00	$26,436.00
	13	4' STORM MANHOLE OVERDEPTH	LIN FT	2	$500.00	$1,000.00	$500.00	$1,000.00	$307.93	$615.86	$238.00	$476.00	$430.19	$860.38	$670.00	$1,340.00	$425.00	$850.00	$1,800.00	$3,600.00
	14	COARSE FILTER AGGREGATE FOR PIPE DRAIN INCL FILTER FABRIC	TON	240	$40.00	$9,600.00	$72.00	$17,280.00	$62.11	$14,906.40	$45.00	$10,800.00	$93.69	$22,485.60	$45.00	$10,800.00	$47.50	$11,400.00	$88.00	$21,120.00
	15	4" PERFORATED PVC SCH 40 PIPE DRAIN	LIN FT	770	$20.00	$15,400.00	$21.50	$16,555.00	$17.11	$13,174.70	$40.00	$30,800.00	$19.96	$15,369.20	$40.00	$30,800.00	$17.75	$13,667.50	$20.00	$15,400.00
	16	CONNECT INTO DRAINAGE STRUCTURE (NEW DRAINTILE)	EACH	13	$450.00	$5,850.00	$400.00	$5,200.00	$222.27	$2,889.51	$625.00	$8,125.00	$961.67	$12,501.71	$1,600.00	$20,800.00	$310.00	$4,030.00	$1,120.00	$14,560.00
	17	CONNECT INTO DRAINAGE STRUCTURE OR PIPE (EXISTING DRAINTILE)	EACH	8	$750.00	$6,000.00	$400.00	$3,200.00	$1,001.28	$8,010.24	$625.00	$5,000.00	$961.67	$7,693.36	$1,600.00	$12,800.00	$315.00	$2,520.00	$1,120.00	$8,960.00
	18	CONNECT TO EXISTING STORM SEWER PIPE	EACH	2	$2,500.00	$5,000.00	$2,000.00	$4,000.00	$1,692.35	$3,384.70	$1,350.00	$2,700.00	$1,510.68	$3,021.36	$1,600.00	$3,200.00	$1,250.00	$2,500.00	$2,430.00	$4,860.00
	19	CLEARING	TREE	17	$600.00	$10,200.00	$530.00	$9,010.00	$605.00	$10,285.00	$2,100.00	$35,700.00	$748.64	$12,726.88	$995.00	$16,915.00	$585.00	$9,945.00	$820.00	$13,940.00
	20	GRUBBING	TREE	16	$400.00	$6,400.00	$215.00	$3,440.00	$275.00	$4,400.00	$525.00	$8,400.00	$320.84	$5,133.44	$495.00	$7,920.00	$265.00	$4,240.00	$380.00	$6,080.00
	21	SALVAGE AND REINSTALL FENCE (ALL TYPES)	LIN FT	390	$100.00	$39,000.00	$38.00	$14,820.00	$38.00	$14,820.00	$50.00	$19,500.00	$92.58	$36,106.20	$110.00	$42,900.00	$90.00	$35,100.00	$98.00	$38,220.00
	22	TEMPORARY FENCE	LIN FT	390	$7.00	$2,730.00	$5.00	$1,950.00	$4.00	$1,560.00	$3.75	$1,462.50	$4.28	$1,669.20	$3.00	$1,170.00	$5.25	$2,047.50	$12.00	$4,680.00
	23	EXCAVATION - COMMON (EV) (P)	CU YD	4,450	$15.00	$66,750.00	$6.00	$26,700.00	$8.39	$37,335.50	$6.00	$26,700.00	$11.12	$49,484.00	$16.00	$71,200.00	$31.00	$137,950.00	$18.00	$80,100.00
	24	COMMON EMBANKMENT (CV) (P)	CU YD	4,110	$10.00	$41,100.00	$6.00	$24,660.00	$6.49	$26,673.90	$6.00	$24,660.00	$10.28	$42,250.80	$15.00	$61,650.00	$26.00	$106,860.00	$15.00	$61,650.00
	25	DECIDUOUS TREE 2" CAL B&B	TREE	12	$800.00	$9,600.00	$940.00	$11,280.00	$2,000.00	$24,000.00	$825.00	$9,900.00	$614.96	$7,379.52	$1,000.00	$12,000.00	$800.00	$9,600.00	$765.00	$9,180.00
	26	CONIFEROUS TREE 6' HT B&B	TREE	4	$800.00	$3,200.00	$885.00	$3,540.00	$3,000.00	$12,000.00	$1,100.00	$4,400.00	$588.22	$2,352.88	$1,000.00	$4,000.00	$700.00	$2,800.00	$735.00	$2,940.00
	27	PRUNE TREES	HOUR	8	$400.00	$3,200.00	$525.00	$4,200.00	$500.00	$4,000.00	$200.00	$1,600.00	$267.37	$2,138.96	$177.00	$1,416.00	$675.00	$5,400.00	$350.00	$2,800.00
	28	EROSION CONTROL SUPERVISOR	LUMP SUM	1	$3,000.00	$3,000.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$2,300.00	$2,300.00	$5,000.00	$5,000.00	$1,500.00	$1,500.00
	29	STORM DRAIN INLET PROTECTION	EACH	12	$300.00	$3,600.00	$395.00	$4,740.00	$575.00	$6,900.00	$250.00	$3,000.00	$125.00	$1,500.00	$178.00	$2,136.00	$150.00	$1,800.00	$165.00	$1,980.00
	30	STABILIZED CONSTRUCTION EXIT (LV)	CU YD	40	$60.00	$2,400.00	$55.00	$2,200.00	$104.00	$4,160.00	$50.00	$2,000.00	$31.25	$1,250.00	$55.00	$2,200.00	$25.00	$1,000.00	$1,500.00	$60,000.00
	31	SILT FENCE, TYPE MACHINE SLICED	LIN FT	600	$5.00	$3,000.00	$3.15	$1,890.00	$3.00	$1,800.00	$3.25	$1,950.00	$5.56	$3,336.00	$3.00	$1,800.00	$2.00	$1,200.00	$2.50	$1,500.00
	32	SANDY CLAY LOAM TOPSOIL BORROW (LV)	CU YD	150	$45.00	$6,750.00	$40.00	$6,000.00	$64.40	$9,660.00	$53.00	$7,950.00	$38.48	$5,772.00	$50.00	$7,500.00	$50.00	$7,500.00	$38.00	$5,700.00
	33	COMPOST GRADE 2 (LV)	CU YD	150	$45.00	$6,750.00	$49.00	$7,350.00	$66.00	$9,900.00	$53.00	$7,950.00	$41.37	$6,205.50	$50.00	$7,500.00	$45.00	$6,750.00	$48.00	$7,200.00
	34	SODDING TYPE LAWN	SQ YD	5,800	$9.00	$52,200.00	$12.75	$73,950.00	$14.10	$81,780.00	$12.50	$72,500.00	$8.88	$51,504.00	$13.00	$75,400.00	$8.50	$49,300.00	$7.00	$40,600.00
	35	FERTILIZER TYPE 3	LB	440	$2.50	$1,100.00	$1.60	$704.00	$1.35	$594.00	$1.15	$506.00	$1.34	$589.60	$1.00	$440.00	$1.00	$440.00	$2.00	$880.00
	36	SEEDING	ACRE	0	$3,250.00	$845.00	$2,120.00	$551.20	$3,575.00	$929.50	$2,000.00	$520.00	$6,470.40	$1,682.30	$1,000.00	$260.00	$2,500.00	$650.00	$5,800.00	$1,508.00
	37	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	1,230	$4.00	$4,920.00	$2.40	$2,952.00	$2.00	$2,460.00	$2.75	$3,382.50	$2.57	$3,161.10	$3.00	$3,690.00	$1.50	$1,845.00	$2.15	$2,644.50
	38	SEED MIXTURE 25-151	LB	60	$8.00	$480.00	$10.50	$630.00	$4.35	$261.00	$8.87	$532.20	$9.89	$593.40	$8.00	$480.00	$3.25	$195.00	$8.00	$480.00
	39	WATER FOR TURF ESTABLISHMENT	MGAL	530	$45.00	$23,850.00	$37.00	$19,610.00	$67.10	$35,563.00	$70.00	$37,100.00	$58.82	$31,174.60	$40.00	$21,200.00	$23.50	$12,455.00	$80.00	$42,400.00
	40	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	8	$225.00	$1,800.00	$195.00	$1,560.00	$402.00	$3,216.00	$300.00	$2,400.00	$146.82	$1,174.56	$125.00	$1,000.00	$150.00	$1,200.00	$83.00	$664.00
TOTAL PART 1 - HAYES TRAIL/LONGRIDGE PARK UTILITY IMPROVEMENTS						**$634,265.00**		**$539,796.20**		**$561,787.79**		**$598,065.70**		**$646,694.57**		**$655,567.00**		**$666,666.00**		**$787,409.50**
		TOTAL PART 1 - HAYES TRAIL/LONGRIDGE PARK UTLITY IMPROVEMENTS				**$634,265.00**		**$539,796.20**		**$561,787.79**		**$598,065.70**		**$646,694.57**		**$655,567.00**		**$666,666.00**		**$787,409.50**
		TOTAL BASE BID				**$634,265.00**		**$539,796.20**		**$561,787.79**		**$598,065.70**		**$646,694.57**		**$655,567.00**		**$666,666.00**		**$787,409.50**
		Contractor					nEdge Solutions & Supply LLC		MN Utilities & Excavating LLC		McNamara Contracting, Inc.		Max Steininger, Inc.		JL Theis, Inc.		Bituminous Roadways Inc.		Shoreline Landscaping LLC	
		Address					5656 Independence Ave		13932 Lake Drive		16700 Chippendale Ave		3080 Lexington Ave S.		16690 Greyston Ln		1520 Commerce Dr		29159 Ivywood Trail	
		Address					Lonsdale, MN 55046		Columbus, MN 55025		Rosemount, MN 55068		Eagan, MN 55121		Jordon, MN 55352		Mendota Heights, MN 55120		Chisago City, MN 55013	
		Phone					952-234-0964		651-464-5532		651-322-5500		651-454-6620		952-492-3888		651-686-7001		651-257-2655	
		Representative					Ryan Kniefel		Charlie Wilson		Mike McNamara		Mike Van Handel		Jamie Theis		Pam Hague		Stephan McLafferty	
		Title					Owner		President		President		Owner		President		Secretary		President	
		Bid Bond					5.00%		5.00%		5.00%		5.00%		5.00%		5.00%		5.00%	

ITEM: 4.P.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve joint powers agreement with the Dakota County Drug Task Force for drug detection dog handler	
Staff Contact:	**Department / Division:**
Greg Dahlstrom, Deputy Police Chief	Police

Action Requested:

Approve a joint powers agreement with the Dakota County Drug Task Force for drug detection dog handler

Summary:

This City Council action establishes a joint powers agreement between the City and the Dakota County Drug Task Force to assign an officer as a drug detection dog handler.

Background:

The Apple Valley Police Department has assigned a detective to the Dakota Drug Task Force for over 20 years. Due to turnover, the task force was in need of a dog handler to conduct drug detection operations. As it were, our current detective assigned to the task force was a handler at his previous employer and had the requisite experience to train a new dog. The agreement will be mutually beneficial to both the task force and the police department as canine services for drug detection are always needed. The dog is a single-purpose drug detection dog and will not be trained in apprehension or tracking.

Budget Impact:

Per the current collective bargaining agreement, the handler will be eligible for maintenance time to care for the dog on his off-days. The total expense, per year, is $4,290. The dog is owned by the task force which also pays for food, vet bills, and and needed vehicle modifications.

Attachments:

1. Joint Powers Agreement

Docusign Envelope ID: C5C2DA9E-3472-48AB-A272-F0D1EB566324

JOINT POWERS AGREEMENT BETWEEN THE DAKOTA COUNTY DRUG TASK FORCE AND THE CITY OF APPLE VALLEY FOR DRUG DETECTION DOG HANDLER

THIS AGREEMENT is made and entered into by and between the Dakota County Drug Task Force (DCDTF), a joint powers organization acting through the Dakota County Drug Task Force Administrative Board (Board) and the City of Apple Valley (City).

WHEREAS, the Dakota County Drug Task Force (DCDTF) was created pursuant to a Joint Powers Agreement of certain member cities in Dakota County, the City of Apple Valley, and the County of Dakota (County) pursuant to authority conferred upon the parties by Minnesota Statutes §471.59 (Joint Powers Agreement); and

WHEREAS, the DCDTF is governed by the Board; and

WHEREAS, the Board has the authority to enter into any contract necessary or proper for the exercise of its powers or the fulfillment of its duties and the Board may authorize the Chair of the Board to execute contracts on behalf of the Board; and

WHEREAS, the DCDTF and the Board are in need of an Officer to perform Drug Detection Dog handling responsibilities; and

WHEREAS, the City, through its Police Department, is willing to assign an officer with the requisite skills and training to perform Drug Detection Dog handling responsibilities.

NOW, THEREFORE, in consideration of the mutual promises and benefits that each party shall derive from this Agreement, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

ARTICLE I
RESPONSIBILITIES OF THE PARTIES

1.1 Responsibilities of the DCDTF

a. Pay for acquisition costs of the Drug Detection Dog (Dog). The Dog shall remain the property of the DCDTF except as otherwise provided in this Agreement.

b. Pay for the food, veterinarian services, equipment and supplies, certification, boarding and miscellaneous costs of the Dog.

c. Obtain and maintain a rider to the DCDTF insurance policy to cover liability related to the Dog and the Drug Detection Dog Officer Handler (Officer).

d. Pay for the costs of training the Dog and Handler. All training costs shall be approved by the Board.

e. Pay the costs of converting a vehicle, provided by the City, to make the vehicle suitable for holding and transporting the Dog, and pay for the costs of removing installed equipment from the City vehicle if the Agreement is subsequently terminated by either party.

1.2 Responsibilities of the City

a. Provide an Officer who is an experienced, licensed peace officer trained in handling drug detection dogs, who will constitute the Agent assigned to the DCDTF for the City.

b. Pay the compensation of the Officer as provided in the DCDTF Joint Powers Agreement, including but not limited to extra compensation, if any, for the Officer's extra training and overtime resulting from the Dog handling responsibilities.

c. Provide a vehicle suitable for holding and transporting the Dog, which the City will own or lease. The City must insure and maintain the vehicle. The vehicle will constitute the Officer's vehicle that is required in the DCDTF Joint Powers Agreement.

ARTICLE II
TERM OF AGREEMENT

Notwithstanding the date of signatures on this Agreement, the City shall provide services commencing on June 5, 2025 continuing through June 5, 2031, or until termination in accordance with Article III of this Agreement.

ARTICLE III
TERMINATION

Either party may terminate this Agreement upon thirty (30) days' notice to the other party with or without cause.

ARTICLE IV
DEPRECIATION AND SERVICE LIFE OF THE DOG

4.1 The expected Service Life of the Dog is ten (10) years.

a. The Service Life of the Dog may be shortened or extended due to the health of the Dog.

b. If at any time prior to the end of the Service Life of the Dog, the City is unable to continue to provide the Officer and vehicle, the DCDTF Board shall determine whether to retrain the Dog with a new handler or allow the City to purchase the Dog.

4.2 In the event the JPA is terminated prior to the end of the service life of the Dog, its value shall be calculated as depreciating at a rate of $1,050 per year for the Term of the Agreement. This amount is based upon the purchase price paid for the Dog from the vendor, divided over 10 years.

ARTICLE V
DISPOSITION OF PROPERTY UPON TERMINATION

5.1 If prior to the end of the Term of this Agreement the DCDTF discontinues use of the Dog, or the City is unable to continue to provide the Officer and the vehicle, the City shall, at its option, have the right to purchase the dog for a depreciated value. The deprecated value of the Dog shall be determined on a pro-rated basis of $87.50/month calculated as described in 4.2 above.

5.2 If the agreement is terminated by either party prior to the end of the Term of this Agreement, the City shall return to the DCDTF the conversion equipment installed in the vehicle.

ARTICLE VI
AUTHORIZED REPRESENTATIVES AND LIAISONS

6.1 Authorized Representatives. The following named persons are designated the Authorized Representatives of the parties for purposes of this Agreement. These persons have authority to bind the party they represent and to consent to modifications, except that the authorized representatives shall have only the authority specifically or generally granted by their respective governing boards. Notice required to be provided pursuant to this Agreement shall be provided to the following named persons and addresses unless otherwise stated in this Agreement, or in a modification of this Agreement.

DCDTF:
Matt Smith
DCDTF Chair, or successor
P.O. Box 21304
Eagan, MN 55121
Telephone: 651-994-6220

City of Apple Valley:
Nick Francis
Police Chief, or successor
7100 147th St W
Apple Valley, MN 55124
Telephone: 952-953-2700

In addition, notification to the DCDTF regarding termination of this Agreement by the other party shall be provided to the Office of the Dakota County Attorney, Civil Division, 1560 Highway 55, Hastings, MN 55033.

6.2 Liaisons. To assist in the day-to-day performance of this Agreement and to ensure compliance and provide ongoing consultation, a liaison shall be designated by the City and the DCDTF. The City and the DCDTF shall keep each other continually informed, in writing, of any change in the designated liaison. At the time of execution of this Agreement, the following persons are the designated liaisons:

DCDTF:
Capt. Joshua Fahey, Commander
P.O. Box 21304
Eagan, MN 55121
Telephone: 651-994-6220

City of Apple Valley:
Deputy Chief Greg Dahlstrom
7100 147th St W
Apple Valley, MN 55124
Telephone: 952-953-2700

ARTICLE VII
GENERAL PROVISIONS

7.1 Government Data Practices Act. The DCDTF and the City must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided under this Agreement and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the parties under this Agreement. The civil remedies of Minn. Stat. §13.08 apply to the release of the data referred to in this clause by either the City or the DCDTF.

7.2 Audits/Access to Records. Each entity shall allow the other entity access to its records at reasonable hours, including all books, records, documents, and accounting procedures and practices relevant to the subject matter of this Agreement, for purposes of audit.

7.3 Governing Law, Jurisdiction and Venue. Minnesota Law, without regard to its choice of law provisions governs this Agreement. Venue for all legal proceedings involving the Agreement, or its breach, must be in the appropriate state or federal court, with competent jurisdiction in Dakota County, Minnesota.

7.4 Merger. This Agreement is the final expression of the agreement of the parties and the complete and exclusive statement of the terms agreed upon and shall supersede all prior negotiations, understandings, or agreements.

7.5 Severability. The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid or unenforceable, such rendering shall not affect the validity and enforceability of the remainder of this Agreement unless the part or parts that are void, invalid or otherwise unenforceable shall substantially impair the value of the entire Agreement with respect to either party.

7.6 Amendments. Any amendments to this Agreement must be in writing and will not be effective until it has been executed and approved by the individuals who signed the original Agreement, or their successors in office.

Docusign Envelope ID: C5C2DA9E-3472-48AB-A272-F0D1EB566324

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

Approved as to form

/s/ Dain Olson 6/4/25
Assistant County Attorney/Date
County Attorney File No. KS-25-296

DAKOTA COUNTY DRUG TASK FORCE

Signed by:
By: Matt Smith
6D688D09FE34BF...
Matt Smith, Chair

Date of Signature 06/06/2025 | 1:19 PM CDT

CITY OF APPLE VALLEY

By: _____
Clint Hooppaw, Mayor

Date of Signature _____

By: _____
Christina M. Scipioni, City Clerk

Date of Signature _____

docusign

Certificate Of Completion

Envelope Id: C5C2DA9E-3472-48AB-A272-F0D1EB566324
Status: Completed
Subject: Complete with Docusign: Final K-9 JPA Jun. 2025-2031 DTF Apple Valley DLO Approved as to form ...
Source Envelope:
Document Pages: 4
Signatures: 1
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Joshua Fahey
1590 Highway 55
Hastings, MN 55033
Joshua.Fahey@co.dakota.mn.us
IP Address: 207.171.96.2

Record Tracking

Status: Original
6/6/2025 11:05:40 AM
Security Appliance Status: Connected
Storage Appliance Status: Connected

Holder: Joshua Fahey
Joshua.Fahey@co.dakota.mn.us
Pool: StateLocal
Pool: Dakota County

Location: DocuSign

Location: Docusign

Signer Events	Signature	Timestamp
Matt Smith matt.smith@burnsvillemn.gov Security Level: Email, Account Authentication (None)	Signed by: Matt Smith 5D5885D99FE34BF Signature Adoption: Pre-selected Style Using IP Address: 156.98.108.1	Sent: 6/6/2025 11:06:22 AM Viewed: 6/6/2025 1:19:24 PM Signed: 6/6/2025 1:19:47 PM

Electronic Record and Signature Disclosure:
Accepted: 6/6/2025 1:19:24 PM
ID: 67807c12-b455-4435-bbb2-f48e350a7261

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/6/2025 11:06:22 AM
Certified Delivered	Security Checked	6/6/2025 1:19:24 PM
Signing Complete	Security Checked	6/6/2025 1:19:47 PM
Completed	Security Checked	6/6/2025 1:19:47 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Dakota County (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Dakota County:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: bruce.peters@co.dakota.mn.us

To advise Dakota County of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at bruce.peters@co.dakota.mn.us and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from Dakota County
To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to bruce.peters@co.dakota.mn.us and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.
To withdraw your consent with Dakota County

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an e-mail to bruce.peters@co.dakota.mn.us and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	• Allow per session cookies

	• Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Dakota County as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Dakota County during the course of my relationship with you.

ITEM: 4.Q.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve agreement with Conference Technologies Inc. for the 2025 Audio and Presentation System Replacement	
Staff Contact:	**Department / Division:**
Charles Grawe, Assistant City Administrator	Administration

Action Requested:

Approve agreement with Conference Technologies Inc. for the 2025 Audio and Presentation System Replacement

Summary:

The Cities of Apple Valley, Farmington, and Rosemount work collectively through a joint powers cable commission. The commission oversees technology upgrades in the control rooms and council chambers of the three cities. This project is a planned equipment upgrade specific to the Apple Valley Municipal Center and is not a shared-cost project with the other cities. The proposed agreement cost is $107,123.89.

Background:

This upgrade focuses on replacing the audio and presentation systems in Apple Valley's council chambers and control room. The City is part of the University of Minnesota Cooperative Purchasing Contract and the services under this agreement are being provided under the terms of that joint purchasing contract. Staff intends to use the City's standard agreement form, with a provision allowing for a 60 percent downpayment for the equipment purchase. Staff recommends approval of this agreement with CTI for the quoted amount.

Budget Impact:

The total project cost of $107,123.89 will be funded through Apple Valley's PEG fund, which supports cable-related capital projects.

Attachments:

None

ITEM: 4.R.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve agreement with Honeywell International, Inc., for maintenance and repairs services of fire station alerting system at Fire Station 2	
Staff Contact:	**Department / Division:**
Matt Nelson, Fire Chief	Fire

Action Requested:

Approve agreement with Honeywell International, Inc., for maintenance and repairs services of fire station alerting system at Fire Station 2

Summary:

When Fire Station 2 was rebuilt in 2024 it had a fire station alerting system installed in the building. This system is the Phoenix G2 Fire Station Alerting System, which is by Honeywell International Inc, through its US Digital Designs group. This agreement is for software maintenance and hardware repair of the system that is installed at Fire Station 2.

The fire station alerting system notifies any firefighter that is in the fire station at the time of an incident. It accomplishes this by voice notification over the speakers in the building and describes what the incident type is and the location. There are lights on some of the speakers that light up as another form of notification, as well as signboards throughout the building that display the address, incident type, units that were dispatched, and a running timer from the time the incident was dispatched. Besides the voice notification at the time the incident is dispatched, this system also assists the firefighters that are responding from home once they get to the station.

The proposed agreement is for an initial term of one year, with the option to renew for four additional one-year terms. The annual fee is equal to the total sales price for all hardware, software, and other tangible goods or equipment that is a part of this system, multiplied by 0.10. For this initial term, the quote is $5,495.76.

This agreement has been reviewed by the city attorney's office. The Fire Department proposes to enter into an agreement with Honeywell International Inc.

Background:

N/A

Budget Impact:

Funding to support this agreement is accounted for in the annual Fire Department budget.

Attachments:

1. Agreement

US DIGITAL DESIGNS
by Honeywell

SERVICE AGREEMENT

This Service Agreement ("Agreement") is made by and between Honeywell International Inc., through its US Digital Designs group ("Honeywell"), with its principal place of business at 1150 W. Grove Parkway, Suite 110, Tempe, Arizona 85283, and the following entity ("Customer"):

City of Apple Valley
Attn: Matt Nelson, Fire Chief
7100 147th Street West
Apple Valley, MN 55124-7519
matt.nelson@applevalleymn.gov

Recitals. Customer requires Honeywell to provide Software maintenance and Hardware repair services for the Phoenix G2 Fire Station Alerting System Products (as those terms are defined below) acquired and implemented by Customer. Honeywell has agreed to service the Customer's System (as defined below) pursuant to the terms, conditions, and limitations of this Agreement. In consideration of the forgoing, and for other good and valuable consideration, the Parties hereby agree to the terms set forth in this Agreement.

1. **Definitions**. For purposes of this Agreement, the following terms shall have the following meanings:

a. "Additional Services" shall have the meaning set forth in Section 9 below;

b. "Application or App" shall mean the *Phoenix G2 FSA Mobile Application* for iOS and Android mobile devices.

c. "Commencement Date" shall be **09 July, 2025**

d. "Hardware" means a physically tangible electro-mechanical system or sub-system and associated documentation provided to Customer by Honeywell, provided however, Hardware shall not include any televisions or monitors manufactured by third parties;

e. "Emergency Support" means telephone access for "Customer's System Administrator" (as defined below) to Honeywell's senior staff and engineers in the event of a Mission Critical Failure.

f. "Mission Critical Failure" means a failure in the materials, workmanship or design of the System that causes any fire station served by the System to be

incapable of receiving dispatches through all communications paths, provided however, that any such failure caused by operator error, internet or telephony service outages, misuse or neglect of the System or any cause outside of Honeywell's direct control does not constitute a Mission Critical Failure.

g. "Services" shall have the meaning set forth in Section 3, below;

h. "Software" means software programs, including embedded software, firmware, executable code, linkable object code, and source code, including any updates, modifications, revisions, customization requested by Customer, copies, documentation, and design data that are licensed to Customer by Honeywell;

i. "System" means all Hardware and Software purchased by Customer either directly from Honeywell or authorized Honeywell Reseller under any contract, purchase order, or arrangement that is used exclusively by Customer as part of its fire station alerting system, provided however, that the term "System" specifically excludes any components, hardware, or software provided by third parties, including without limitation Customer's computers, lap tops, computer peripherals, monitors, televisions, routers, switches, operating systems, computer programs, applications, internet and network connections, and any other parts or items not provided to Customer directly by Honeywell;

j. "Term" means the period of time during which this Agreement is in effect, including the Initial Term and all Additional Terms, as defined in Section 13 below.

2. **Honeywell Scope of Services**. During the Term of this Agreement, Honeywell agrees to provide Hardware repair service and Software updates and maintenance for the System (collectively the "Services"). Subject to all other terms and conditions contained in the Agreement, the Services shall include the following:

a. Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding Honeywell holidays;

b. Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding Honeywell holidays;

c. Emergency Support, available 24 hours per day, for Customer's System Administrator in the event of a Mission Critical Failure;

d. Updates for all System Software, as and when released by Honeywell;

e. Twenty-four (24) App licenses per each ATX Station Controller that is part of the System and covered under this Agreement. Use of the App shall be strictly governed by the *Mobile Application End User's Agreement* that must be accepted by each user at the time the software is downloaded.

f. Advance replacement of defective or malfunctioning Hardware (not otherwise covered under the Honeywell warranty applicable to the Hardware) subject to Honeywell's Return Material Authorization ("RMA") Process described below; and

g. Ground shipping for the return of repaired Hardware.

3. **Claims**. Prior to requesting Services, Customer is encouraged to review Honeywell's online help resources. Thereafter, to make a valid claim hereunder, either Customer must contact Honeywell technical support and describe the problem or defect with specificity. The first such contact must occur during the Term. Honeywell's technical support contact information can be found on Honeywell's web site: http://stationalerting.com/service-support/. Customer must use its best efforts to assist in diagnosing defects, follow Honeywell's technical instructions, and fully cooperate in the diagnostic process. Failure to do so shall relieve Honeywell of any further obligation hereunder.

4. **Advance Replacement of Hardware**. If a Hardware component requires repair during the Term, Customer shall initiate the RMA process as described below. Upon approval, Honeywell will cause shipment of a replacement Hardware component to Customer prior to the defective Hardware component being returned to Honeywell for repair. The replacement Hardware will be a product that is new or equivalent to new in performance and reliability and is at least functionally equivalent to the original Hardware. When a product is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Replaced Hardware provided by Honeywell in fulfillment of the Services must be used in the System to which this Agreement applies.

5. **Return Material Authorization Process.** If Customer makes a claim for an advanced replacement of a Hardware component during the Term, Customer shall provide Honeywell with the Hardware component model and serial number and failure information to initiate the RMA process. Upon Honeywell's issuance of the RMA, Honeywell will send the replacement Hardware, shipped postage paid ground shipping to the address provided by Customer. RMA requests approved between 12:00 a.m. and 2:00 p.m. Mountain Standard Time are shipped on the same business day. After 2:00 p.m. Mountain Standard Time, the replacement Hardware is shipped on the next business day. All RMA requests are processed on the business day on which the request was received, excluding holidays. Included with the shipped package will be return shipment instructions and a pre-paid return shipping label for the hardware that Customer is returning. The original hardware must be returned in the shipping box provided by Honeywell. No goods will be accepted for exchange or return without a pre-approved RMA number. The original hardware must be shipped back within 10 days of receiving the replacement. Failure to return the original hardware will cause Customer to incur a replacement charge equal to full market value of the replacement Hardware.

6. No Fault Found. Honeywell reserves the right to charge 50% of the standard repair price if the returned Hardware is found to have no fault. Customer understands that this fee is intended to discourage return of Hardware prior to proper troubleshooting or return because the

Hardware is "old." Hardware returns will not be allowed if, upon examination of the returned Hardware component, it is determined that the Hardware was subjected to accident, misuse, neglect, alteration, improper installation, unauthorized repair or improper testing. In such event, Honeywell shall invoice Customer for the full market value of the replacement Hardware.

7. **Limitations**. The Services specifically and expressly exclude any repair, software installation, update, or other service that is necessitated by the Customer's misuse or neglect of the System, damage arising from Customer's failure to follow instructions relating to the product's use, cosmetic damage, including but not limited to scratches, dents and broken plastic on ports, alterations or repairs to the System made by any person other than an authorized Honeywell representative, failure of environmental controls or improper environmental conditions, modification to alter functionality or capability without the written permission of Honeywell, use with non-Honeywell products, any damage caused by fire, flood, vandalism, terrorism, riot, storm, lightning, or other acts of nature or civil unrest. The Services shall not include disassembly or re-installation of any Hardware at Customer's site. The Services shall not include the repair of any Hardware that is determined to be obsolete or irreparable in Honeywell's sole discretion. The Services shall not include repair or replacement of televisions or monitors manufactured by third parties. Repair or replacement of such components shall be subject exclusively to the manufacturer's warranty, if any. Honeywell shall not be liable to provide Services at any time when Customer is in breach of any obligation to Honeywell under this Agreement or any other contract.

8. **Additional Services by Honeywell**. Except for the Services, all other acts or performances requested or required of Honeywell by Customer ("Additional Services") will be charged at Honeywell's then current rates and will be in addition to all other fees and charges payable by Customer under this Agreement. Additional Services shall include (without limitation) Customer's use of Emergency Support in the absence of a Mission Critical Failure and any Services provided by Honeywell on a rush basis or during hours not included in the description of the Services set forth above. Customer shall pay all invoices for Additional Services within 30 days. Invoices remaining unpaid for more than 30 days shall bear interest at 18% per annum.

9. **Authorized Support Contacts**. In order to facilitate Honeywell's delivery of the Services, Customer shall appoint a minimum of one and a maximum of three contact people who are each authorized to make use of the support services ("Authorized Contacts"). The Customer must ensure that the Authorized Contacts have adequate expertise and experience to make an accurate description of malfunctions to make it possible for Honeywell to handle reports efficiently. Customer is responsible to select those personnel for this task who are suitable for it by means of training and function, and who have knowledge of Customer's network, hardware, and software systems. The Authorized Contacts must also have completed Honeywell product training.

At least one Authorized Contact should be available to assist Honeywell as needed during the support process. Authorized Contacts are responsible for coordinating any actions needed by Customer's personnel or contractors including obtaining additional information from field or

dispatch personnel, data network or communications system troubleshooting, and physical inspection or actions on the System components.

10. **Customer Facilitation of Services**. Customer will be responsible for providing the following:

a. The provision of remote access to the System, as more specifically described in Section 12 below;

b. The procurement and/or provision of all computers, peripherals, and consumables (collectively "Customer Equipment"), including printer paper, toner and ink necessary for the operation, testing, troubleshooting, and functionality of the of the System;

c. Any configuration and regular maintenance that is normally undertaken by the user or operator as described in the operating manual for the Customer Equipment, including the replacement of UPS batteries as necessary;

d. Providing a stable means of data transmission between the System Gateway and each fire station serviced by the System necessary for the installation, testing and functionality of the of the System; such means of data transmission may include, but is not limited to, TCP/IP, data modems, leased lines, radios, etc;

e. The correct use of the System in accordance with Honeywell's operating instructions; and

f. The security and integrity of the System.

11. **Remote Access**. Honeywell requires remote network access to Customer's system, including its Communications Gateways, Station Controllers, and other Honeywell-supplied equipment through Secure Shell (SSH) to perform implementation and support tasks under this Agreement. To enable this the Customer will ensure that Customer will provide Honeywell support personnel VPN or similar remote network access to the System for Honeywell support personnel ("Customer Support") to effectively troubleshoot critical or complex problems and to expedite resolution of such issues. Remote network access is also used to install core System software upgrades and customized software. Honeywell will only access Customer's System with the knowledge and consent of Customer.

a. Alternative to Network Access. If Customer elects not to provide remote network access to the System, then Honeywell may not be able to perform some support functions. Customers that elect not to routinely provide network access may temporarily reinstate this access to allow Honeywell to perform the above services. The following services will not be performed without this access:

- System software upgrades
- System software customization

- Network troubleshooting assistance including packet capture and network monitoring on Honeywell devices
- Detailed log analysis
- Bulk updates to System database tables
- Troubleshooting that requires low-level system access or large file transfer

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

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

13. **Ongoing Service Term, Renewal and Termination**. The initial term of this Agreement shall begin on the Commencement Date and shall continue for one year ("Initial Term"). Unless previously terminated as set forth in this Section, Customer may renew this agreement for four (4) additional one-year terms (each an "Additional Term") by giving written notice of Customer's intent to renew at least 30 days prior to the expiration of the Initial Term or any Additional Term, as the case may be, or by timely payment of the "Annual Fee" (as defined below). This Agreement may be terminated by either party by providing written notice of termination to the other party at least 30 days prior to the expiration of the Initial Term or any Additional Term. Honeywell may terminate this Agreement for any breach hereof upon 30 days written notice. The notice shall specify the nature of the breach. If Customer fails to cure the breach within 30 days, this Agreement shall be terminated. Notwithstanding the foregoing, Honeywell may terminate this Agreement immediately upon non-payment of any sum due from Customer under this Agreement or any other contract. If this Agreement is terminated for cause by Customer, Honeywell shall refund to Customer the pro-rata portion of the "Annual Fee," as that term is defined below, for the time period that the services were terminated.

14. **Annual Fees**. On or before the first day of the Initial Term and each Additional Term (each a "Due Date"), Customer shall pay Honeywell an Annual Fee in advance for the Services and to be delivered hereunder (the "Annual Fee"). The Annual Fee shall be the product of the total cumulative sales price of all Hardware, Software, and other tangible goods or equipment provided to Customer at any time under any circumstances ("Base Amount"), multiplied by .**10**. Customer acknowledges and agrees that the Base Amount is cumulative and will increase by the purchase price of all Software, Hardware and Services purchased in the future. Honeywell may calculate the Base Amount, determine the Annual Fee and invoice Customer therefore 45 days prior to the subject Due Date. Customer shall pay the Annual Fee on or before the Due Date or 30 days after the date of the invoice, whichever is later. Invoices

remaining unpaid shall bear interest at 18% per annum. Annual Fees are nonrefundable except as stated in paragraph 13 above.

15. **Reinstatement**. If Customer elects not to renew this Agreement for any Additional Term or otherwise terminates this Agreement, Customer may reinstate this Agreement upon the following terms:

d. Reinstatement of this Agreement must occur within five (5) years from the Initial Term or the last Additional Term elected by Customer, whichever occurs later. Honeywell reserves the right to reinstate older Systems or not reinstate newer Systems in its sole discretion.

e. The multiplier for calculation of the Annual Fee shall increase by no more than 3 percentage points from the multiplier stated above. The multiplier for the new Annual Fee shall be at the sole discretion of Honeywell.

f. Customer shall pay a Reinstatement Fee along with the Annual Fee prior to the Commencement Date. The Reinstatement Fee and Annual Fee shall be calculated using the new multiplier described above. The Reinstatement Fee shall be a sum equal to two times the new Annual Fee, provided, however, if the System has been out of service and support for one year or less, the Reinstatement Fee shall be the amount of the new Annual Fee. The Reinstatement Fee is non-refundable.

g. If Customer reinstates this Agreement and then declines to renew this Agreement for an Additional Term or otherwise terminate this Agreement, the System shall be deemed by Honeywell to have been abandoned by Customer. Honeywell will not provide further Services for the System, and Customer will not be allowed to reinstate service and support of the System through another Service Agreement.

16. **Exclusions and Limitations**. Honeywell warrants that the Services performed hereunder will be carried out with due care and attention by qualified personnel. Defective Hardware subject to repair hereunder will be repaired to good working order. Honeywell does not warrant that the operation of the System, Hardware, Software, or any related peripherals will be uninterrupted or error-free. Honeywell is not responsible for damage arising from Customer's failure to follow instructions relating to the System's use. This Agreement does not apply to any Hardware or Software not used in conjunction with the System and for its intended purpose. This Agreement does not apply to monitors or televisions manufactured by third parties. Recovery and reinstallation of Hardware and user data (including passwords) are not covered under this Agreement. This Agreement does not apply to: (a) consumable parts, such as batteries, unless damage has occurred due to a defect in materials or workmanship; (b) cosmetic damage, including but not limited to scratches, dents and broken plastic on ports; (c) damage caused by use with non-Honeywell products; (d) damage caused by accident, abuse, misuse, flood, lightning, fire, earthquake or other external causes; (e) damage caused by operating the Product outside the permitted or intended uses described by Honeywell; (f) damage or failure caused by installation or service (including upgrades and expansions) performed by anyone who is not a representative of Honeywell or a Honeywell authorized installer or service provider; (g)

a Product or part that has been modified to alter functionality or capability without the written permission of Honeywell; or (h) to any Product from which the serial number has been removed or defaced.

TO THE EXTENT PERMITTED BY LAW, THIS AGREEMENT AND THE REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, REMEDIES AND CONDITIONS, WHETHER ORAL OR WRITTEN, STATUTORY, EXPRESS, OR IMPLIED. AS PERMITTED BY APPLICABLE LAW, **HONEYWELL SPECIFICALLY DISCLAIMS ANY AND ALL STATUTORY OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND WARRANTIES AGAINST HIDDEN OR LATENT DEFECTS**. If Honeywell cannot lawfully disclaim statutory or implied warranties then to the extent permitted by law, all such warranties shall be limited in duration to the duration of this express warranty and to repair or replacement service as determined by Honeywell in its sole discretion. No reseller, agent, or employee is authorized to make any modification, extension, or addition to this warranty. If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired. EXCEPT AS PROVIDED IN THIS AGREEMENT AND TO THE EXTENT PERMITTED BY LAW, HONEYWELL IS NOT RESPONSIBLE FOR DIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY OR CONDITION, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING BUT NOT LIMITED TO: LOSS OF USE; LOSS OF REVENUE; LOSS OF THE USE OF MONEY; LOSS OF ANTICIPATED SAVINGS; LOSS OF GOODWILL; LOSS OF REPUTATION; AND LOSS OF, DAMAGE TO OR CORRUPTION OF DATA. HONEYWELL IS NOT RESPONSIBLE FOR ANY INDIRECT LOSS OR DAMAGE HOWSOEVER CAUSED INCLUDING THE REPLACEMENT OF EQUIPMENT AND PROPERTY, ANY COSTS OF RECOVERING PROGRAMMING OR REPRODUCING ANY PROGRAM OR DATA STORED OR USED WITH HONEYWELL PRODUCTS, AND ANY FAILURE TO MAINTAIN THE CONFIDENTIALITY OF DATA STORED ON THE PRODUCT.

ALL PRODUCT AND SERVICE CLAIMS ARE LIMITED TO THOSE EXCLUSIVE REMEDIES SET FORTH IN THIS SERVICE AGREEMENT. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH THE REPAIR OR REPLACEMENT OF HARDWARE UNDER THIS AGREEMENT SHALL NOT EXCEED THE LESSER OF THE AGGREGATE PURCHASE PRICE OF THE HARDWARE PAID BY CUSTOMER TO HONEYWELL (i) GIVING RISE TO THE CLAIM OR (ii) PROCURED BY CUSTOMER IN THE TWELVE (12) MONTHS PRIOR TO WHEN THE CLAIM AROSE. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH SERVICES UNDER THIS AGREEMENT SHALL BE LIMITED TO CORRECTION OR RE-PERFORMANCE OF THE DEFECTIVE SERVICES OR REFUND OF FEES PAID FOR THE SERVICES, AT HONEYWELL'S SOLE ELECTION, IF CUSTOMER NOTIFIES HONEYWELL IN WRITING OF DEFECTIVE SERVICES WITHIN NINETY (90) DAYS OF THE DEFECTIVE SERVICES. CUSTOMER SHALL NOT BRING A LEGAL OR EQUITABLE ACTION AGAINST HONEYWELL MORE THAN ONE YEAR AFTER THE FIRST EVENT GIVING RISE TO A CAUSE OF ACTION, UNLESS A SHORTER LIMITATIONS PERIOD IS PROVIDED BY APPLICABLE LAW. Honeywell disclaims any

representation that it will be able to repair any hardware under this Service Agreement or make a product exchange without risk to or loss of the programs or data stored thereon.

17. **Force Majeure**. Except for Customer's duty to pay sums due hereunder, neither Honeywell nor Customer will be liable to the other for any failure to meet its obligations due to any Force Majeure Event. As used herein, a "**Force Majeure Event**" is one that is beyond the reasonable control of the non-performing party and may include, but is not limited to: (a) delays or refusals to grant an export license or the suspension or revocation thereof, (b) embargoes, blockages, seizure or freeze of assets, or any other acts of any government that would limit a Party's ability to perform the Contract, (c) fires, earthquakes, floods, tropical storms, hurricanes, tornadoes, severe weather conditions, or any other acts of God, (d) quarantines, pandemics, or regional medical crises, (e) labor strikes, lockouts, or pandemic worker shortages, (f) riots, strife, insurrection, civil disobedience, landowner disturbances, armed conflict, terrorism or war, declared or not (or impending threat of any of the foregoing, if such threat might reasonably be expected to cause injury to people or property), and (g) shortages or inability to obtain materials or components. The Party unable to fulfill its obligations due to Force Majeure will promptly:

a. notify the other in writing of the reasons for its failure to fulfill its obligations and the effect of such failure; and

b. use responsible efforts to mitigate and/or perform its obligations.

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

18. **Audit**. Under Minn. Stat. §§ 6.551 and 16C.05, subd. 5, Honeywell's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the Customer, Legislative Auditor, and/or State Auditor, as appropriate, for a minimum of six years from the end of this agreement. Customer shall maintain its books, records, and documents for at least six (6) years. This provision shall survive termination of this Agreement.

19. **Headings and Usage**. The headings, captions, and section numbers contained herein are provided for convenience only and are not part of the terms of this Agreement. When the context of the words used in this Agreement indicate that such is the intent, words in the singular shall include the plural, and vice versa, and the references to the masculine, feminine or neuter shall be construed as the gender of the person, persons, entity, or entities actually referred to require.

20. **Waiver**. No failure or delay, in any one or more instances, to enforce or require strict compliance with any term of this Agreement shall be deemed to be a waiver of such term nor shall such failure or delay be deemed a waiver of any other breach of any other term contained in this Agreement.

21. **Governing Law; Parties in Interest**. This Agreement will be governed by and construed according to the laws of the State of Arizona without regard to conflicts of law principles and will bind and inure to the benefit of the successors and assigns of the Parties.

22. **Execution in Counterparts**. This Agreement may be executed in counterparts, all of which taken together shall be deemed one original. The date of this Agreement shall be the latest date on which any Party executes this Agreement. The Parties acknowledge that they will be bound by signatures on this document which are made via electronic means (i.e., DocuSign) and which are transmitted by mail, hand delivery, facsimile and/or any other electronic method (email or otherwise) to the other Party. Such electronic signatures will have the same binding effect as any original signature, and electronic copies will be deemed valid.

23. **Entire Agreement**. This Agreement contains the entire understanding between the Parties and supersedes any prior understandings and agreements between or among them with respect to the subject matter hereof. This Agreement may not be amended, altered, or changed except by the express written agreement of the Parties.

24. **Review**. The Parties acknowledge that they have had an adequate opportunity to review this Agreement, as well as the opportunity to consult legal counsel regarding this Agreement. Accordingly, the Parties agree that the rule of construction that a contract be construed against the drafter, if any, shall not be applied in the interpretation and construction of this Agreement.

25. **Assignment**. The Parties shall not assign, in whole or in part, the Agreement without the prior written consent of the other Party, which consent may not be unreasonably withheld. Notwithstanding the foregoing, Honeywell may freely transfer its rights under this Agreement in the event of a sale or transfer of all or substantially all of its assets or stock. Each Party binds itself, its successors, assigns, executors, administrators, or other representatives to the other Party hereto and to successors, assigns, executors, administrators, or other representatives of such other Party in connection with all terms and conditions of this Agreement.

26. **Savings Clause**. In the event any part, provision, or term of this Agreement is deemed to be illegal or unenforceable, this Agreement shall be construed as if such unenforceable part, provision, or term had not been included herein. Such illegal or unenforceable part, provision, or term shall be deemed revised to the extent necessary to cure its defect and such revision and the remainder of the Agreement shall be and remain in full force and effect.

27. **Customer Representative**. The undersigned representative of Customer hereby represents and warrants that s/he has the authority to bind Customer and that the execution, delivery, and performance by Customer under this Agreement will not violate the provisions of any law, rule, regulation, or policy, and will not conflict with or result in the breach or termination or constitute a default under any agreement or instrument to which Customer is a party.

City of Apple Valley

By: _____
Name: Clint Hooppaw

Its: Mayor
Date: _____

By: _____
Name: Christina M. Scipioni
Its: City Clerk
Date: _____

Honeywell International Inc.

By_____
Susheel Tenguria
General Manager / USDD group

Date:_____

ITEM: 4.S.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve agreement with Taylor Electric for Project 2024-136, Well 16 Recommissioning	
Staff Contact:	**Department / Division:**
Brian Skok, Utilities Superintendent	Public Works/Utilities

Action Requested:

Approve agreement with Taylor Electric Company, LLC for Project 2024-136, Well 16 Recommissioning

Summary:

On June 17, 2025, quotations were received for Project 2024-136, Well 16 Recommissioning Part B. This work includes supply and installation of electrical panels, coordination of the installation of electrical transformer, all associated wire and conduits to Well 16 and meter pit. A summary of the base bid results along with the bid tabulation is attached.

Company	Quotation
Taylor Electric	$151,016
Premier Electric	$172,565

Background:

On March 28, 2024, the Council authorized Project 2024-136, Well 16 Recommissioning. Well 16 was taken out of service in 2012 as a precautionary measure due to a fuel spill at a private storage facility located approximately 1/ 2 mile to the east. A study was conducted in 2016 to determine if Well 16 had been affected. The City found that the spill did not affect Well 16 and that it could be used again.

In 2020, the Department of Natural Resources (DNR) approved Apple Valley resuming use of Well 16. Keys Well Drilling Company test pumped Well 16 in 2023. The test pumping showed that Well 16 could pump 1200 gpm and the samples taken by the Minnesota Department of Health showed no signs of PFOA and PFOS which are regulated per- and polyfluoroalkyl substances (PFAS). Keys Well Drilling was awarded the mechanical part of this project at the May 8, 2025, Council meeting.

Budget Impact:

Funding for the recommissioning of well 16 is included in the 2025 Public Works Utilities Division Water Fund operating budget, $331,000.

Budgeted	$331,000
Part A expenses (approved at May 8, 2025 Council meeting)	$130,286
Part B expenses (Taylor Electric Company, LLC)	$151,016
Part B contingencies (10%)	$ 15,000
Remaining Budget	$ 34,698

Attachments:

1. 2024-136 Bid Tab - Itemized

Project Name: Well 16 Electrical & Control Rehabilitation

City Project No.: 2024-136

Quote Opening: June 17, 2025 Owner: City of Apple Valley

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Taylor Electric Company, LLC Unit Price	Total	Bidder No. 2 McCarthy Well Company Unit Price	Total
	Well No. 16 Electrical & Control Rehabilitation						
1	PROJECT MANAGEMENT	EA	1	$ 822.00	$822.00	$ 1,665.00	$1,665.00
2	DIVISION 26 ELECTRICAL	LS	1	$ 35,732.00	$35,732.00	$ 37,900.00	$37,900.00
3	CONTROL PANEL, FIELD INSTRUMENTS AND RELATED SCADA SYSTEMS MODS	LS	1	$ 114,462.00	$114,462.00	$ 133,000.00	$133,000.00
	Total Bid				**$151,016.00**		**$172,565.00**
	Contractor			Taylor Electric Company, LLC		Premier Electrical Corporation	
	Address			19717 207th Street		4401 85th Ave. N.	
	Address			Big Lake, MN 55309		Brooklyn Park, MN 55443	
	Phone			763-263-5703		763-424-6551	
	Representative			Paul Fulkerson		Colin Olson	
	Bid Bond			Yes		Yes	
	Responsible Contractor Form			Yes		Yes	

ITEM: 4.T.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve agreement with Hydro-Klean, LLC for Project 2025-143 Sump Basin Cleaning - County and Collector Roads	
Staff Contact:	**Department / Division:**
Brian Skok, Utilities Superintendent	Public Works/Utilities

Action Requested:

Approve agreement with Hydro-Klean, LLC for Project 2025-143 Sump Basin Cleaning - County and Collector Roads

Summary:

On June 11, 2025, two quotes were received for sediment removal from approximately 630 sump catch basins on County State Aid Highways (CSAH) and select City streets. Sediment removal from sump catch basins is a requirement of the MS4 NPDES (National Pollution Discharge System) permit.

Hydro-Klean, LLC submitted the lowest quote of $100.00 per sump catch basin as noted in the attached bid tabulation. A standard City agreement will be utilized for this project.

Background:

N/A

Budget Impact:

Funding for sump catch basin cleaning is included in the 2025 operation budget of Public Works Storm Drainage Utility, 5505.6249.

Budgeted	$166,500
Hydro-Klean, LLC Bid	$ 62,800
Budget Remaining	$103,700

Attachments:

1. 2025-143 Bid Tab

Exhibit A

BID TABULATION
PROJECT 2025-143
2025 SUMP CATCH BASIN CLEANING (COUNTY & COLLECTOR ROADS)
Quotes due June 11, 2025

			Hydro-Klean, LLC 333 NW 49th Place DesMoines, IA 50313		**Sewer Septic Grease Services 1529 Judd Ave Glencoe, MN 55336**	
ITEM			UNIT	TOTAL	UNIT	TOTAL
No.	ITEM	QUANTITY	PRICE	PRICE	PRICE	PRICE
1	Sump Catch Basin Cleaning	628	$100.00	$62,800.00	$110.00	$69,080.00
	Responsible Contractor Form Completed		Yes		No	

ITEM: 4.U.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve agreement with Sewer Septic Grease Services, LLC for Project 2025-144 Sump Catch Basin Cleaning - Interior City Roads	
Staff Contact:	**Department / Division:**
Brian Skok, Utilities Superintendent	Public Works/Utilities

Action Requested:

Approve agreement with Sewer Septic Grease Services, LLC for Project 2025-144 Sump Catch Basin Cleaning - Interior City Roads

Summary:

On June 11, 2025, two quotes were received for sediment removal from approximately 365 sump catch basins on interior City roads. Sediment removal from sump catch basins is a requirement of the MS4 NPDES (National Pollution Discharge system) permit.

Sewer Septic Grease Services, LLC, submitted the lowest quote of $95.00 per sump catch basin as noted in the attached bid tab.

A standard City agreement will be utilized for the project.

Background:

N/A

Budget Impact:

Funding for sump catch basin cleaning is included in the 2025 operating budget of Public Works Storm Drainage Utility, 5505.6249.

Remaining budget from project 2025-143	$103,700
Sewer Septic Grease Services, LLC bid	$ 34,675
Remaining budget (savings)	$ 69,025

Attachments:

1. 2025-144 Bid Tab

Exhibit A

BID TABULATION
PROJECT 2025-144
2025 SUMP CATCH BASIN CLEANING (INTERIOR ROADS - CITY)

			Sewer Septic Grease Services 1529 Judd Ave Glencoe, MN 55336		**Hydro-Klean, LLC 333 NW 49th Place DesMoines, IA 50313**	
ITEM			UNIT	TOTAL	UNIT	TOTAL
No.	ITEM	QUANTITY	PRICE	PRICE	PRICE	PRICE
1	Sump Catch Basin Cleaning	365	$95.00	$34,675.00	$100.00	$36,500.00
	Responsible Contractor Form Completed		Yes		No	
	TOTAL			**$34,675.00**		**$36,500.00**

ITEM: 4.V.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Adopt Resolution awarding agreement for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)	
Staff Contact:	**Department / Division:**
Eric Carlson, Parks and Recreation Director	Parks and Recreation

Action Requested:

Adopt Resolution awarding agreement for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

Summary:

A cornerstone of the 2023 Parks Bond Referendum is to make improvements to Apple Valley's neighborhood parks. In 2025, improvements will be made to six parks:

1. Apple Ponds Park
2. Cobblestone Lake Park (southeast)
3. Greenleaf North Park
4. Chaparral Park
5. Carrollwood Park
6. Cedar Isle Park

The improvements include:

- Trail improvements
- Improvements to tennis and basketball courts
- Backstops and benches improvements at baseball/softball fields
- Adjustment of grading, trails, playground containers, and concrete ramps to meet accessibility requirements
- Removal of old playground equipment and site preparation for installation of new playground equipment

The project included seven alternates:

Alternate #1 - Carrollwood Park, trail replacement north of playground ($31,320.80)
Alternate #2 - Cedar Isle Park, replace trail east of split to Footbridge Way; make grade changes for accessibility at Footbridge Way and Flagstone Trail ($46,080.00)

Alternate #3 - Cedar Isle Park, trail replacement north of playground ($51,928.80)
Alternate #4 - Cedar Isle Park, fog seal existing trail north of split (on the "island") ($4,080.12)
Alternate #5 - Cedar Isle Park, concrete ADA pedestrian ramp and truncated dome at Footbridge Way ($11,000.00)
Alternate #6 - Greenleaf North Park, trail replacement from playground to 135th Street W ($33,090.40)
Alternate #7 - Greenleaf North Park, fog seal existing trail from playground to 135th Street W ($2,363.60)

The City hired HKGi to create plans and specifications for each park and to facilitate the bidding process. The City Council authorized the project to be bid at the May 22, 2025, meeting, and staff opened bids on Thursday, June 12. Staff recommend awarding the base bid and alternates #2, #4, #5, and #6 to Bituminous Roadways, Inc., in the amount of $694,510.92. A standard City agreement will be used. The bid results are as follows:

Bituminous Roadways, Inc. - $694,510.92
Shoreline Landscaping & Contracting - $1,039,138.00
Parkstone Contracting, LLC - $1,128,124.00

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Resolution
2. Bid Tabulation
3. Maps

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AWARDING AGREEMENT FOR
PROJECT 2025-154, NEIGHBORHOOD PARKS IMPROVEMENTS

WHEREAS, pursuant to an advertisement for bids for improvements identified as Project 2025-154, Neighborhood Parks Improvements, bids were received, opened, and tabulated according to law and the following bids were received complying with the advertisement; and

WHEREAS, a tabulation of said bids is attached hereto as Exhibit A; and

WHEREAS, it appears Bituminous Roadways, Inc., is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota:

1. That the Mayor and City Clerk are hereby authorized and directed to enter into a contract with Bituminous Roadways, Inc., for its base bid plus alternates 2, 4, 5, and 6 in the amount of $694,510.92 for the completion of Project 2025-154 according to the plans and specifications heretofore approved by the Council and on file in the office of the Parks & Recreation Department.

2. The Parks & Recreation Administrative Coordinator is hereby authorized and directed to return to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

ADOPTED this 10th day of July, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

Project 2025-154, Neighborhood Parks Improvements
Owner: City of Apple Valley MNf
Solicitor: Hoisington Koegler Group, Inc
06/12/2025 02:00 PM CDT

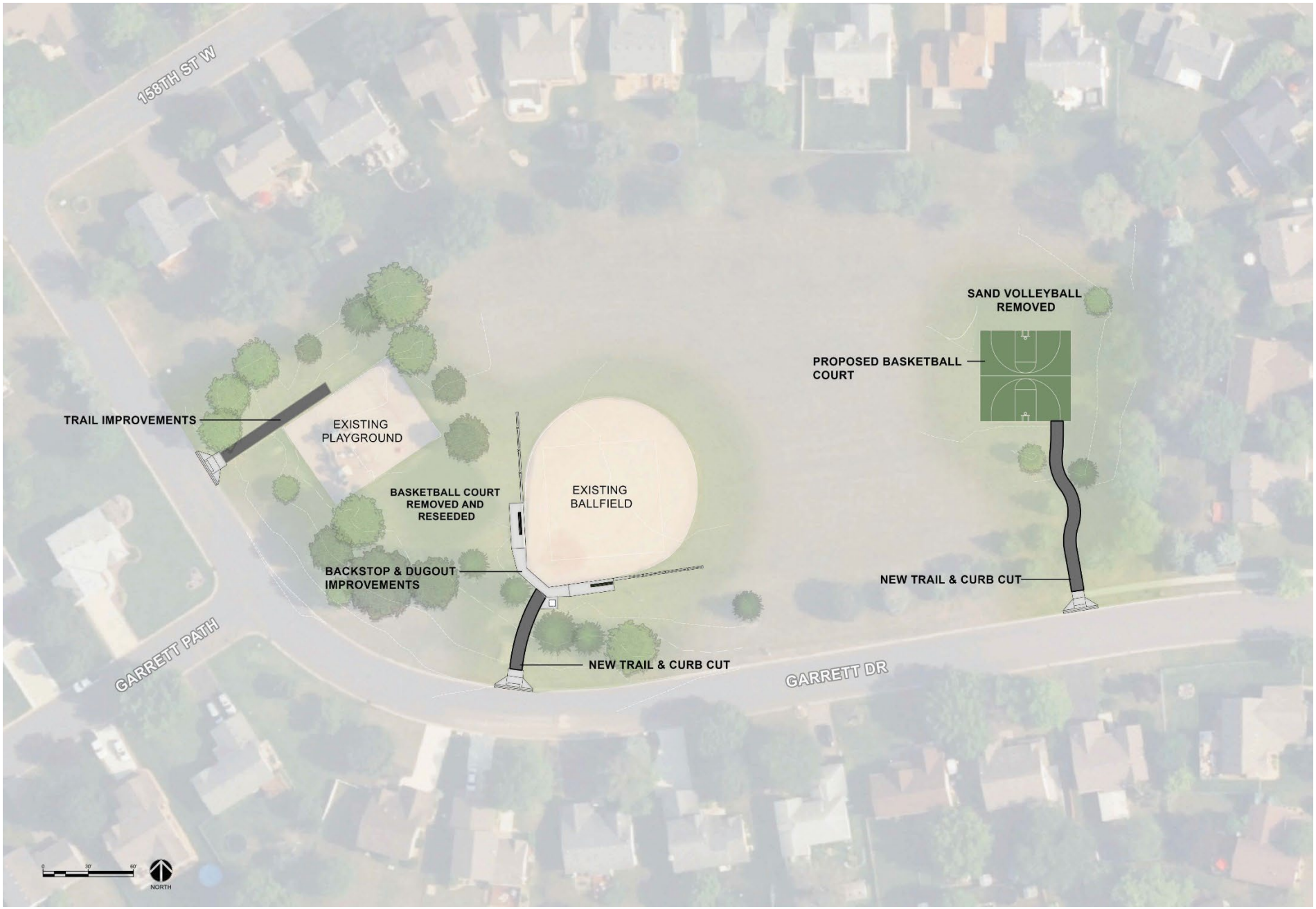
						Engineer Estimate		Bituminous Roadways Inc.		Shoreline Landscaping & Contracting		Parkstone Contracting, LLC	
Section Title	Line	Item (	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid	**PART 1: APPLE PONDS PARK BASE BID**												
	1	1	MOBLIZATION - TREE PROTECTION, EROSION CONTROL, INLET PROETCTION, S	LS	1	$11,678.06	$11,678.06	$10,750.00	$10,750.00	$8,500.00	$8,500.00	$58,000.00	$58,000.00
	2	2	SITE REMOVALS	LS	1	$11,978.00	$11,978.00	$16,500.00	$16,500.00	$8,000.00	$8,000.00	$22,000.00	$22,000.00
	3	3	SITE EARTHWORK - GRADING, EXCAVATION, BACKFILL, 6" TOPSOIL	LS	1	$10,000.00	$10,000.00	$22,000.00	$22,000.00	$15,000.00	$15,000.00	$21,000.00	$21,000.00
	4	4	BITUMINOUS TRAIL - FULL SECTION	SF	2034	$8.00	$16,272.00	$3.70	$7,525.80	$18.00	$36,612.00	$10.00	$20,340.00
	5	5	BITUMINOUS BASKETBALL COURT - FULL SECTION	SF	3600	$7.50	$27,000.00	$4.95	$17,820.00	$23.00	$82,800.00	$12.00	$43,200.00
	6	6	BASKETBALL COURT COLOR SURFACING & STRIPING	LS	1	$10,000.00	$10,000.00	$8,260.00	$8,260.00	$18,000.00	$18,000.00	$10,000.00	$10,000.00
	7	7	HOODED BACKSTOP FABRIC & FITTINGS	LS	1	$10,000.00	$10,000.00	$8,320.00	$8,320.00	$8,000.00	$8,000.00	$9,000.00	$9,000.00
	8	8	DUGOUT AREA FABRIC & FITTINGS (8FT CHAIN LINK FENCE)	LF	82	$100.00	$8,200.00	$44.00	$3,608.00	$70.00	$5,740.00	$46.00	$3,772.00
	9	9	BASELINE EXTENSION CHAIN LINK SYSTEM WITH POSTS & FOOTINGS (6FT CH/	LF	98	$80.00	$7,840.00	$57.50	$5,635.00	$60.00	$5,880.00	$61.00	$5,978.00
	10	10	18"X4" CONCRETE MAINTENANCE EDGE - CLASS 5 INCIDENTAL	LF	120	$30.00	$3,600.00	$42.00	$5,040.00	$27.50	$3,300.00	$55.00	$6,600.00
	11	11	5" CONCRETE DUGOUT, BACKSTOP AREA, & PORTA-POTTY PAD - CLASS 5 INCI	SF	950	$10.00	$9,500.00	$15.75	$14,962.50	$15.00	$14,250.00	$18.00	$17,100.00
	12	12	CONCRETE ADA PED RAMP & TRUNCATED DOMES, PATCH BITUMINOUS ROAD	LS	3	$3,000.00	$9,000.00	$4,160.00	$12,480.00	$8,000.00	$24,000.00	$9,000.00	$27,000.00
	13	13	BASKETBALL GOAL - SOURCE & INSTALL DIRECT BURY	LS	2	$5,900.00	$11,800.00	$6,500.00	$13,000.00	$6,000.00	$12,000.00	$7,000.00	$14,000.00
	14	14	15' LONG PLAYERS BENCH - SOURCE & INSTALL DIRECT BURY	LS	2	$3,000.00	$6,000.00	$2,475.00	$4,950.00	$3,100.00	$6,200.00	$2,700.00	$5,400.00
	15	15	RESTORE ALL DISTURBED AREAS WITH SEED & BLANKET	LS	1	$5,000.00	$5,000.00	$2,400.00	$2,400.00	$3,000.00	$3,000.00	$4,600.00	$4,600.00
								Part 1 Subtotal	**$153,251.30**		**$251,282.00**		**$267,990.00**
	PART 2: CARROLLWOOD PARK BASE BID												
	16	16	MOBLIZATION - TREE PROTECTION, EROSION CONTROL, INLET PROETCTION, S	LS	1	$7,658.02	$7,658.02	$8,700.00	$8,700.00	$8,500.00	$8,500.00	$38,000.00	$38,000.00
	17	17	SITE REMOVALS	LS	1	$20,000.00	$20,000.00	$10,450.00	$10,450.00	$8,000.00	$8,000.00	$14,000.00	$14,000.00
	18	18	SITE EARTHWORK - GRADING, EXCAVATION, BACKFILL, 6" TOPSOIL	LS	1	$10,000.00	$10,000.00	$13,000.00	$13,000.00	$15,000.00	$15,000.00	$17,000.00	$17,000.00
	19	19	BITUMINOUS TRAIL - FULL SECTION	SF	1559	$8.00	$12,472.00	$4.00	$6,236.00	$16.00	$24,944.00	$10.00	$15,590.00
	20	20	4' WIDE CONCRETE ADA RAMP INTO PLAY CONTAINER - CLASS 5 INCIDENTAL	SF	34	$10.00	$340.00	$42.00	$1,428.00	$28.00	$952.00	$33.00	$1,122.00
	21	21	5" CONCRETE ADA PLAZA - CLASS 5 INCIDENTAL	SF	214	$10.00	$2,140.00	$17.00	$3,638.00	$15.00	$3,210.00	$18.00	$3,852.00
	22	22	6"X12" CONCRETE PLAY CURB & THICKENED EDGE WALK - CLASS 5 INCIDENT	LF	232	$50.00	$11,600.00	$66.00	$15,312.00	$52.00	$12,064.00	$30.00	$6,960.00
	23	23	RESTORE ALL DISTURBED AREAS WITH SEED & BLANKET	LS	1	$5,000.00	$5,000.00	$1,800.00	$1,800.00	$3,000.00	$3,000.00	$1,800.00	$1,800.00
								Part 2 Subtotal	**$60,564.00**		**$75,670.00**		**$98,324.00**
	PART 3: CEDAR ISLE PARK BASE BID												
	24	24	MOBLIZATION - TREE PROTECTION, EROSION CONTROL, INLET PROETCTION, S	LS	1	$21,581.33	$21,581.33	$11,500.00	$11,500.00	$8,500.00	$8,500.00	$51,000.00	$51,000.00
	25	25	SITE REMOVALS	LS	1	$24,150.00	$24,150.00	$19,500.00	$19,500.00	$8,000.00	$8,000.00	$27,000.00	$27,000.00
	26	26	SITE EARTHWORK - GRADING, EXCAVATION, BACKFILL, 6" TOPSOIL	LS	1	$10,000.00	$10,000.00	$29,750.00	$29,750.00	$15,000.00	$15,000.00	$12,000.00	$12,000.00
	27	27	BITUMINOUS TRAIL - FULL SECTION	SF	4971	$8.00	$39,768.00	$3.10	$15,410.10	$18.00	$89,478.00	$10.00	$49,710.00
	28	28	BITUMINOUS BASKETBALL COURT - FULL SECTION	SF	3600	$7.50	$27,000.00	$4.78	$17,208.00	$23.00	$82,800.00	$12.00	$43,200.00
	29	29	BASKETBALL COURT COLOR SURFACING & STRIPING	LS	1	$10,000.00	$10,000.00	$8,260.00	$8,260.00	$18,000.00	$18,000.00	$10,000.00	$10,000.00
	30	30	4' WIDE CONCRETE ADA RAMP INTO PLAY CONTAINER - CLASS 5 INCIDENTAL	SF	34	$10.00	$340.00	$42.00	$1,428.00	$28.00	$952.00	$33.00	$1,122.00
	31	31	5" CONCRETE ADA PLAZA - CLASS 5 INCIDENTAL	SF	638	$10.00	$6,380.00	$15.75	$10,048.50	$15.00	$9,570.00	$18.00	$11,484.00
	32	32	6"X12" CONCRETE PLAY CURB & THICKENED EDGE WALK - CLASS 5 INCIDENT	LF	240	$50.00	$12,000.00	$65.00	$15,600.00	$52.00	$12,480.00	$30.00	$7,200.00
	33	33	CONCRETE ADA PED RAMP & TRUNCATED DOMES, PATCH BITUMINOUS ROAD	LS	1	$3,000.00	$3,000.00	$11,230.00	$11,230.00	$8,000.00	$8,000.00	$9,000.00	$9,000.00
	34	34	BASKETBALL GOAL - SOURCE & INSTALL DIRECT BURY	LS	2	$5,900.00	$11,800.00	$6,500.00	$13,000.00	$4,800.00	$9,600.00	$7,000.00	$14,000.00
	35	35	RESTORE ALL DISTURBED AREAS WITH SEED & BLANKET	LS	1	$5,000.00	$5,000.00	$2,400.00	$2,400.00	$3,000.00	$3,000.00	$4,600.00	$4,600.00
								Part 3 Subtotal	**$155,334.60**		**$265,380.00**		**$240,316.00**
	PART 4: CHAPARRAL PARK BASE BID												
	36	36	MOBLIZATION - TREE PROTECTION, EROSION CONTROL, INLET PROETCTION, S	LS	1	$4,627.76	$4,627.76	$13,600.00	$13,600.00	$8,500.00	$8,500.00	$45,000.00	$45,000.00

37	37	SITE REMOVALS	LS	1	$19,437.00	$19,437.00	$4,000.00	$4,000.00	$8,000.00	$8,000.00	$18,000.00	$18,000.00
38	38	SITE EARTHWORK - GRADING, EXCAVATION, BACKFILL, 6" TOPSOIL	LS	1	$10,000.00	$10,000.00	$12,500.00	$12,500.00	$9,000.00	$9,000.00	$22,000.00	$22,000.00
39	39	4' WIDE CONCRETE ADA RAMP INTO PLAY CONTAINER - CLASS 5 INCIDENTAL	SF	34	$10.00	$340.00	$42.00	$1,428.00	$28.00	$952.00	$33.00	$1,122.00
40	40	5" CONCRETE ADA PLAZA - CLASS 5 INCIDENTAL	SF	293	$10.00	$2,930.00	$16.00	$4,688.00	$15.00	$4,395.00	$18.00	$5,274.00
41	41	6"X12" CONCRETE PLAY CURB & THICKENED EDGE WALK - CLASS 5 INCIDENT	LF	236	$50.00	$11,800.00	$65.00	$15,340.00	$50.00	$11,800.00	$30.00	$7,080.00
42	42	5" CONCRETE ADA WALK - CLASS 5 INCIDENTAL	SF	876	$10.00	$8,760.00	$16.00	$14,016.00	$28.00	$24,528.00	$18.00	$15,768.00
43	43	RESTORE ALL DISTURBED AREAS WITH SEED & BLANKET	LS	1	$5,000.00	$5,000.00	$2,950.00	$2,950.00	$3,000.00	$3,000.00	$2,400.00	$2,400.00
							Part 4 Subtotal	**$68,522.00**		**$70,175.00**		**$116,644.00**
PART 5: GREENLEAF NORTH PARK BASE BID												
44	44	MOBLIZATION - TREE PROTECTION, EROSION CONTROL, INLET PROETCTION, S	LS	1	$16,297.52	$16,297.52	$8,200.00	$8,200.00	$8,500.00	$8,500.00	$45,000.00	$45,000.00
45	45	SITE REMOVALS	LS	1	$16,000.00	$16,000.00	$11,500.00	$11,500.00	$8,000.00	$8,000.00	$18,000.00	$18,000.00
46	46	SITE EARTHWORK - GRADING, EXCAVATION, BACKFILL, 6" TOPSOIL	LS	1	$10,000.00	$10,000.00	$25,000.00	$25,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00
47	47	TENNIS COURT - CRACKFILL & LEVEL SURFACE	LS	1	$7,000.00	$7,000.00	$7,700.00	$7,700.00	$10,000.00	$10,000.00	$8,000.00	$8,000.00
48	48	TENNIS COURT - ARMOR & FIBERGLASS	LS	1	$40,000.00	$40,000.00	$28,000.00	$28,000.00	$28,000.00	$28,000.00	$30,000.00	$30,000.00
49	49	TENNIS COURT - COLOR COATING & STRIPING (YELLOW & WHITE)	LS	1	$40,000.00	$40,000.00	$22,266.00	$22,266.00	$18,000.00	$18,000.00	$24,000.00	$24,000.00
50	50	BASKETBALL COURT - CLEAN & INSTALL ARMOR OVER CRACK	LS	1	$3,000.00	$3,000.00	$6,500.00	$6,500.00	$9,000.00	$9,000.00	$7,000.00	$7,000.00
51	51	BASKETBALL COURT - COLOR COATING & WHITE STRIPING	LS	1	$4,000.00	$4,000.00	$4,700.00	$4,700.00	$10,000.00	$10,000.00	$5,000.00	$5,000.00
52	52	BITUMINOUS TRAIL - FULL SECTION	SF	2699	$8.00	$21,592.00	$3.80	$10,256.20	$18.00	$48,582.00	$10.00	$26,990.00
53	53	FOG SEAL EXISTING TRAIL	SF	2078	$0.34	$706.52	$0.85	$1,766.30	$5.00	$10,390.00	$2.50	$5,195.00
54	54	4' WIDE CONCRETE ADA RAMP INTO PLAY CONTAINER - CLASS 5 INCIDENTAL	SF	34	$10.00	$340.00	$42.00	$1,428.00	$28.00	$952.00	$33.00	$1,122.00
55	55	5" CONCRETE ADA PLAZA - CLASS 5 INCIDENTAL	SF	432	$10.00	$4,320.00	$16.00	$6,912.00	$15.00	$6,480.00	$18.00	$7,776.00
56	56	6"X12" CONCRETE PLAY CURB & THICKENED EDGE WALK - CLASS 5 INCIDENT	LF	244	$50.00	$12,200.00	$65.00	$15,860.00	$50.00	$12,200.00	$30.00	$7,320.00
57	57	CONCRETE ADA PED RAMP & TRUNCATED DOMES, PATCH BITUMINOUS ROAD	LS	1	$3,000.00	$3,000.00	$11,000.00	$11,000.00	$8,000.00	$8,000.00	$9,000.00	$9,000.00
58	58	RESTORE ALL DISTURBED AREAS WITH SEED & BLANKET	LS	1	$5,000.00	$5,000.00	$1,500.00	$1,500.00	$3,000.00	$3,000.00	$2,800.00	$2,800.00
							Part 5 Subtotal	**$162,588.50**		**$193,104.00**		**$209,203.00**
							BASE BID TOTALS	**$600,260.40**		**$855,611.00**		**$932,477.00**
Add Alternate 1												
1A-1	1A-1	CARROLLWOOD PARK - TRAIL PAVEMENT REMOVAL & REPLACEMENT ON EXISTING BASE, RESTORATION (NORTH OF PLAYGROUND)	SF	5593	$6.11	$34,173.23	$5.60	**$31,320.80**	$12.00	**$67,116.00**	$12.00	**$67,116.00**
Add Alternate 2												
1A-2	1A-2	CEDAR ISLE PARK - BITUMINOUS TRAIL - FULL SECTION - INCLUDES REMOVALS, EARTHWORK, GRADING, 6" TOPSOIL, RESTORATION	SF	5120	$8.00	$40,960.00	$9.00	**$46,080.00**	$15.00	**$76,800.00**	$16.00	**$81,920.00**
Add Alternate 3												
1A-3	1A-3	CEDAR ISLE PARK - TRAIL PAVEMENT REMOVAL & REPLACEMENT ON EXISTING BASE, RESTORATION (NORTH OF PLAYGROUND)	SF	9273	$6.11	$56,658.03	$5.60	**$51,928.80**	$12.00	**$111,276.00**	$14.00	**$129,822.00**
Add Alternate 4								***OR***				
1A-4	1A-4	CEDAR ISLE PARK - FOG SEAL EXISTING TRAIL	SF	9273	$0.34	$3,152.82	$0.44	**$4,080.12**	$3.00	**$27,819.00**	$3.00	**$27,819.00**
Add Alternate 5												
1A-5	1A-5	CEDAR ISLE PARK - CONCRETE ADA PED RAMP & TRUNCATED DOMES, PATCH BITUMINOUS ROAD - INCLUDES REMOVALS & RESTORATION	LS	1	$3,500.00	$3,500.00	$11,000.00	**$11,000.00**	$8,000.00	**$8,000.00**	$15,000.00	**$15,000.00**
Add Alternate 6												

	1A-6 1A-6	GREENLEAF NORTH PARK - TRAIL PAVEMENT REMOVAL & REPLACEMENT ON EXISTING BASE, RESTORATION (NORTH OF PLAYGROUND)	SF	5909	$6.11	$36,103.99	$5.60	**$33,090.40**	$12.00	**$70,908.00**	$12.00	**$70,908.00**
								OR				
Add Alternate7	1A-7 1A-7	GREENLEAF NORTH PARK - FOG SEAL EXISTING TRAIL	SF	5909	$0.34	$2,009.06	$0.40	**$2,363.60**	$3.00	**$17,727.00**	$2.00	**$11,818.00**

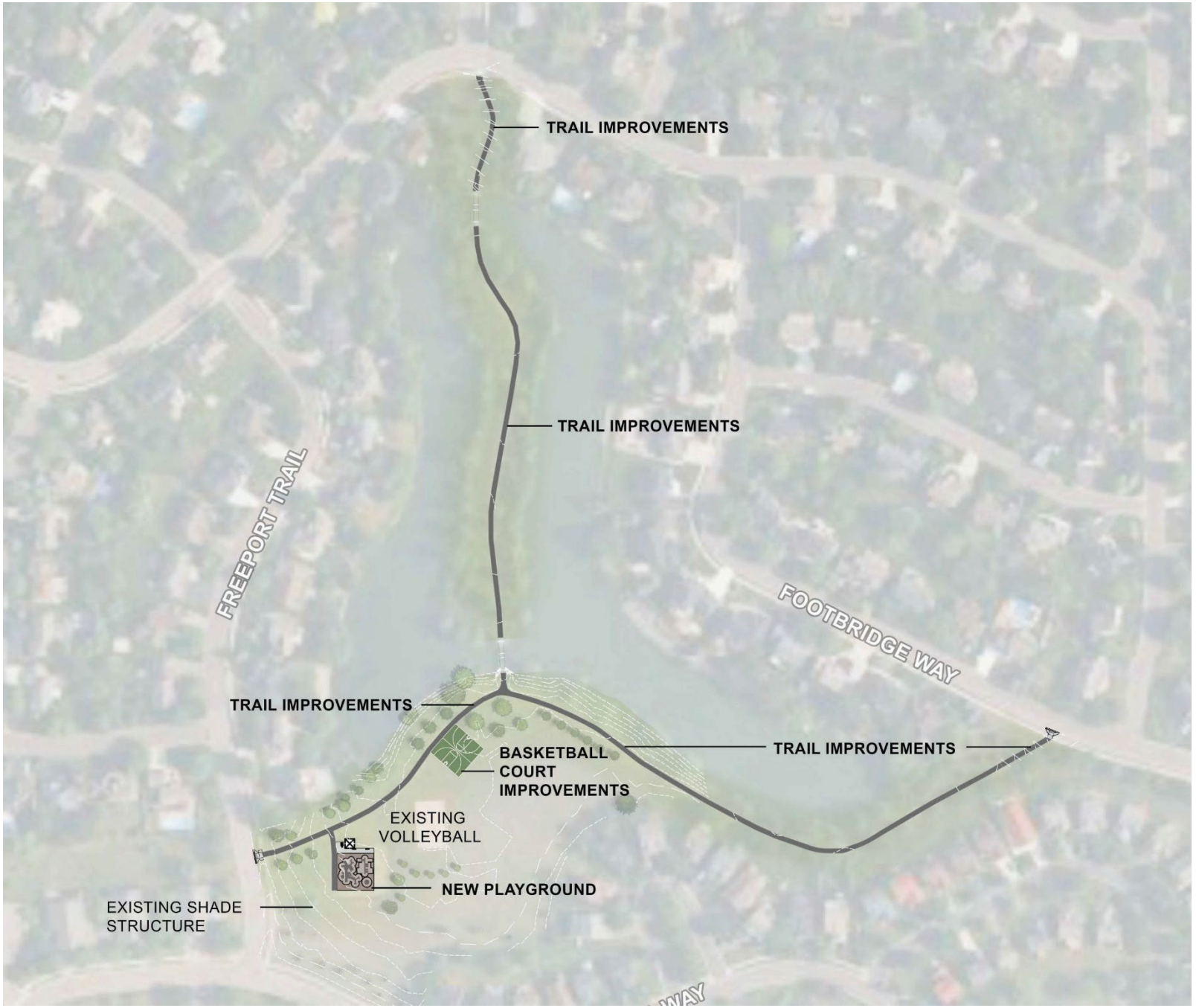
				Engineer Estimate		Bituminous Roadways Inc.		Shoreline Landscaping & Contracting		Parkstone Contracting, LLC	
					Extension		Extension		Extension		Extension
Base Bid Total:	***BASE BID TOTAL***				$644,448.21		$600,260.40		$855,611.00		$932,477.00
	APPROVED ALTERNATES 2, 4, 5, 6, TOTAL				$83,716.81		$94,250.52		$183,527.00		$195,647.00
	BASE BID + ALTERNATES TOTAL				$728,165.02		**$694,510.92**		**$1,039,138.00**		**$1,128,124.00**

APPLE PONDS PARK



CARROLLWOOD PARK

CEDAR ISLE PARK



CHAPARRAL PARK

COBBLESTONE LAKE PARK (Southeast)

GREENLEAF NORTH PARK

ITEM: 4.W.
MEETING DATE: July 10, 2025
SECTION: City Council Regular Meeting Tentative Agenda

Description:
Approve playground equipment/installation purchase orders for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

1. Purchase order with Landscape Structures, Inc. for playground equipment and with Sawtooth Holdings, Inc., d/b/a Flagship Recreation for installation for Cobblestone Lake Park (southeast)
2. Purchase order with St. Croix Recreation Fun Playgrounds, Inc., for Greenleaf North Park
3. Purchase order with Minnesota Playground, Inc., d/b/a MWP Recreation, for Chaparral Park
4. Purchase orders with PlayPower LT Farmington, Inc., for Carrollwood Park and Cedar Isle Park

Staff Contact:	**Department / Division:**
Eric Carlson, Parks and Recreation Director	Parks and Recreation

Action Requested:
Approve playground equipment/installation purchase orders for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

1. Purchase order with Landscape Structures, Inc. for playground equipment and with Sawtooth Holdings, Inc., d/b/a Flagship Recreation for installation for Cobblestone Lake Park (southeast)
2. Purchase order with St. Croix Recreation Fun Playgrounds, Inc., for Greenleaf North Park
3. Purchase order with Minnesota Playground, Inc., d/b/a MWP Recreation, for Chaparral Park
4. Purchase orders with PlayPower LT Farmington, Inc., for Carrollwood Park and Cedar Isle Park

Summary:
A cornerstone of the 2023 Parks Bond Referendum is to make improvements to Apple Valley's neighborhood parks. In 2025, improvements will be made to *six parks, which will include the replacement of playground equipment in the following five parks:

1. Cobblestone Lake Park (southeast playground) in the amount of $110,589.02
2. Greenleaf North Park in the amount of $84,417.00
3. Chaparral Park in the amount of $92,862.28
4. Carrollwood Park in the amount of $87,551.70
5. Cedar Isle Park in the amount of $88,375.80

*The sixth park undergoing construction this year is Apple Ponds Park. It is not reflected in the list above because the playground equipment in this park will not be replaced in 2025. The existing playground equipment is still within its useful life and remains in good condition.

The City hired HKGi to solicit quotes for playground equipment from a variety of vendors for the above-listed parks. The HGKi team also created surveys for residents to select their preferred playground equipment and choose their desired color scheme. The purchase orders and corresponding renderings presented in this agenda item directly reflect the choices made by residents for their neighborhood playgrounds.

The City is purchasing this equipment/installation from Landscape Structures/Flagship Recreation, St. Croix Recreation, and MWP Recreation through the State Purchasing Contract and from PlayPower LT through the Sourcewell Purchasing Cooperative. Demolition, site preparation, and additional improvements at these parks will be done by Bituminous Roadways, Inc., through a separate agreement that is also on this Council agenda for approval.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Purchase Order - Cobblestone Lake Park
2. Purchase Order - Greenleaf North Park
3. Purchase Order - Chaparral Park
4. Purchase Order - Carrollwood Park
5. Purchase Order - Cedar Isle Park

State Contract #218091

landscape structures

flagship recreation

PROJECT INFORMATION

Cobblestone Lake Park 05.30.25

15802 Cobblestone Lake Pkwy

Apple Valley, MN 55124

Contract Year: 2025

EQUIPMENT INFORMATION & PRICING

Qty	Item No.	Description	Price	Ext Price
3	111228A	Square Tenderdeck	$ 1,403.00	$ 4,209.00
1	111229A	Square Deck Extension	$ 1,336.00	$ 1,336.00
1	111240A	Balcony Deck	$ 1,754.00	$ 1,754.00
3	111404A	148"Alum Post DB	$ 541.00	$ 1,623.00
1	111404B	140"Alum Post DB	$ 510.00	$ 510.00
1	111404C	132"Alum Post DB	$ 505.00	$ 505.00
3	111404D	124"Alum Post DB	$ 485.00	$ 1,455.00
4	111404E	116"Alum Post DB	$ 423.00	$ 1,692.00
1	111404G	100"Alum Post DB	$ 398.00	$ 398.00
1	111404H	92"Alum Post DB	$ 377.00	$ 377.00
1	111404R	108"Steel Post DB	$ 377.00	$ 377.00
1	116244A	Pipe Barrier Above Deck	$ 852.00	$ 852.00
1	120818A	Playstructure Seat	$ 520.00	$ 520.00
1	120901A	Grab Bar	$ 260.00	$ 260.00
2	121948A	Kick Plate 8"Rise	$ 153.00	$ 306.00
1	121949A	Tri-Deck Kick Plate 8"Rise	$ 230.00	$ 230.00
2	122197A	90* Triangular Tenderdeck	$ 1,178.00	$ 2,356.00
1	130798A	Double Swirl Slide 48"Dk DB	$ 3,086.00	$ 3,086.00
1	131437A	Single Wave Slide 64"Dk DB	$ 3,218.00	$ 3,218.00
1	142890A	2"90* Horizontal Ladder DB	$ 2,586.00	$ 2,586.00
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps	$ 3,647.00	$ 3,647.00
1	154883F	301"Steel Post (72" Bury) For CoolTopper Single Post Pyrami	$ 1,749.00	$ 1,749.00
1	154884A	CoolToppers Single Post Pyramid Roof DB Only	$ 4,503.00	$ 4,503.00
1	185852A	Transfer Step w/2 Handloops DB	$ 1,377.00	$ 1,377.00
1	193176A	Boogie Board DB Only	$ 2,958.00	$ 2,958.00
1	222708A	WhooshWinder Slide 72"Dk DB	$ 6,895.00	$ 6,895.00
1	345276A	Storefront Panel	$ 852.00	$ 852.00
1	345290A	Pilot Panel Above Deck	$ 1,530.00	$ 1,530.00
1	345307A	Vertical Ladder - Panel 24"	$ 1,178.00	$ 1,178.00
1	345325B	Arcade Climber 72" Deck DB	$ 2,438.00	$ 2,438.00
3	115201A	LW Post 10"Panel DB	$ 352.00	$ 1,056.00
~~0~~	~~141684B~~	~~Tendertuff Picnic Table 72"Table 72"Seat Permanent~~	~~$ -~~	~~$ -~~
1	152179A	Saddle Spinner DB 16"Height	$ 1,010.00	$ 1,010.00
1	164075B	Double Bobble Rider DB	$ 2,820.00	$ 2,820.00

2	174018A	Belt Seat ProGuard Chains for 8' Beam Height	$	168.00	$	336.00
1	176038A	Full Bucket Seat ProGuard Chains for 8' Beam Height	$	474.00	$	474.00
1	177332A	Single Post Swing Frame 8' Beam Height Only	$	1,663.00	$	1,663.00
1	177333A	Single Post Swing Frame Additional Bay 8' Beam Height Only	$	1,234.00	$	1,234.00
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness ProGuard Chains fc	$	1,163.00	$	1,163.00
1	184885A	Trail Tracker Reach Panel	$	597.00	$	597.00
1	184886A	Navigator Reach Panel	$	852.00	$	852.00
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury	$	-	$	-

Total Equipment Cost at State Contract Pricing	**$**	**65,982.00**

Date	6/3/2025
Expires	6/13/2025
Quote:	City of Apple Valley
Contact:	Eric Carlson, Parks and Recreation Director
Phone:	952-953-2310
Email:	eric.carlson@applevalleymn.gov

Ship To:	Please Make PO's & Contracts Out To:
Cobblestone Lake Park 05.30.25 **15802 Cobblestone Lake Pkwy** **Apple Valley, MN 55124**	**Landscape Structures, Inc.** **601 7th St. S** **Delano, MN 55328**
Bill To:	**Please Remit Payment To:**
City of Apple Valley **7100 147th Street W** **Apple Valley, MN 55124**	**Landscape Structures, Inc.** **SDS 12-0395 PO Box 86** **Minneapolis, MN 55486-0395**

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
1	EQUIPMENT	Cobblestone Lake Park 05.30.25,EM706CLP304345811		$65,982.00
1	DISCOUNT	State Contract #218091	8.00%	($5,278.56)
0	BONDING	Payment & Performance Bonds		Not Included
			Subtotal	**$60,703.44**
			Freight	**$600.00**
			Sales Tax	**Tax Exempt**
			Total	**$61,303.44**

Quotes from Landscape Structures, Inc. are subject to current Landscape Structures, Inc. policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of $1,000.00 must be supported by a formal Purchase Order made out to Landscape Structures, Inc.

State Contract #218091

****Terms: Net 30 days; 1.5% finance charge on balances over 30 days***

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Eric Carlson, Parks and Recreation Director
Signature: See below.	**Date:**
	Purchase Amount: **$61,303.44**

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date

landscape structures

Date 6/3/2025
Expires 6/13/2025
Quote: City of Apple Valley
Contact: Eric Carlson, Parks and Recreation Director
Phone: 952-953-2310
Email: eric.carlson@applevalleymn.gov

Ship To:	Please Make PO's & Contracts Out To:
Cobblestone Lake Park 05.30.25	Flagship Recreation
15802 Cobblestone Lake Pkwy	11123 Upper 33rd St. N
Apple Valley, MN 55124	Lake Elmo, MN 55042
Bill To:	**Please Remit Payment To:**
City of Apple Valley	Flagship Recreation
7100 147th Street W	11123 Upper 33rd St. N
Apple Valley, MN 55124	Lake Elmo, MN 55042

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
		Cobblestone Lake Park 05.30.25,EM706CLP304345811		
1	MOB	Mobilization	$750.00	$750.00
1	DUMPSTER	Dumpster - Disposal / Equipment Packing (30 Yard)	$750.00	$750.00
0	SITE WORK	Demo of Existing Equipment (existing container)	Per Quote	By Owner
1	SITE WORK	Excavation of Existing Container and Demo of Surfacing/ Border (existing contair	Per Quote	$10,456.47
222	BORDER	Concrete Curb Border	Per Quote	$9,232.59
268	CONCRETE	Concrete Flatwork (5" Thick)	Per Quote	$3,537.95
1	INSTALL	Playground Installation by Landscape Structures Certified Installers	24.43%	$14,827.45
132	SURFACING	Engineered Wood Fiber (EWF) & Installation	$45.00	$5,940.00
1	SURFACING	EWF Freight		$637.50
7	WEAR MAT	Swing & Slide Wear Mats	Per Quote	$2,450.90
1	DISCOUNT	APS STATE CONTRACT DISCOUNT	5.00%	($121.33)
1,000	RESTORE	Restoration	Per Quote	$824.05
0	BONDING	Payment & Performance Bonds		Not Included
			Subtotal	$49,285.58
			Freight	
			Sales Tax	Tax Exempt
			Total	$49,285.58

Quotes from Flagship Recreation are subject to current Flagship Recreation policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of $1,000.00 must be supported by a formal Purchase Order made out to Flagship Recreation

State Contract #218091

Terms: Net 30 days; 1.5% finance charge on balances over 30 days

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

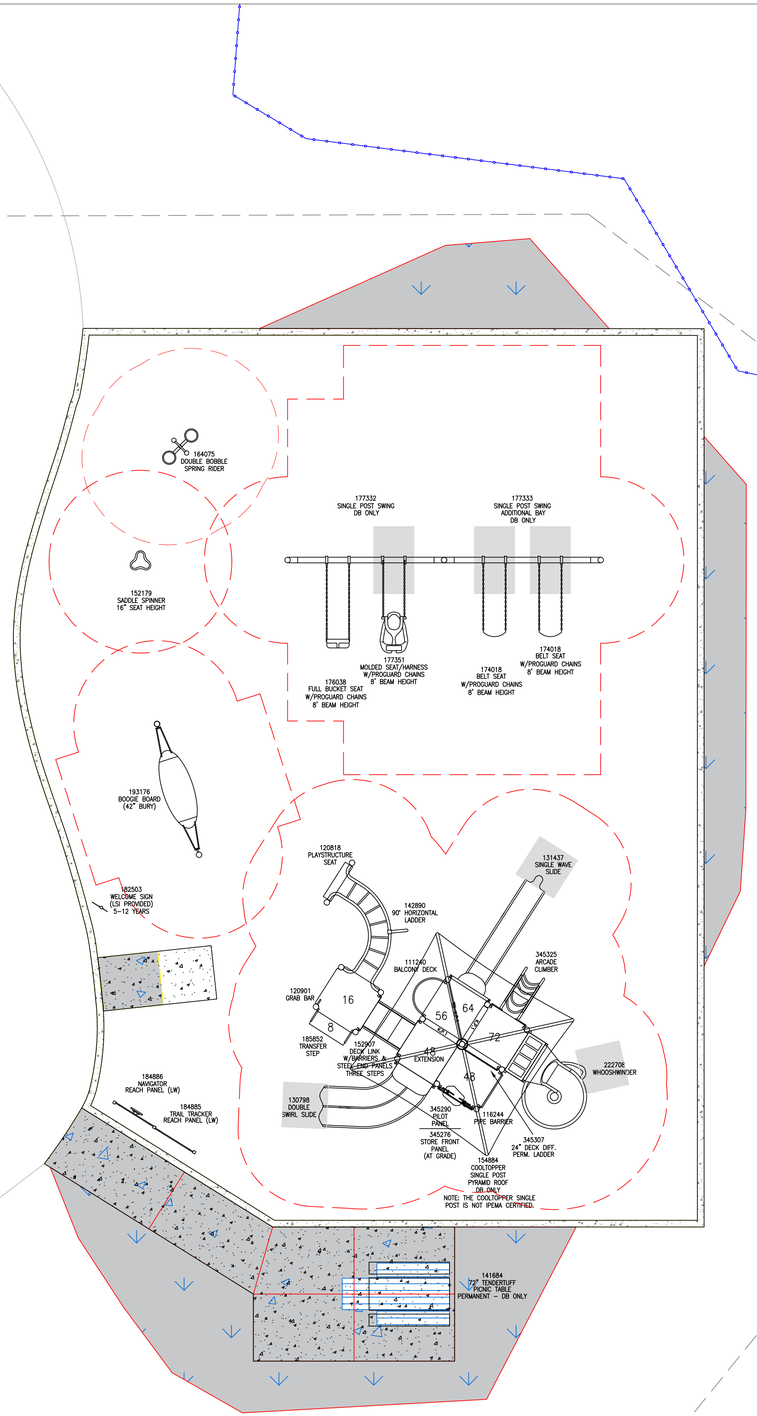
Acceptance of Quotation:

Accepted By (Print)	
Signature: See below.	**Date:**
	Purchase Amount: **$49,285.58**

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date



SNOW FENCE AROUND WORK ZONE

CONTAINER DETAILS	
TOTAL CONTAINER AREA	3043 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA	3043 SF
TOTAL PERIMETER	222 LF
EDGING TYPE	6"X12" CONCRETE CURB
TOTAL FLATWORK	106 SF
FINISH GRADE	TOP OF CURB

**SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
- NO DRAINAGE AGGREGATE PRE-INSTALLED
- NO FABRIC PRE-INSTALLED
- MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION

5-12 AREA

TOTAL ELEVATED PLAY COMPONENTS	7		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	9	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	7	REQUIRED	7

SCALE IN FEET:

0' 5' 10' 20'

flagship recreation

FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
FLAGSHIPPLAY.COM
@FLAGSHIPPLAY

landscape structures

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGE RANGES AS NOTED ON PLAN.

Cobblestone Lake Park

15802 Cobblestone Lake Pkwy
Apple Valley, MN 55124

SALES REPRESENTATIVE:
Emily Maloney

DESIGNED BY:
JLZT
5/30/25

3/16" = 1'-0"

SHEET
LS101

C:\Users\Jaqui\Thunberg\Flagship Recreation\Flagship Recreation - Documents\2025 Planning\Emily\Apple Valley - Cobblestone Lake Park RFP\2025.05.30 Revised Design\Apple Valley_CobblestoneLake 053025.dwg

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St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082-7597 USA
6514301247
hannah@stcroixrec.com

Estimate

ESTIMATE # 7522
DATE 06/18/2025
EXPIRATION DATE 07/31/2025

ADDRESS
City of Apple Valley
GREENLEAF PARK
RENOVATION

SHIP TO
City of Apple Valley
ATTN: JORDAN HEDLUND
HKGI
GREENLEAF PARK
PLAYGROUND

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA
TRUCKLOAD

SALES REP
MIKE BASICH

ACTIVITY	QTY	RATE	AMOUNT
Services CUSTOM BURKE PLAYGROUND INCLUDING ALL ITEMIZED EVENTS, ACTIVITIES AND COMPONENTS DEPICTED IN IMAGES AND DOCUMENTS ATTACHED AND IDENTIFIED AS PR#100-198083	1	85,546.00	85,546.00
EWF - Blown-in Wood Fiber quote includes freight and material blown-in by hose/blower truck of quoted CY to the site listed on the estimate by a 300' hose.	150	52.00	7,800.00
Freight Freight quotes currently only valid for 15 days. Quote based on information currently listed on estimate. Modifications to delivery address, contact or offloading capability must be made prior to order. If made after order is placed, surcharges may apply.	1	2,800.00	2,800.00
APPLIED DISCOUNT ADDITIONAL MFG. DISCOUNT APPLIED	1	-31,758.00	-31,758.00
BCI 046-0521 6 EA. PLAYMAT 3' X 5' X 2" 1 EA. RND. PLAYMAT 6' DIA.		2,029.00	2,029.00
Optional Installation Installation will be billed by the Certified Installer, Michael Basich, Inc.	1	18,000.00	18,000.00T

SUBTOTAL	84,417.00
TAX (8.125%)	0.0
TOTAL	**$84,417.00**

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES. SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED. FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE SUPPLY CHAINS & NATIONAL SHORTAGES.

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE SUPPLY CHAINS & NATIONAL SHORTAGES.

**FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S), DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END USER

Accepted By

Accepted Date

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date

SERIES Nucleus | Intensity | Burke Basics

SITE PLAN VIEW

GROUP: NU-3657|Freestanding

DESIGNED FOR AGES: 5 to 12

Greenleaf Park
Apple Valley, MN 55124

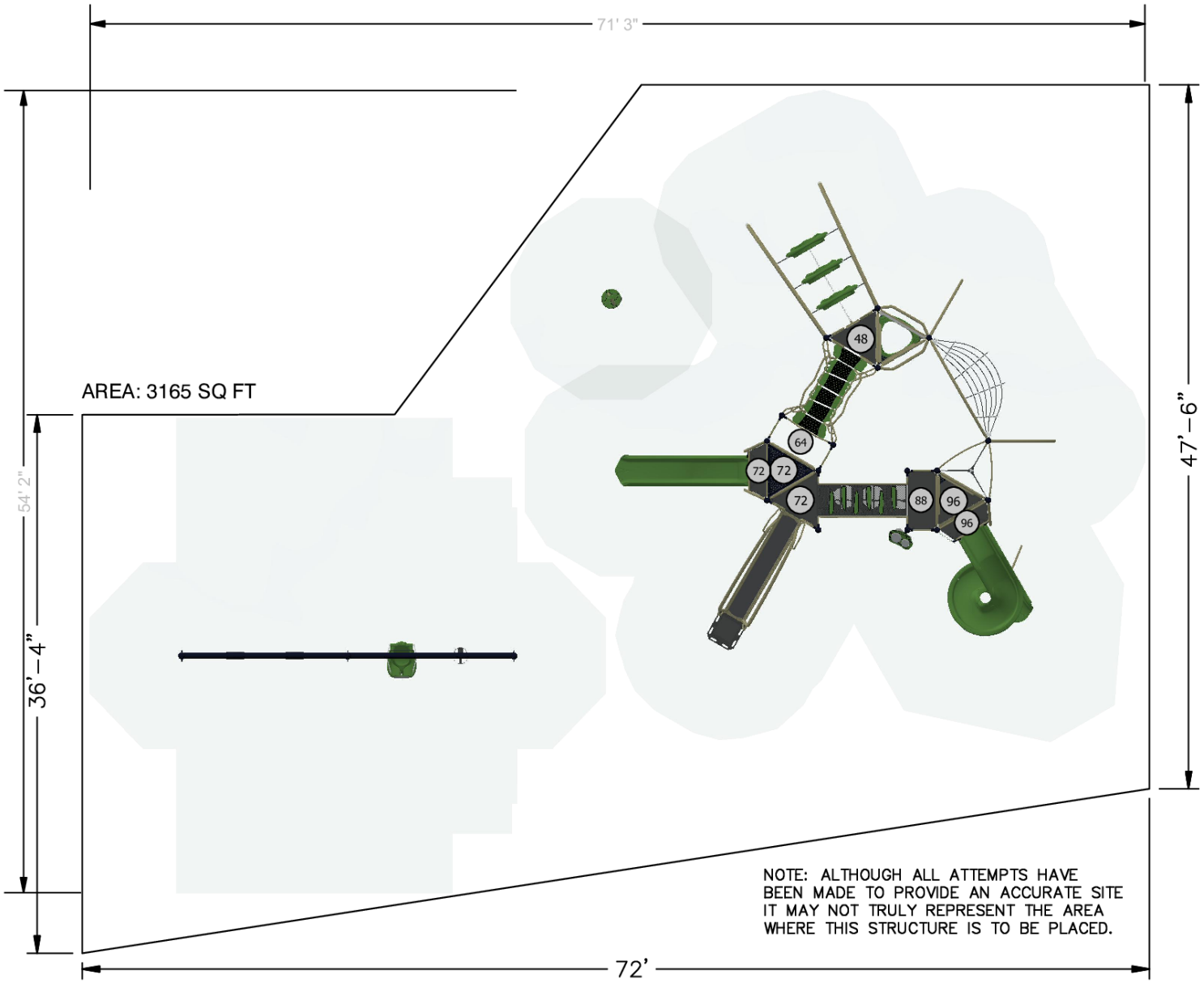
Burke
PLAY THAT MOVES YOU

03/06/2025

St. Croix Recreation Fun Playgrounds
100-196083-1

Designer: Malorie Pierce

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM



OVERALL BOUNDING OF USE ZONES
Area: 3851.5 sq.ft.
Perimeter: 250.6 ft.
STRUCTURE SIZE: 54' 2"x71' 3"
POST SIZE(S): 3"

Playground Accessibility (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
22	7 / 4	5 / 0	0 / 0	10 / 2	5 / 2

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

The use and layout of play components identified in this plan conform to the CPSC guildelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

GREENLEAF PARK PLAYGROUND RENOVATION

PROPOSAL #: 100-198083-1

3D Designer: Sam

MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

06/17/2025
Quote #
105869-01-12

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - M

City of Apple Valley
Attn: Eric Carlson
15591 Cobblestone Lake Parkway
Apple Valley, MN 55124
United States
Phone: 952-953-2310
Fax:952-953-2306
eric.carlson@applevalleymn.gov

Ship to Zip 55124

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - Powerscape Altus Spire Play Unit, Ages 5-12 *[Accent:_____]* *[Accent2:_____]* *[Basic:_____]* *[HDPE:_____]* *[Deck:Pvc:_____]* *[Tube:_____]* *[RotoPlastic:_____]* *[Cabling:_____]*	$107,239.00	$107,239.00
		(1) 13809 -- Get A Grip		
		(1) 13817 -- Central Hub Offset Link		
		(1) 80000 -- 49" Sq Punched Steel Deck		
		(2) 80001 -- 49"Tri Punched Steel Deck		
		(1) 81666 -- Fun Seat		
		(1) 81691 -- Single Steering Wheel		
		(2) 90266 -- 8' Upright, Alum		
		(2) 90267 -- 9' Upright, Alum		
		(8) 90268 -- 10' Upright, Alum		
		(1) 90355 -- Store Front Panel, Below Dk		
		(1) 90504 -- 4' Single Zip Slide		
		(1) 91618 -- Hi-Line Climbing Link 1' Rise (1 dk)		
		(1) 91619 -- Hi-Line Climbing Link 0' Rise		
		(1) 91679 -- Wiggle Wobble Attach. 4'-0"		
		(1) 91716 -- Modern Transfer w/Barrier 2' Rise		
		(1) 91739 -- Narrows Climber (3'-4'6")		
		(1) 91741 -- Tic-Tac-Toe Panel		
		(1) 91766 -- Altus X Tower Spiral Slide		
		(1) 91808 -- Altus Spire 10' - Slide Right		
		(1) 91893 -- Camber Climber		
		(3) 91931 -- Entryway (Versa)		
		(4) 91932 -- Hi Point Entryway (Versa)		

MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

06/17/2025
Quote #
105869-01-12

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - M

Quantity	Part #	Description	Unit Price	Amount
		(1) 91934 -- Offset Entryway (Versa)		
		(4) G90273 -- 15' Upright, Galv		
1	RDU	GameTime - Primetime ADA Swing Set *[Basic:_____]* *[RotoPlastic:_____]*	$3,684.00	$3,684.00
		(1) 5320 -- 8' ADA Primetime Swing Frame		
		(1) 5287 -- Belt Seat for 8' Toprail		
		(1) 5378 -- Zero-G (5-12) Beige 8' Height		
1	178749	GameTime - Owner's Kit	$92.08	$92.08
4	161292	GameTime - Wear Mat 36" x 36"	$336.00	$1,344.00
1	EWF	Other - Engineered Wood Fiber Safety Surfacing- 100 CY 12" depth Includes blow-in Includes geo-fabric Includes install of wear mats	$6,560.00	$6,560.00
			Sub Total	$118,919.08
			Discount	($53,619.50)
			Material Surcharge	$3,346.11
			Freight	$6,694.77
			Total	**$75,340.46**

Comments

Owner is responsible for adequate access to play container
Owner is responsible for providing a flat and level area with less than 1% grade change
Owner is responsible for providing an adequate border to contain safety surfacing

This quotation is subject to current MWP Recreation (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of $1,000.00 to be supported by your written purchase order made out to MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and MWP, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by MWP will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, MWP Recreation (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

06/17/2025
Quote #
105869-01-12

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - M

Excusable Delays/Additional Costs: MWP, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of MWP, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

This quotation is subject to polices in the current GameTime Park and Playground catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of $1,000.00 to be supported by your written purchase order made out to GameTime, c/o MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and GameTime, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by GameTime will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Pricing: f.o.b. factory, firm for 15 days from date of quotation. If placing an order after expiration of quote, please contact our office for updated pricing. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Unless already on file, please include a tax exempt certificate upon order entry whether a tax supported government agency or other.

GameTime Standard Product Shipment: order shall ship within ten to twelve weeks after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, if required, and receipt of deposit, if required. Receipt of anything other than what is stated herein will not constitute an order and therefore no materials will be placed into production nor installation, if required, will be scheduled.

EWF Shipment: order shall deliver within 14 - 21 days after our receipt and acceptance of your purchase order as well as schedule and weather allowing. Bulk material will ship via semi-truck/trailer with a live floor system in trailer which allows driver to deposit EWF directly onto a specific area provided proper access is available. If driver is asked to deposit EWF in certain area, driver has final say whether the site conditions allow proper access for the semi-truck/trailer. If MWP is installing EWF, bulk material will need to be deposited no farther than 30 yards from play area where surfacing is to be spread. If distance from deposited EWF to play area is greater than 30 yards, additional time/cost will be charged based on lack of site access. Additionally, this 30 yard route to install EWF must be free from any/all obstacles such as, but not limited to, landscaping, curbing, fencing, etc. Site restoration is not included and will be the responsibility of the owner/owner's representative. Road restrictions may be in effect and cause delays depending on time of year.

Freight charges: Prepaid & added

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

06/17/2025
Quote #
105869-01-12

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - M

Order Information:

Bill To: _____ Ship To: _____

Company: _____ Project Name: _____

Attn: _____ Attn: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Contact: _____ Contact: _____

Tel: _____ Tel: _____

Fax: _____ Fax: _____

Email:_____ Email:_____

Acceptance of quotation:
Accepted By (printed): City of Apple Valley P.O. No: _____

Signature: See below. Date: _____

Title: _____ Phone: _____

Facsimile: _____ Purchase Amount: **$75,340.46**

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date

MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

06/17/2025
Quote #
105869-01-13

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - I

City of Apple Valley
Attn: Eric Carlson
15591 Cobblestone Lake Parkway
Apple Valley, MN 55124
United States
Phone: 952-953-2310
Fax:952-953-2306
eric.carlson@applevalleymn.gov

Ship to Zip 55124

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	Install - Installation of Play Equipment- Includes layout and digging for footings Includes disposal of packing material	$17,521.82	$17,521.82
			Sub Total	$17,521.82
			Total	**$17,521.82**

Comments

Owner is responsible for adequate access to play container
Owner is responsible for providing a flat and level area with less than 1% grade change
Owner is responsible for providing an adequate border to contain safety surfacing

This quotation is subject to current MWP Recreation (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of $1,000.00 to be supported by your written purchase order made out to MWP Recreation.

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Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, MWP Recreation (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: MWP, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of MWP, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

Pricing: f.o.b. factory, firm for 15 days from date of quotation. If placing an order after expiration of quote, please contact our office for updated pricing. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.

MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

06/17/2025
Quote #
105869-01-13

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - I

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Unless already on file, please include a tax exempt certificate upon order entry whether a tax supported government agency or other.

Installation: shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs.

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CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - I

Project Scope:

Please note, installation is based on site being ready prior to our arrival to install play equipment as well as site conditions that have been conveyed to our organization by the owner/owner's representative and/or ideal conditions existing for a timely completion of your project as quoted. Unless addressed prior to the installation quote being issued or specifically mentioned herein, any issues that arise that impede the progress/completion of your project as quoted will result in additional charges.

Weather can change project scheduling in many ways. Take rain for an example. Day, or days, before rain... If weather forecasts show a high percentage chance for rain that will effect the site conditions, a postponement may be in order. Digging holes, laying certain surfacing materials, etc., are greatly affected by weather conditions and work may not begin/continue due to weather forecasts. There's the rain days themselves, which if heavy enough rainfall occurs, makes a site unworkable. Day, or days, after rain... Drying time will be needed after rain and the number of days needed will vary depending on amount of moisture received. One actual rain day may equal multiple delay days depending on work scheduled to be done.
+ INCLUSIONS +
+ One mobilization
+ Public utility locates only
+ Installation of equipment as outlined on quote #105869-01-12
+ Marking and digging of footings holes to accept direct embedment supports as needed
+ Unpacking of play equipment
+ Assembly of play equipment
+ Concrete for footings as needed
+ Pouring of concrete for footings
+ Geo-textile fabric
+ Engineered wood fiber (EWF) surfacing
+ Spreading of EWF
+ Wear mats
+ Lull rental as needed
+ Construction tape/temporary bracing (as needed)
+ Standard insurance offerings
+ Standard warranty offerings
+ Standard industry accepted labor wages
+ Disposal of packing material

- EXCLUSIONS -
- Clear access path up to and into play area for installation equipment (minimum of 8-foot wide, includes but not limited to gates, walkways, driveways, etc.)
- Staging area for materials and installation equipment, trailers, etc.
- Unobstructed space for maneuvering installation equipment as well as performing work
- Security fencing of any type
- On site security personnel
- If fencing is in place (by others), ability to unlock fencing is to be provided to our office a minimum of one week prior to our start
- Private utility locates such as, but not limited to, irrigation, fiber optics, private lighting, etc.
- Accepting, unloading and storage of order(s)/shipment(s) prior to installation. Please note, orders can be packaged/shipped in large crates, pallets, etc., requiring heavy-duty equipment to unload.
- Sitework of any kind such as, but not limited to, grading (play area to have max slope of 1%), site restoration, drainage, etc.
- Removal of existing play equipment, border, safety surfacing, etc.
- Backfill and compaction of backfill after removal of existing items (for footing holes as an example) that leave voids in area (marking and digging of new footing holes based on workable site)
- Digging in compacted sub-surfaces, rock, hard pan, tree roots, unstable soil conditions, etc.
- Restoration of compacted sub-surfaces for playground surfacings such as, but not limited to, poured-in-place rubber, rubber tiles, artificial turf, etc.
- Digging/maneuvering in sand, pea gravel, mud, etc.
- Offsite removal of spoils from footing holes (can be stockpiled near play area for owner/owner's representative removal or spread within play area)

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CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - I

- Border to help contain playground safety surfacing
- Removal of temporary braces, caution/construction tape, etc. (Can be removed and disposed of after concrete has cured.)
- Bonding of any type
- Permits of any kind
- Prevailing, Davis Bacon, Union, or similar, wages
- Restroom facilities. Please provide access to restrooms whether within a building or portable style. Should use of site facilities not be available, additional charges will be required to bring on site temporary/portable restrooms. These temporary facilities will be removed once your project has been completed.
- Short term maintenance, check manufacturer's owner's manual recommendations for maintenance and always follow these written instructions. To help set up short (and ongoing) term maintenance, use the first twelve months to regularly check equipment (such as, but not limited to, tightening hardware, checking moving features, etc.). Twelve months allows use in all seasons and will provide a better understanding of what will be necessary for your ongoing maintenance. This short term schedule will be based on the amount of use the play equipment is getting as well as the type of play event that is being played on. Activities with movement have a more dynamic play which can lead to more maintenance due to the nature of the motion but also because these types of play events tend to be more popular. Static features may require less attention during the short term and ongoing maintenance as inspections will determine frequency of maintenance needed for these events. There may be a need for scheduled lower and higher frequency inspections.
- Ongoing maintenance, check manufacturer's owner's manual recommendations for maintenance and always follow these written instructions. After short term maintenance period is done and data is collected for that time period, an ongoing schedule should be implemented. The ongoing maintenance can change with age and greater use. There may be a need for scheduled lower and higher frequency inspections.

Should weekend work be necessary or non-standard hours be worked, please provide a site contact and the best telephone number to reach this person in case an urgent matter arises requiring immediate attention.
(Name) _____
(Cell) _____
(Other Telephone Number) _____

Wet Site Conditions: installation areas located near wetlands, where a high water table exists or in any environment that produces excessive moisture will require additional planning prior to installation of your project. Unless excessively wet conditions have been conveyed prior to installation quote and accounted for in some manner, your installation will not proceed. Ideal dry conditions need to be present to begin, and complete, your project as quoted.

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

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06/17/2025
Quote #
105869-01-13

CONSULTANT: DAN LANES

Chaparral Park - Apple Valley, MN - D12619L3 - I

Order Information:

Bill To: _____ Ship To: _____

Company: _____ Project Name: _____

Attn: _____ Attn: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Contact: _____ Contact: _____

Tel: _____ Tel: _____

Fax: _____ Fax: _____

Email:_____ Email:_____

Acceptance of quotation:
Accepted By (printed): City of Apple Valley P.O. No: _____

Signature: See below. Date: _____

Title: _____ Phone: _____

Facsimile: _____ Purchase Amount: **$17,521.82**

City of Apple Valley

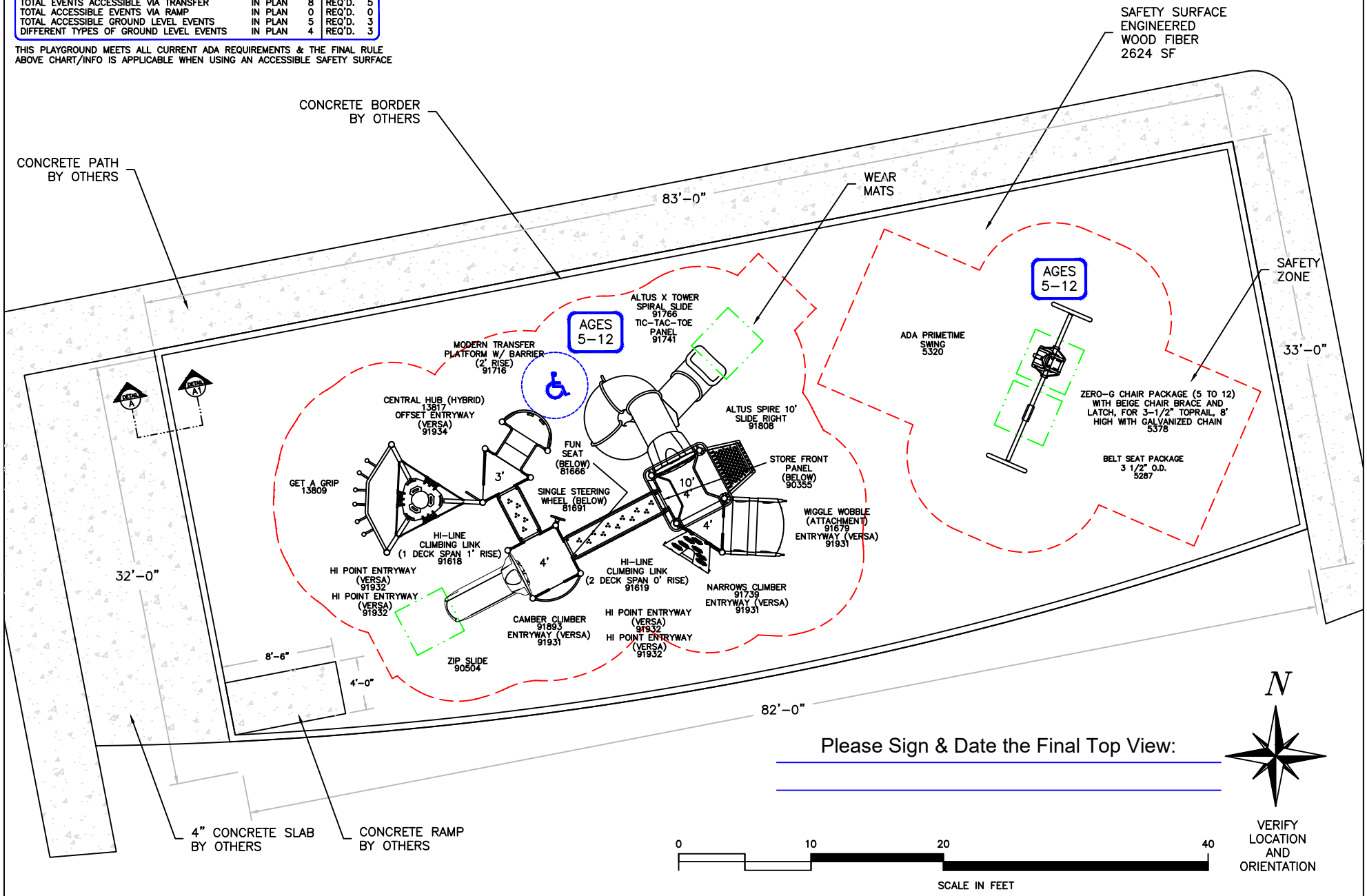
By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date

ADA REQUIREMENTS FOR STRUCTURE AGES 5–12 YEARS OLD

TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	IN PLAN	9		
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	IN PLAN	8	REQ'D.	5
TOTAL ACCESSIBLE EVENTS VIA RAMP	IN PLAN	0	REQ'D.	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	IN PLAN	5	REQ'D.	3
DIFFERENT TYPES OF GROUND LEVEL EVENTS	IN PLAN	4	REQ'D.	3

THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE



Please Sign & Date the Final Top View:

N

VERIFY LOCATION AND ORIENTATION

0 10 20 40

SCALE IN FEET

SCALE: 1" = 10'–0"

THIS PRINT IS THE PROPERTY OF MINNESOTA WISCONSIN PLAYGROUND INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN PERMISSION.

Mfg. By: GameTime, A PLAYCORE COMPANY — Enriching Childhood Through Play.

Sold & Distributed By: mp recreation

P.O. Box 27328, Golden Valley, MN 55427
763-546-7787 1-800-622-5425
Fax 763-546-5050
E-Mail info@mwprecreation.com

THIS PLAN REQUIRES A FINISHED GRADE RESOLUTION

Chaparral Park
Apple Valley, MN

6–11–25

DWG. D12619L3

GameTime
A PLAYCORE Company
Color Pallette: Forester
Uprights: Brown
Accent: Beige
Accent 2: Beige
HDPE: Beige
Cabling: Black
Roto Plastic: Green
Tube: Green
Decks: Brown
CHAPARRAL PARK
Apple Valley, MN D12619L
recreation

PlayPower LT Farmington, Inc.
878 E. US Hwy 60
Monett, MO 65708
1-800-325-8828

Northland Recreation LLC
10085 Bridgewater Bay
Woodbury, MN 55129
(651) 815-4097 (phone)
(414) 395-8538 (fax)

Bill To: City of Apple Valley
14603 Hayes Rd
Apple Valley, MN 55124
Contact Name: Eric Carlson
Contact Phone: 952-953-2300
Contact Email:
Eric.Carlson@applevalleymn.gov

Project Name & Location:
Carrollwood Park
7861 142nd St
Apple Valley, MN 55124

Ship To Address:
Same

Quote Date: 5/19/25
Valid For: 60 Days

Qty	Description	Unit Price	Total
1	Little Tikes Custom Nu Edge Nature Theme 5-12 year old Playstructure – includes swings and spinner. List Price $83,984.00		$58,788.80
1	Installation of new play equipment, 140 cu.yds of wood fiber and 6 rubber swing and slide mats.		$28,762.90

Notes:

Totals:

Equipment List:	$58,788.80
Products by Other:	
Installation:	$28,762.90
Estimated Sales Tax*:	Exempt
Freight:	Included
Grand Total:	$87,551.70

Make Purchase Orders Out To:

PlayPower LT Farmington, Inc.
Remit Purchase Orders To:
PlayPower LT Farmington, Inc.
Attention: Sales Administration
878 E US Hwy 60
Monett, Missouri, USA 65708
1-800-325-8828

Make Checks Payable To:

PlayPower LT Farmington, Inc.
Remit Checks To:
PlayPower LT Farmington, Inc.
P.O. 734155
Dallas, TX 75373-4155

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received
† Denotes drop ship item.
Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.
Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.
If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.
The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This playground contains 96.69% recycled content
This playground qualifies for 2 LEED point(s)

This Quote shall not become a binding contract until signed and delivered by both Customer and PlayPower LT Farmington Inc ("PPLT"). Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to "PPLT Sales Administration" via fax (417)354-2273 or email outdoordes@LTCPS.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are Net-30 days from invoice date with approved credit and all charges are due and payable in full at PO Box 204713, Dallas, TX 75320-4713, unless notified otherwise by PPLT in writing. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER HEREBY SUBMITS ITS OFFER TO PURCHASE THE EQUIPMENT ACCORDING TO THE TERMS STATED IN THIS QUOTE AND SUBJECT TO FINAL APPROVAL BY PPLT.

City of Apple Valley	See below.	
Submitted By	**Printed Name and Title**	**Date**

THE FOREGOING QUOTE AND OFFER ARE HEREBY APPROVED AND ACCEPTED BY PLAYPOWER LT FARMINGTON INC.

By: _____ Date:_____
_____
_____

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date

ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

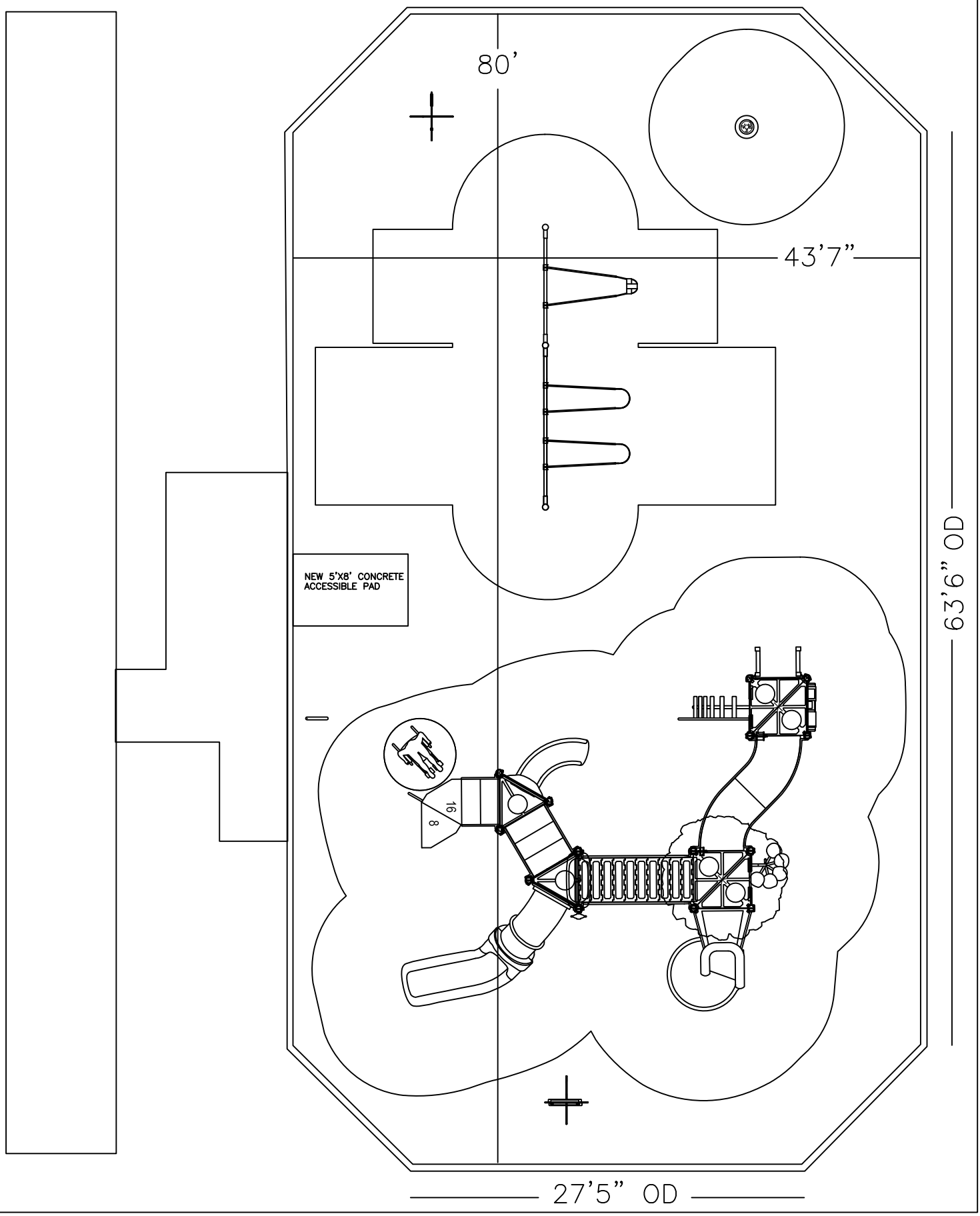
8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

CARROLLWOOD PARK

CITY OF APPLE VALLEY



PlayPower LT Farmington, Inc.
878 E. US Hwy 60
Monett, MO 65708
1-800-325-8828

Northland Recreation LLC
10085 Bridgewater Bay
Woodbury, MN 55129
(651) 815-4097 (phone)
(414) 395-8538 (fax)

Bill To: City of Apple Valley
14603 Hayes Rd
Apple valley, MN 55124
Contact Name: Eric Carlson

Contact Phone: 952-953-2300
Contact Email:
eric.carlson@applevalleymn.gov

Project Name & Location:
Cedar Isle Park
14400 Freeport Trail
Apple Valley, Mn 55124

Ship To Address:
Same

Quote Date: 5/19/25
Valid For: 60 Days

Qty	Description	Unit Price	Total
1	Little Tikes Custom 5-12 year old Kid Builder Playstructure – includes, swings and Inclusive spinner. List price $ 79,316.00		$55,521.00
1	Installation of above play equipment, wood fiber and 6 rubber swing and slide mats.		$32,854.80

Notes:

Totals:

Equipment List:	$55,521.00
Products by Other:	
Installation:	$32,854.80
Estimated Sales Tax*:	Exempt
Freight:	Included
Grand Total:	$88,375.80

Make Purchase Orders Out To:

PlayPower LT Farmington, Inc.
Remit Purchase Orders To:
PlayPower LT Farmington, Inc.
Attention: Sales Administration
878 E US Hwy 60
Monett, Missouri, USA 65708
1-800-325-8828

Make Checks Payable To:

PlayPower LT Farmington, Inc.
Remit Checks To:
PlayPower LT Farmington, Inc.
P.O. 734155
Dallas, TX 75373-4155

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received
† Denotes drop ship item.
Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.
Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.
If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.
The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

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This playground qualifies for 2 LEED point(s)

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City of Apple Valley	See below.	
Submitted By	**Printed Name and Title**	**Date**

THE FOREGOING QUOTE AND OFFER ARE HEREBY APPROVED AND ACCEPTED BY PLAYPOWER LT FARMINGTON INC.

By: _____ Date:_____

_____

_____

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date

ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

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6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

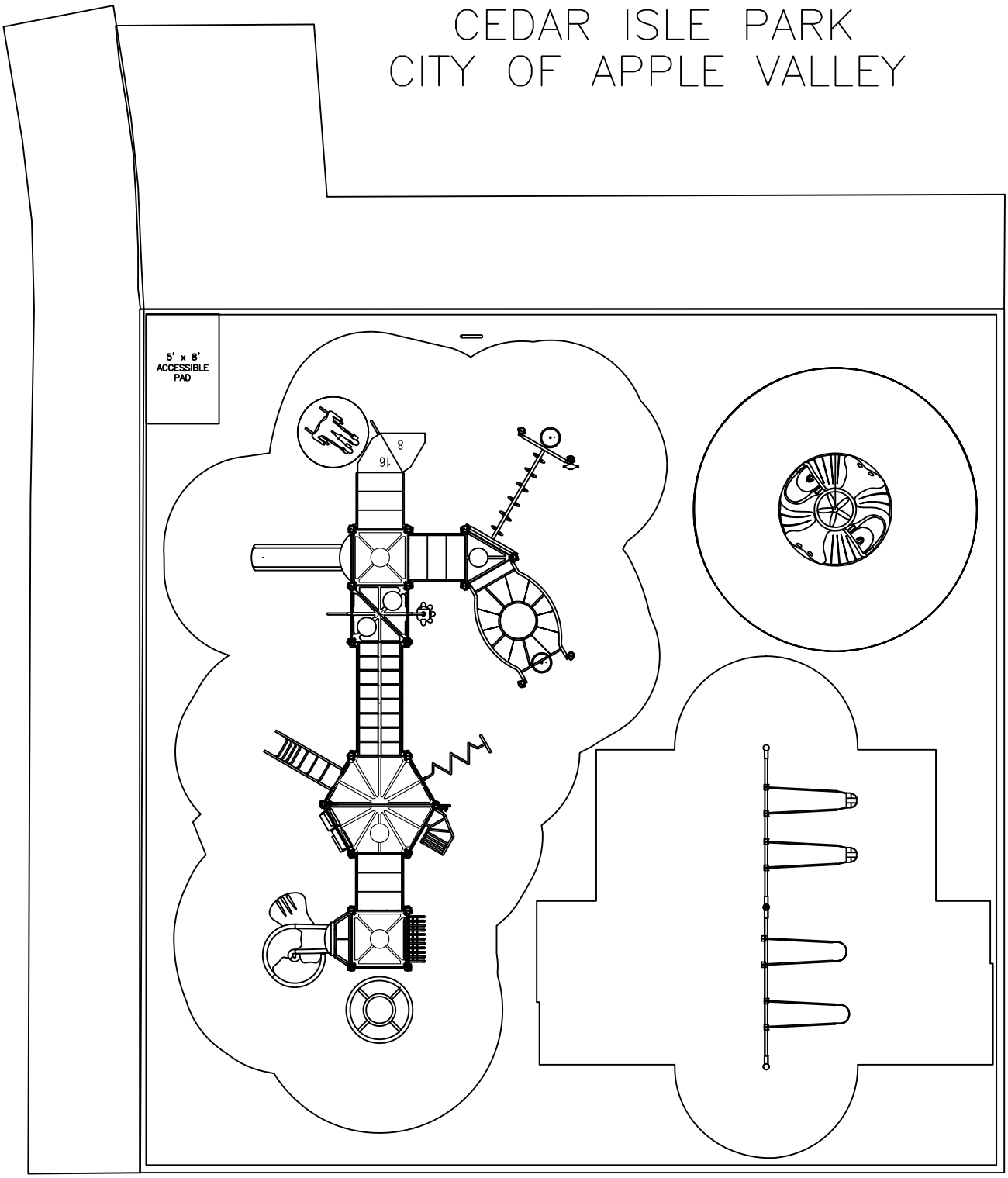
7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

CEDAR ISLE PARK
CITY OF APPLE VALLEY



ITEM: 4.X.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Change Order No. 13 for Project 2021-172, Police Garage	
Staff Contact:	**Department / Division:**
Charles Grawe, Assistant City Administrator	Administration

Action Requested:

Approve Change Order No. 13 for Project 2021-172, Police Garage

Summary:

Project 2021-172, Police Garage, is using construction management services. As a result, the bid specification created 37 separate bid/quote categories and 37 separate contracts. In addition, the City has a construction management contract with RJM.

Attached is a proposal for Change Order No. 13 to the project contracts. The change order covers four issues summarized below. These issues result in changes to three of the contracts. The resulting changes to each contract are line itemized on the attached summary sheet.

The total budget impact for the entire change is an addition of $6,202.28. The changes to the individual contract sums prior to the approval of the change and after the approval of the change order are detailed on the attached summary sheet.

The project is under budget. Due to timing and scheduling, staff may grant prior approval of some of these items to keep the project moving on schedule. If prior staff approval is given, an explanation will be noted with the issue description.

Background:

Item 1: Add ground fault circuit interrupter (GFCI) circuits in garage per state electrical inspector. GFCI circuits are used in areas where there is a risk of water reaching an electrical outlet and causing a short. The state electrical inspector determined that given the availability of water in the garage area, the risk is high enough that GFCI circuits should be used instead of regular circuit breakers. These apply to the water heater area and the individual power extensions for each squad stall.

Due to coordination and timing issues involved in this work, staff granted authorization to proceed with the GFCI circuit work to keep the project on schedule.

Item 2: Add outlet for PTZ camera above garage. Additional power was required to be added for the security camera (PTZ) located in the center of the east side of the Police Operations Building. This additional power provides the camera the ability to pan, tilt, zoom along with a heating element that allows for use all year long.

Item 3: Add bollards on interior of garage doors. As this is a facility used for vehicle storage, bollards are used to protect sensitive building structures that could be accidentally damaged by a vehicle. Additional bollards were installed on the inside of the garage door openings as an inexpensive means of preventing potentially expensive damage should a vehicle strike the garage door track.

Item 4: Add miscellaneous wiring for card readers, door operator, and data ports. This is a collection of small wiring additions that were missed on plans or added later in the project.

Budget Impact:

The total budget impact for the entire change is an addition of $6,202.28. See the attached summary for the list of cost changes by issue and by contract.

Attachments:

1. Change Order 13 Summary

Project 2021-172, Police Garage (Police Operations Building)

Change Order Budget Impact Summary Sheet

Change Order Number: **13**
Council Meeting Date: **10-Jul-25**

Costs by Construction Issue

Item(s)	Change	Amount		Summary	Prior Staff Approval?
1	Addition	$	2,700.00	Add GFCI circuits in garage per state electrical inspector	yes
2	Addition	$	2,406.65	Add outlet for PTZ camera above garage	no
3	Addition	$	413.16	Add bollards on interior of garage doors	no
4	Addition	$	1,082.47	Misc. wiring for card readers, door operator, and data	no
Total Cost Changes		**$**	**6,602.28**		

Costs by Contract

		Contract Change Information						
Costs by Contract	**Contractor**	**Previous Amount**		**Change**		**New Amount**		**CO#**
3D/4B Cast-In-Place Concrete and Masonry	Northland Concrete & Masonry Company	$	456,954.00	$	400.00	$	457,354.00	6
26D Electrical, Communications, Safety & Security	NAC Mechanical and Electrical Services	$	1,054,645.00	$	5,992.00	$	1,060,637.00	7
Const. Man. Fee	RJM Construction	$	253,300.39	$	131.02	$	253,431.41	13
Const. Man. Reimburseables	RJM Construction	$	4,244.22	$	79.26	$	4,323.48	13
Total Cost Changes				**$**	**6,202.28**			

ITEM: 4.Y.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Change Order No. 1 to the agreement with McNamara Contracting, Inc. for Project 2025-101, 2025 Street and Utility Improvements (Apple Streets Phase 1)	
Staff Contact:	**Department / Division:**
Brandon Anderson, City Engineer	Public Works/Engineering

Action Requested:

Approve Change Order No. 1 to the agreement with McNamara Contracting, Inc. for Project 2025-101, 2025 Street and Utility Improvements (Apple Streets Phase 1)

Summary:

Attached for consideration is Change Order No. 1 that addresses requested changes to the construction documents. A brief description of the change order is as follows:

The items within Change Order 1 are necessary costs to extend the project limits north by approximately 650 (road centerline) feet to Baldwin Dr. Extending the phasing to Baldwin Dr. provides a better medium duration (4-6 year) condition to allow the City to fulfill grant-obligated construction in other locations within the Apple Valley Additions neighborhood. This area would otherwise have been within a larger area of street reconstruction scheduled for 2026. The change order work is scheduled for completion in the fall of 2025 as part of the third phase of construction.

The total cost is $544,498. The cost associated with this change reflects fair market value for the work and materials.

Background:

On March 27, 2025, City Council adopted Resolution 2025-47, awarding agreement for 2025-101, 2025 Street and Utility Improvements (Apple Streets Phase 1), to McNamara Contracting Inc.,in the amount of $3,451,533.00.

On February 13, 2025, City Council adopted Resolution 2025-23, approving plans and specifications and directing receipt of sealed bids for Project 2025-101, 2025 Street and Utility Improvements.

On May 23, 2024, City Council adopted Resolution Number 2024-86, directing the preparation of plans and specifications for Project 2025-101, 2025 Street & Utility Improvements.

Budget Impact:

Project costs and funding included are summarized as follows:

Estimated Project Costs:		
	Budgeted Costs	Awarded Costs
Construction Cost	$4,455,600.00	$3,451,553.00
Change Order No. 1		544,498.00
Indirect Costs	802,008.00	620,710.50
Construction Contingency	242,177.50	242,177.50
Total Estimated Cost	**$5,499,785.50**	**$4,858,939.00**

Estimated Project Funding		
Sanitary Sewer Utility	$750,600.00	$657,970.75
Water Utility	978,800.00	977,412.18
Storm Sewer Utility	1,033,300.00	853,948.76
Road Improvement Fund	2,687,085.50	2,319,607.31
Street Light	50,000.00	50,000.00
Total Estimated Funding	**$5,499,785.50**	**$4,858,939.00**

Attachments:

1. CO No. 1
2. Revised Overall Phasing Map
3. Figure 1 - Change Order Map

Owner: City of Apple Valley, 7100 W. 147th St., Apple Valley, MN 55124		**Date**	7/10/2024
Contractor: McNamara Construction 16700 Chippendale Avenue, Rosemount Minnesota 55068			
Bond Company: Atlantic Specialty Insurance Company		**Bond No.**	800190609

CHANGE ORDER NO. 1

2025 Street & Utility Improvements (Apple Streets Phase 1)

CITY PROJECT NO. 2025-101

The following items are deemed to be necessary to complete the project according to the updated design. In accordance with the terms of this Contract, the Contractor is hereby authorized and instructed to perform the work as altered by the following provisions.

Description of Work

This change order will add additional scope and quantities to the project.

The items compiled below are all necessary costs to extend the project limits north by approximately 650 (road centerline) feet to Baldwin Dr. Extending the phasing to Baldwin Dr. provides a better medium duration (4-6 year) condition to allow the City to fulfill grant obligated construction in other locations within the Apple Valley Additions. This area would have otherwise been within a larger area of street reconstruction scheduled for 2026.

No.	Item	Unit	Unit Price	Contract Quantity	Total Amount
	CHANGE ORDER NO. 1				
	PART 1 - SANITARY SEWER				
1	MOBILIZATION	LUMP SUM	$6,250.00	1	$6,250.00
2	REMOVE VCP SANITARY SEWER	LIN FT	$1.00	630	$630.00
3	REMOVE MANHOLE INCL. CASTING	EACH	$400.00	3	$1,200.00
4	REMOVE CAST IRON SANITARY SEWER SERVICE	LIN FT	$1.00	410	$410.00
5	8" PVC SANITARY SEWER, SDR 35, 10'-15' DEEP	LIN FT	$48.00	631	$30,288.00
6	IMPROVED PIPE FOUNDATION PER DETAIL GEN-2	TON	$29.00	5	$145.00
7	8" X 4" PVC WYE, SDR 35	EACH	$135.00	12	$1,620.00
8	FURNISH AND INSTALL 4' DIA MH, 8' DEEP, INCL R-1642 CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	$5,600.00	5	$28,000.00
9	4' SANITARY MANHOLE OVERDEPTH	LIN FT	$200.00	11	$2,200.00
10	RECONNECT EXISTING SANITARY SEWER SERVICE	EACH	$50.00	12	$600.00
11	4" SANITARY SEWER CLEAN OUT INCL FORD CSTG	EACH	$485.00	12	$5,820.00
12	4" PVC SCH. 40 SANITARY SEWER SERVICE PIPE	LIN FT	$33.00	415	$13,695.00
	SUBTOTAL PART 1 - SANITARY SEWER				**$90,858.00**
	PART 2 - WATERMAIN				
13	REMOVE WATERMAIN	LIN FT	$15.00	650	$9,750.00
14	REMOVE HYDRANT WITH GATE VALVE	EACH	$110.00	1	$110.00
15	REMOVE COPPER WATER SERVICE	LIN FT	$1.00	460	$460.00
16	REMOVE CURB STOP AND BOX	EACH	$50.00	12	$600.00
17	TEMPORARY WATER SYSTEM	LUMP SUM	$5,500.00	1	$5,500.00
18	FURNISH AND INSTALL 6" GATE VALVE AND BOX	EACH	$3,200.00	1	$3,200.00
19	FURNISH AND INSTALL 8" GATE VALVE AND BOX	EACH	$4,000.00	2	$8,000.00
20	GATE VALVE EXTENSION ROD (WAT-8)	LIN FT	$32.00	10	$320.00
21	FURNISH AND INSTALL HYDRANT	EACH	$7,000.00	1	$7,000.00
22	6" WATERMAIN DUCTILE IRON CL 52, INCL V-BIO	LIN FT	$71.00	50	$3,550.00
23	8" WATERMAIN DUCTILE IRON CL 52, INCL V-BIO	LIN FT	$85.00	640	$54,400.00
24	WATERMAIN INSULATION, 4" THICK	SQ YD	$45.00	700	$31,500.00
25	DUCTILE IRON FITTINGS	LB	$13.00	230	$2,990.00
26	RECONNECT EXISTING WATER SERVICE	EACH	$120.00	12	$1,440.00
27	1" TYPE K COPPER WATER SERVICE PIPE	LIN FT	$41.00	440	$18,040.00
28	1" CURB STOP, BOX, & ROD	EACH	$630.00	12	$7,560.00

No.	Item	Unit	Unit Price	Contract Quantity	Total Amount
29	1" CORPORATION STOP	EACH	$180.00	12	$2,160.00
	SUBTOTAL PART 2 - WATERMAIN				**$156,580.00**
	PART 4 - STREETS				
30	MOBILIZATION	LUMP SUM	$18,000.00	1	$18,000.00
31	TRAFFIC CONTROL	LUMP SUM	$8,000.00	1	$8,000.00
32	CLEARING	TREE	$420.00	8	$3,360.00
33	GRUBBING	TREE	$210.00	6	$1,260.00
34	REMOVE CONCRETE CURB AND GUTTER	LIN FT	$4.00	1250	$5,000.00
35	REMOVE CONCRETE WALK OR DRIVEWAY	SQ FT	$0.60	9300	$5,580.00
36	REMOVE BITUMINOUS PAVEMENT - STREET	SQ YD	$5.00	1850	$9,250.00
37	REMOVE BITUMINOUS PAVEMENT - TRAIL OR DRIVEWAY	SQ YD	$10.00	50	$500.00
38	TEMPORARY MAILBOX	EACH	$75.00	8	$600.00
39	SALVAGE AND REINSTALL MAILBOX	EACH	$175.00	8	$1,400.00
40	GEOTEXTILE FABRIC TYPE V	SQ YD	$1.00	440	$440.00
41	COMMON EXCAVATION (EV) (P) - STREET	CU YD	$24.00	700	$16,800.00
42	COMMON EXCAVATION (EV) - WALK OR DRIVEWAY	CU YD	$24.00	400	$9,600.00
43	SUBGRADE EXCAVATION (EV) - STREET	CU YD	$15.00	150	$2,250.00
44	SELECT GRANULAR BORROW (CV)	CU YD	$15.00	150	$2,250.00
45	3" MINIMUM CLEAR WASHED ROCK FOR TEMPORARY STABILIZATION	TON	$18.00	200	$3,600.00
46	AGGREGATE BASE CLASS 5 (CV) (P) - STREET	CU YD	$50.00	490	$24,500.00
47	BITUMINOUS MATERIAL FOR TACK COAT	GAL	$1.00	160	$160.00
48	TYPE SPWEA330C WEAR 2" THICK - STREET	TON	$75.00	460	$34,500.00
49	TYPE SPWEA240B WEAR 3" THICK - DRIVEWAY	SQ YD	$45.00	25	$1,125.00
50	SALVAGE PAVERS	SQ FT	$15.00	95	$1,425.00
51	INSTALL SALVAGED PAVERS	SQ FT	$40.00	95	$3,800.00
52	5" CONCRETE WALK OR DRIVEWAY	SQ FT	$7.50	11250	$84,375.00
53	CONCRETE CURB AND GUTTER, B618	LIN FT	$16.50	1250	$20,625.00
54	FURNISH AND INSTALL 2" PVC SCH. 40 CONDUIT FOR PRIVATE IRRIGATION	LIN FT	$9.00	130	$1,170.00
55	FURNISH AND INSTALL 4" PVC SCH. 40 CONDUIT FOR PRIVATE UTILITY CROSSING, 42" DEEP	LIN FT	$10.00	140	$1,400.00
56	INSTALL NMC CONDUIT PROVIDED BY OTHERS FOR PRIVATE UTILITY CROSSING, 42" DEEP	LIN FT	$8.00	280	$2,240.00
57	DECIDUOUS TREE 2" CAL B&B	TREE	$700.00	3	$2,100.00
58	CONIFEROUS TREE 6' HT B&B	TREE	$725.00	1	$725.00
59	PRUNE TREES	HOUR	$315.00	2	$630.00
60	STORM DRAIN INLET PROTECTION	EACH	$175.00	7	$1,225.00
61	EROSION CONTROL SUPERVISOR	LUMP SUM	$500.00	1	$500.00
62	SANDY CLAY LOAM TOPSOIL BORROW (LV)	CU YD	$30.00	210	$6,300.00
63	COMPOST GRADE 2 (LV)	CU YD	$30.00	210	$6,300.00
64	SODDING TYPE LAWN	SQ YD	$6.00	1825	$10,950.00
65	FERTILIZER TYPE 3	LB	$1.00	120	$120.00
66	WATER FOR TURF ESTABLISHMENT	MGAL	$25.00	160	$4,000.00
67	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	$125.00	8	$1,000.00
	SUBTOTAL PART 4 - STREETS				**$297,060.00**
	SUBTOTAL PART 1 - SANITARY SEWER				**$90,858.00**
	SUBTOTAL PART 2 - WATERMAIN				**$156,580.00**
	SUBTOTAL PART 4 - STREETS				**$297,060.00**
	TOTAL BID				**$544,498.00**

Original Contract Amount	$3,451,553.00
Previous Change Orders	$0.00
This Change Order	$544,498.00
Revised Contract Amount (including this change order)	$3,996,051.00

CHANGE IN CONTRACT TIMES

Original Contract Times:	
Substantial Completion (days or date):	10/24/2025
Ready for final Payment (days or date):	11/21/2025
Increase of this Change Order:	
Substantial Completion (days or date):	0
Ready for final Payment (days or date):	0
Contract Time with all approved Change Orders:	
Substantial Completion (days or date):	10/24/2025
Ready for final Payment (days or date):	11/21/2025

Approved by Contractor:
McNamara Contracting, Inc.

Name and Title Lucas Henry Project Manager

6/26/2025
Date

Approved by Owner:
CITY OF APPLE VALLEY

Clint Hooppaw, Mayor

Date

Approved By Public Works
CITY OF APPLE VALLEY

Brandon S. Anderson, City Engineer

6/26/2025
Date

Attest: Christina M. Scipioni, City Clerk

Date

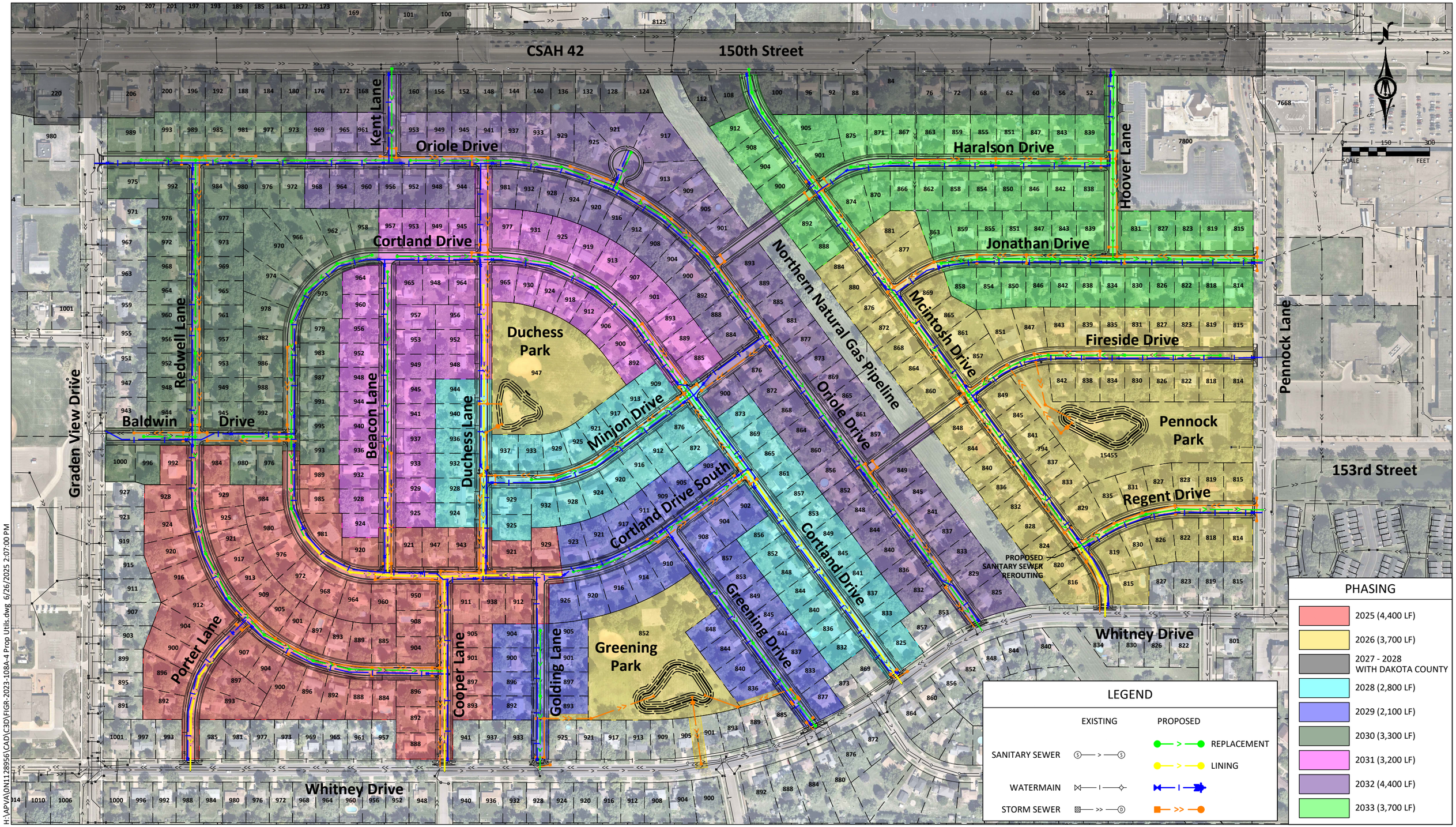
cc: Contractor
Bonding Company

2023-108: Apple Valley Additions Neighborhood

City of Apple Valley

Figure 4: Proposed Utilities

July 2025



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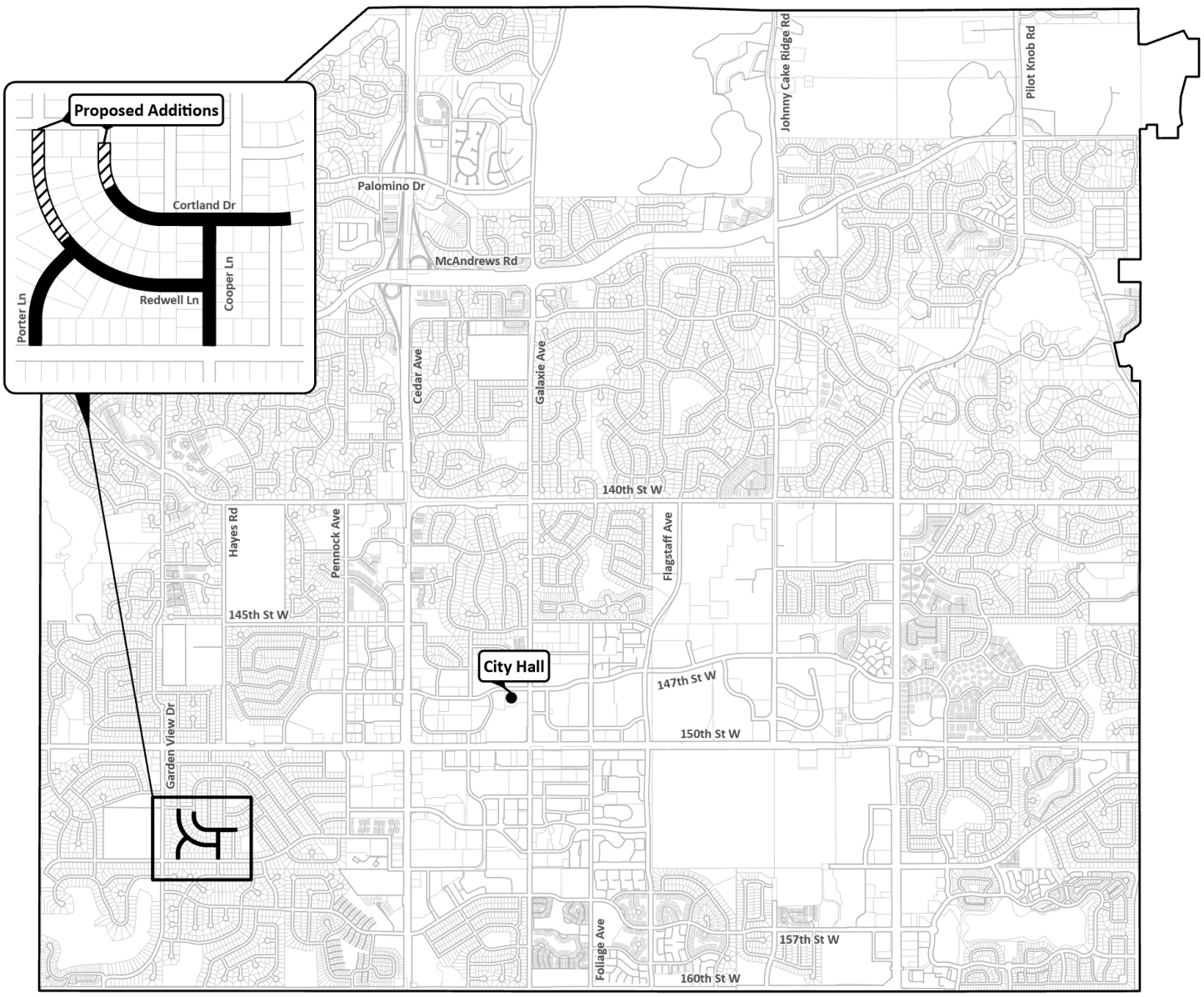

2025-101 2025 STREET AND UTILITY IMPROVEMENTS FIGURE 1

CITY OF APPLE VALLEY

ITEM: 4.Z.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:
Approve Change Order No. 1 to professional services agreement with Confluence, Inc., for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

Staff Contact:	**Department / Division:**
Eric Carlson, Parks and Recreation Director Nick Thompson	Parks and Recreation

Action Requested:

Approve Change Order No. 1 to professional services agreement with Confluence, Inc., for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

Summary:

The City has hired Confluence, Inc., as the primary architect for *Project 2024-188, Youth Baseball/Softball Complex Construction. At the Sept. 12, 2024, meeting, the City Council authorized Parks & Recreation Director Eric Carlson to approve change orders associated with this project that are under $20,000.00.

CO 1: Civil Engineer's revisions to construction documents to account for Northern Natural Gas pipeline requirements, shifting the complex 15 feet as requested by the City, and changes to the water main and irrigation plans (add $15,000.00)
Total Change: Addition of $15,000.00

*Project 2024-188, Youth Baseball/Softball Complex Construction, was formerly known as Project 2024-116, Youth Baseball/Softball Complex Construction.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each

location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Change Order

CONFLUENCE

June 26, 2025

Eric Carlson, Parks and Recreation Director
City of Apple Valley
Apple Valley, MN 55124
eric.carlson@applevalleymn.gov

RE: Hayes Fields, 23487
Supplemental Professional Services Agreement #01

Eric:

We are submitting this supplemental professional Services agreement for Civil Engineering Services Services as provided herein and in accordance with the agreement dated January 11, 2024. Please return one copy of the executed supplemental Services agreement to Confluence.

Section 1: Supplemental Scope of Services

1.1 The following adjustments will be made:

- 1.1.1 Additional construction documentation services. Stantec requests an additional fee for various plan changes after the Construction Document stage:
  - 1.1.1.1 NNG Pipeline - **$4,000**
    - 1.1.1.1.1 Updates to the grading plans based on NNG's requirements
    - 1.1.1.1.2 Permitting coordination with the NNG reviewer
    - 1.1.1.1.3 Plan updates in accordance with field verified pipeline elevations
- 1.1.2 ASI03 changes - **$11,000**
  - 1.1.2.1 Baseball diamonds shifting 15' as requested by client
  - 1.1.2.2 Watermain updates and irrigation plan edits

1.1 Compensation for the Supplemental Scope of Services described in section 1 shall be the [Stipulated Sum Not to Exceed $15,000.00] plus Reimbursable Expenses. The Compensation breaks out as follows:

Stantec add services:	$15,000.00
Previous contract amount:	$312,000.00
Total Contract Amount:	$327,000.00

Offered by:

Confluence, Inc.

06-26-2025

Signature & Date

Terry Minarik

Printed Name & Title

Accepted By:

[Client Name]

Signature & Date

Eric Carlson, Parks and Recreation Director

Printed Name & Title

Confluence
901 N 3rd Street, Suite 225
Minneapolis, Minnesota 55401

ITEM: 4.AA.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Change Orders No. 1, 2, 4, 5, 6, 7, 9, 10, and 11 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)	
Staff Contact: Eric Carlson, Parks and Recreation Director Nick Thompson	**Department / Division:** Parks and Recreation

Action Requested:

Approve Change Orders No. 1, 2, 4, 5, 6, 7, 9, 10, and 11 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

Summary:

The City is using the construction manager at risk (CMAR) project delivery method to complete *Project 2024-188, Youth Baseball/Softball Complex Construction, and Terra Construction is our CMAR. At the Sept. 12, 2024, meeting, the City Council authorized Parks & Recreation Direction Eric Carlson to approve change orders under $20,000.00.

CO 1: Elimination of way-finding signage (deduct $32,025.00)
CO 2: Replacing solar parking lot lighting with electric lighting (deduct $45,742.27)
CO 4: Re-use of existing ag-lime (deduct $14,540.00)
CO 5: Reduction of wiring needed for the batting cages (deduct $6,516.00)
CO 6: Water main wet tap (no change $0.00)
CO 7: Change U13 field fencing to galvanized (deduct $2,929.00)
CO 9: Replace portion of south trail (add $8,453.70)
CO 10: Irrigation utility changes (add $18,936.12)
CO 11: Reduce trail thickness from 4" to 3" (deduct $16,225.00)
Total Change: Deduction of $90,587.45

*Project 2024-188, Youth Baseball/Softball Complex Construction, was formerly known as Project 2024-116, Youth Baseball/Softball Complex Construction.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple

Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Change Order

CHANGE ORDER NO. OCO-001

TITLE: COR#01-2, #04-07, #09-11

Date: Jun 26, 2025

PROJECT NO: 24-835

PROJECT:
Apple Valley Youth Baseball/Softball Complex
14601 Hayes Road Apple Valley, MN 55124

TO CONTRACTOR:
Terra Construction
21025 Commerce Blvd., Suite 1000
Rogers MN 55374

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR001	PR-01 - Delete Wayfinding Signs	-32,025.00
COR002	ASI-01 - Electrical Changes	-45,742.27
COR004	Reuse Ag-Lime Onsite	-14,540.00
COR005	Batty Cage Recep VE	-6,516.00
COR006	Water Main Wet Tap	$0.00
COR007	U13 Fence Changed to Galvanized	-2,929.00
COR009	ASI-03 - South Trail Replacement	$8,453.70
COR010	ASI-03 - Irrigation Utility Changes	$18,936.12
COR011	3" vs 4" Pavement Trail Section	-16,225.00

The original Contract Sum was	**$5,683,562.00**
The net change by previously authorized Change Orders	**$0.00**
The Contract Sum prior to this Change Order was	**$5,683,562.00**
The Contract Sum will be increased by this Change Order in the amount of	**-90,587.45**
The New Contract Sum Including This Change Order	**$5,592,974.55**
The Contract Time Will Not Be Changed	
The date of Substantial Completion as of the date of this Change Order	

Confluence Inc.	Terra Construction	City of Apple Valley
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
525 17th Street Des Moines IA 50309	21025 Commerce Blvd., Suite 1000 Rogers MN 55374	7100 147th Street West Apple Valley MN 55124
ADDRESS	**ADDRESS**	**ADDRESS**
Terry Minarik	Anya Beck	Eric Carlson
(Typed Name)	*(Typed Name)*	*(Typed Name)*
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
6/26/2025	6/26/2025	6/30/25
DATE	**DATE**	**DATE**

ITEM: 4.BB.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Change Order No. 8 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)	
Staff Contact: Eric Carlson, Parks and Recreation Director Nick Thompson	**Department / Division:** Parks and Recreation

Action Requested:

Approve Change Order No. 8 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)

Summary:

The City is using the construction manager at risk (CMAR) project delivery method to complete *Project 2024-188, Youth Baseball/Softball Complex Construction, and Terra Construction is our CMAR. At the Sept. 12, 2024, meeting, the City Council authorized Parks & Recreation Director Eric Carlson to approve change orders under $20,000. This change order exceeds the authorized amount, therefore we are seeking City Council approval on the change order.

CO 8: Use special reinforced storm piping under the parking lot that can handle parking lot loading (add $89,203.68)
Total Change: Addition of $89,203.68

*Project 2024-188, Youth Baseball Softball Complex Construction, was formerly known as Project 2024-116, Youth Baseball/Softball Complex Construction.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop

projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Change Order Documents

Change Order Request: COR008

Project Name: Apple Valley Youth Baseball/Softball Complex
Terra Project Number: 24-835
Project Address: 14601 Hayes Road Apple Valley, MN 55124

Owner / Customer: City of Apple Valley

Date: June 06, 2025

COR008: ASI-03 Storm Pipe Change

Scope of Work: Due to insufficient cover on existing storm piping at the new parking lot 245LF of existing pipe need to be removed and replaced with special pipe that can withstand the parking lot loading with limited cover. See attached for detailed breakout of cost.

Approval to proceed is needed by 6/11/25 to allow time to secure material.

Stantec review needed by 6/10/25

Owner Approval needed by 6/11/25

Cost Code	Cost Code Description	Vendor Name	Amount
31-0050	Earthwork & Utilities	Dimke Excavating Inc.	$ 87,497.68
99-9999	Fee		$ 1,706.00

Total: $ 89,203.68

If you have any questions, please contact Terra Construction as soon as possible so any discrepancies can be addressed.

Please advise if Terra construction is to proceed with this change.

This price is void if not accepted by:
Schedule Impact Day(s):

Owner Signature: _____
Clint Hooppaw, Mayor

Attest: _____
Christina M. Scipioni, City Clerk

Date: _____

Bid Proposal for hayes ballpark irrigation connections

CKC CONTRACTING INC
Job Location: Apple Valley, MN
Bid Date: 06/02/2025 05:00 pm
Core & Main Bid #: 4242641

Core & Main
15800 W 79th St
Eden Prairie, MN 55344
Phone: 9529379666
Fax: 9529378065

Seq#	Qty	Description	Units	Price	Ext Price
10		**WET TAP**			
20		**VALVE AND SLEEVE BY OTHERS**			
30	1	G" DUCTILE IRON VALVE BOX	EA	440.00	440.00
90	1	6" GATE VALVE ADAPTER	EA	112.43	112.43
100	1	6" MJ GASKET	EA	7.31	7.31
110	1	6" MJ PVC RESTRAINT USA	EA	49.08	49.08
120	6	3/4" X 3-1/2" BLUE MJ B&N USA	EA	5.19	31.14
140	20	6" DR18 C900 PVC PIPE	FT	12.02	240.40
150	20	12 GAUGE BLUE DB TRACER WIRE	FT	0.26	5.20
			SUBTOTAL (Avg. Based On 1EA)		**245.60**
			Average price per	**EA**	**245.60**
170	1	6" MJ CAP EPOXY USA	EA	146.67	146.67
180	1	6" MJ GASKET	EA	7.31	7.31
190	1	6" MJ PVC RESTRAINT USA	EA	49.08	49.08
200	6	3/4" X 3-1/2" BLUE MJ B&N USA	EA	5.19	31.14
			SUBTOTAL (Avg. Based On 1EA)		**234.20**
			Average price per	**EA**	**234.20**
220		**BELOW IF NEEDED**			
230	1	6" MJ GATE VALVE	EA	1,234.41	1,234.41
240	1	6" GATE VALVE ADAPTER	EA	112.43	112.43
250	1	G" DUCTILE IRON VALVE BOX	EA	440.00	440.00
310	2	6" MJ PVC RESTRAINT USA	EA	49.08	98.16
320	2	6" MJ GASKET	EA	7.31	14.62
330	12	3/4" X 3-1/2" BLUE MJ B&N USA	EA	5.19	62.28
			SUBTOTAL (Avg. Based On 1EA)		**1,961.90**
			Average price per	**EA**	**1,961.90**
350		**BUILDING RISER**			
360	1	6" MJ 90 BEND EPOXY USA	EA	300.47	300.47
370	20	6" TJ CL52 DI PIPE	FT	31.83	636.60
380	1	6" MJXFLG ADAPTER EPOXY USA	EA	270.67	270.67
390	1	2" GALV PLUG SQUARE HEAD	EA	17.19	17.19
400	1	6" BLIND FLANGE PC TAPT 2"	EA	181.05	181.05
410	1	6" SEAL-TITE FLANGE GASKET	EA	6.78	6.78
420	8	3/4" X 3-1/2" HEX BOLT- ZINC	EA	1.58	12.64
430	8	3/4" HEX NUT ZINC PLATED	EA	0.31	2.48
440	3	6" MJ DI RESTRAINT USA	EA	38.82	116.46
450	3	6" MJ GASKET	EA	7.31	21.93
460	1	6" MJ PVC RESTRAINT USA	EA	49.08	49.08
470	18	3/4" X 3-1/2" BLUE MJ B&N USA	EA	5.19	93.42
480	24	3/4X12' ALL THRD ROD	FT	2.40	57.60
490	4	3/4" TIEBOLT	EA	7.00	28.00
500	4	3/4 HEAVY HEX BLUE NUT	EA	1.99	7.96

Actual taxes may vary

Bid Proposal for hayes ballpark irrigation connections

Bid #: 4242641

Seq#	Qty	Description	Units	Price	Ext Price
				SUBTOTAL (Avg. Based On 1EA)	**1,802.33**
			Average price per	**EA**	**1,802.33**
				Sub Total	**4,883.99**
				Tax	0.00
				Total	**4,883.99**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

John Sapp
6535 Joyer Lane
Lino Lakes, MN 55038

Mobile: 651-421-4961

Project: Hayes Park – Apple Valley Youth Baseball & Softball Complex
Project Location: Apple Valley, Minnesota

Date: May 29, 2025

Additional Costs Associated with replacement of storm sewer piping in parking lot, SW irrigation connection and 1,104 sq. ft. of additional bituminous pathway removal.

Remove and Install New Storm Pipe: $87,497.68

29” x 45” RC Elliptical Pipe – 245 LF - $71,975.26

Connect into Existing Drainage Structure - $6,816.08

Remove Existing 33” Storm Sewer - $8,706.07

Items	Labor/Equipment	Materials
Install Elliptical Pipe	$ 23,824.86	$ 48,150.42
Connect into EX Drainage Structure	$ 5,702.40	$ 1,113.80
Remove Existing Pipe	$ 6,701.40	$ 2,004.80
	Total	$ 87,497.68

~~**SW Irrigation Connection: $5,000.00**~~

~~**Southwest Irrigation Connection - $5,000.00**~~

~~**Removal Additional 1,104 sq. ft. of Bituminous Pathway: $4,416.00**~~

~~**$4.00/square foot for demo and removal from site.**~~

ITEM: 4.CC.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Change Order No. 1 to agreement with VCI Environmental, Inc., for hazardous material abatement services for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)	
Staff Contact:	**Department / Division:**
Eric Carlson, Parks and Recreation Director Brian Christianson Sports Arena Manager	Parks and Recreation

Action Requested:

Approve Change Order No. 1 to agreement with VCI Environmental, Inc., for hazardous material abatement services for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)

Summary:

The City has hired VCI Environmental, Inc., to test for and perform removals of hazardous material at Redwood Park in conjunction with *Project 2024-189, Redwood Park Reconstruction. At the Sept. 12, 2024, meeting, the City Council authorized Parks & Recreation Director Eric Carlson to approve change orders associated with this project that are under $20,000.00.

CO 1: Remove approximately 500 linear feet of pipe containing asbestos (add $15,750.00)
Total Change: Addition of $15,750.00

*Project 2024-189, Redwood Park Reconstruction, was formerly known as Project 2024-117, Redwood Park Reconstruction.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction

progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Change Order

VCI Environmental, Inc.

Proposal

Environmental Contracting Services Since 1987

DATE: June 26, 2025

PROPOSAL SUBMITTED TO:	City of Apple Valley	PROPOSAL #:	39250101
ADDRESS:	7100 147th St. W	WORK DESCRIPTION:	Asbestos Abatement
CITY, STATE, ZIP:	Apple Valley, MN 55124	SITE LOCATION:	Former Redwood Community Center Site
ATTENTION:	Brian Christianson	ADDRESS:	311 150th St.
FAX NO:		CITY, STATE, ZIP:	Apple Valley, MN 55124
E-MAIL ADDRESS:	Brian.Christianson@applevalleymn.gov	PHONE NO:	612-270-6078

VCI Environmental, Inc. proposes the following scope of work:

Scope of Work

VCI Environmental proposes to provide labor, materials and equipment to properly remove and dispose of approximately 500LF of asbestos containing transite pipe present below concrete slab per information provided by Kraus Anderson/Braun Intertec and site visit.

Mobilization: **$750/EA**

Remove Asbestos Containing Transite Pipe: **$30/LF**

Notes:

Price based on straight time M-F.
Others to remove slab/backfill if required.
VCI to provide waste manifests to owner once received from landfill (DemCon Landfill).

We propose to furnish material and labor - complete in accordance with above Scope of Work, for the sum of:

dollars

Payment(s) to be made as follows:
In the event payment are not made as outlined herein, the undersigned agrees to pay all costs of collection and attorney's fees incurred by VCI Environmental, Inc. All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration of deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Owner agrees to supply VCI Environmental, Inc. with 110 volt power and potable water to complete the cleaning process.

Authorized Signature *Aaron Ostermann* Note: This proposal may be withdrawn by us if not accepted within 60

Aaron Ostermann

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature

Date of Acceptance: 6/24/25

VCI Environmental., Inc.
7094 Lake Dr. Suite 200
Lino Lakes, MN 55014

OFFICE NO.: (651) 784-7077
FAX NO.: (651) 784-7979
Cell: (651) 329-2829

E-MAIL ADDRESS aaron@vci-environmental.com

ITEM: 4.DD.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve acceptance and final payment on agreement with DJ Commercial Door LLC, for FS1 Service Door Replacement	
Staff Contact: Matt Nelson, Fire Chief	**Department / Division:** Fire

Action Requested:

Approve acceptance and final payment on agreement with DJ Commercial Door LLC, for FS1 Service Door Replacement

Summary:

DJ Commercial Door LLC has satisfactorily completed the replacement of the service door and frame, from the ambulance bays to the patio at Fire Station 1. It is the Fire Department's recommendation that City Council approve final payment to DJ Commercial Door LLC for their work.

Background:

The agreement with DJ Commercial Door LLC was approved at the June 12, 2025 City Council Meeting.

Budget Impact:

Funding for this project is coming from the Fire Facilities Fund.

Attachments:

1. Final Pay Documents

City of Apple Valley

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 6/18/2025 FOR PERIOD:

PROJECT: FS1 Service Door Replacement FROM: 6/13/25 TO: 6/17/25

CONTRACTOR: DJ Commercial Door REQUEST FOR PAYMENT NO. 1

ADDRESS: 1544 Cliff Rd E
Burnsville, MN 55337

SUMMARY:

1.	Original Contract Amount		$ 3,886.56
2.	Change Order - ADDITION	$ 0.00	
3.	Change Order - DEDUCTION	$ 0.00	
4.	Revised Contract Amount		$ 3,886.56
5.	Total Completed and Stored to Date		$ 3,886.56
6.	Less Retainage 0 %		$ 0.00
7.	Total Earned Less Retainage		$ 3,886.56
8.	Less Amount Paid Previously		$ 0.00
9.	AMOUNT DUE THIS CURRENT REQUEST		$ 3,886.56

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: DJ Commercial Door

By: James Nielsen

Recommended for Payment

By: Matt Nelson

Title: Fire Chief

Date: 6/18/2025

ATTACH ITEMIZED INVOICE

DJ Commercial Door
1544 Cliff Rd E
Burnsville, MN 55337 US
+16519645816
jamesn@djcommercialdoor.com

Invoice

BILL TO	SHIP TO
Apple Valley Fire Department 7100 147th Street West Apple Valley, MN 55124	Apple Valley Fire Department 15000 Hayes Rd Apple Valley, MN 55124

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2831	06/18/2025	$3,886.56	06/18/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	HM Door and Frame	Rough opening is 40" x 88". Door swing is RHR. * Remove door and recycle. * Remove frame that is cement filled and recycle. * Clean up rough opening to allow new welded hollow metal frame to be installed. * Install new frame level, shim, and anchor. * Hang new hollow metal door with commercial grade 1 (CG1), non-removable pin, ball bearing, stainless steel hinges. * Install CG1 panic exit device with no exterior trim. * Install new CG1 heavy duty door closer and adjust. * Seal interior and exterior frame with caulk. * Install new aluminum threshold, sweep, and weather stripping. * Removal of all demo material. ***Sales tax is not included in this estimate. Form ST3 must accompany the order. If not sales tax will be charged and you will be responsible to file with the state for reimbursement. ***	1	3,886.56	3,886.56

Failure to make your payment within the terms specified in the estimate, will result in DJ Commercial Door filing a mechanics lien on your property.

Pay invoice

SUBTOTAL	3,886.56
TAX	0.00
TOTAL	3,886.56
BALANCE DUE	**$3,886.56**

Failure to make your payment within the terms specified in the estimate, will result in DJ Commercial Door filing a mechanics lien on your property.

ITEM: 4.EE.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve acceptance and final payment on agreement with Northern Lines Contracting, Inc., for Project 2024-104, Whitney Drive Street & Utility Improvements	
Staff Contact:	**Department / Division:**
Brandon Anderson, City Engineer	Public Works/Engineering

Action Requested:

Approve acceptance and final payment on agreement with Northern Lines Contracting, Inc., for Project 2024-104, Whitney Drive Street & Utility Improvements

Summary:

Attached please find the seventh and final payment for Project 2024-104, Whitney Drive Street & Utility Improvements. All public improvements associated with the project are complete and in acceptable condition to become public infrastructure of the City. This final payment of $132,653.42 will close the agreement with Northern Lines Contracting, Inc., and result in a total construction cost of $2,605,975.09.

Total project expenses are less than the awarded project cost by $359,764.81.

Background:

On March 28, 2024, City Council adopted Resolution Number 2024-54 awarding an agreement to Northern Lines Contracting, Inc. in the amount of $2,727,945.36 for Project 2024-104, Whitney Drive Street & Utility Improvements.

On August 14, 2023, City Council adopted Resolution Number 2023-121, 2023 directing the preparation of plans and specifications for Project 2024-104, Whitney Drive Street & Utility Improvements.

On February 8, 2024, City Council adopted Resolution 2024-23, approving plans and specifications and directing receipt of sealed bids for Project 2024-104, Whitney Drive Street & Utility Improvements.

Budget Impact:

Estimated Project Costs:		
	Awarded Cost	Final Cost
Construction Cost	$2,727,945.36	$2,605,975.09
Construction Contingency	272,794.54	0.00
Engineering, Contract Admin, Inspection, Testing, Survey	570,000.00	605,000.00
Total Estimated Cost	**$3,570,739.90**	**$3,210,975.09**

Estimated Project Funding		
Road Improvement	$1,912,533.38	$1,729,088.65
Water Utility Fund	604,033.80	554,873.76
Storm Utility Fund	224,023.16	199,121.46
Sanitary Sewer Fund	762,131.56	685,854.06
ISD 196 JPA	53,018.00	41,477.16
Street Light Utility Fund	15,000.00	560.00
Total Estimated Funding	**$3,570,739.90**	**$3,210,975.09**

Attachments:

1. Final Pay Documents

PAYMENT VOUCHER NO. 7& FINAL

2024-104 WHITNEY DRIVE STREET & UTILITY IMPROVEMENTS

CITY PROJECT NO. 2024-104

For Period: 12/26/2024 Through 6/3/2025

OWNER:
City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

CONTRACTOR:
Contractor Name Northern Lines Contracting, Inc.
Contractor Address 11039 Lamont Ave NE
City, State, Zip Hanover, MN 55341
Telephone No. 952-807-5173

Amount of Contract: $2,727,945.36
Total Amount $2,727,945.36

	Account Number	Contract Amount Per Resolution 2024-54	Value of Work Certified To Date	Less 5% Percent Retained	Less Previous Payments	**Net Amount Due**
Sanitary Sewer Utility	2027-6810-2024104S	$ 582,282.50	$ 581,232.25	$ -	$ 552,170.64	$ 29,061.61
Water Utility	2027-6810-2024104W	$ 461,482.00	$ 470,232.00	$ -	$ 446,720.40	$ 23,511.60
Storm Sewer Utility	2027-6810-2024104D	$ 168,747.00	$ 168,747.00	$ -	$ 160,309.65	$ 8,437.35
Road Improvement Fund	2027-6810-2024104R	$ 1,515,433.86	$ 1,385,763.84	$ -	$ 1,314,120.98	$ 71,642.86
Subtotal		$ 2,727,945.36	$ 2,605,975.09	$ -	$ 2,473,321.67	$ 132,653.42
Total		**$2,727,945.36**	**$2,605,975.09**	**$0.00**	**$2,473,321.67**	**$132,653.42**

Date: 27-Jun-2025

Brandon Anderson
Brandon Anderson (Jun 27, 2025 12:54 CDT)
City Engineer

Date: 27-Jun-2025

Public Works Director

Owner: City of Apple Valley, 7100 W. 147th St., Apple Valley, MN 55124		Date:	6/3//2025
For Period:	12/26/2024 - 6/3/2025	Request No:	7 & Final
Contractor:	Northern LinesContracting, 11039 Lamont Ave NE, Hanover, MN 55341		

CONTRACTOR'S REQUEST FOR PAYMENT

2024 Whitney Dr Street & Utility Improvements
City Project File No. 2024-104

SUMMARY

1	Original Contract Amount			$ $2,727,945.36
2	Change Order - Addition		$ 0.00	
3	Change Order - Deduction		$ 0.00	
4	Revised Contract Amount			$ $2,727,945.36
5	Value Completed to Date			$ $2,605,975.09
6	Material on Hand			$ $0.00
7	Amount Earned			$ $2,605,975.09
8	Less Retainage	0%		$ $0.00
9	Subtotal			$ $2,605,975.09
10	Less Amount Paid Previously			$ $2,473,321.67
11	Liquidated damages -			$ $0.00
12	AMOUNT DUE THIS REQUEST FOR PAYMENT NO.	7 & Final		$ $132,653.42

Approved by Contractor:
~~Northern Lines Contracting~~

6/9/25
Date

Approved by Owner:
CITY OF APPLE VALLEY
Brandon Anderson
Brandon Anderson (Jun 27, 2025 12:54 CDT)
Brandon S. Anderson, City Engineer

27-Jun-2025
Date

Clint Hooppaw, Mayor

Date

Attest: Christina M. Scipioni, City Clerk

Date

Specified Contract Completion Date:
October 25, 2024

No.	Item	Unit	Contract Est. Quantity	Unit Unit Price	Previous Quantity	Current Quantity	Quantity To Date	Amount To Date
	BASE BID							
	PART 1 - SANITARY SEWER							
1	MOBILIZATION	LUMP SUM	1	$45,000.00	1.00	0.00	1.00	$ 45,000.00
2	REMOVE VCP SANITARY SEWER	LIN FT	1,595	$2.25	1595.00	0.00	1595.00	$ 3,588.75
3	REMOVE SANITARY FORCEMAIN	LIN FT	1,710	$2.25	1710.00	0.00	1710.00	$ 3,847.50
4	REMOVE MANHOLE INCL. CASTING	EACH	7	$400.00	7.00	0.00	7.00	$ 2,800.00
5	REMOVE CAST IRON SANITARY SEWER SERVICE	LIN FT	1,640	$2.25	1640.00	0.00	1640.00	$ 3,690.00
6	8" PVC SANITARY SEWER, SDR 35, 10'-15' DEEP	LIN FT	1,417	$68.00	1417.00	0.00	1417.00	$ 96,356.00
7	8" PVC SANITARY SEWER, SDR 35, 15'-20' DEEP	LIN FT	147	$80.00	147.00	0.00	147.00	$ 11,760.00
8	8" DIP SANITARY SEWER, CL 52, 10'-15' DEEP, INCL V-BIO	LIN FT	20	$145.00	20.00	0.00	20.00	$ 2,900.00
9	8" SANITARY SEWER FORCEMAIN	LIN FT	1,720	$74.00	1720.00	0.00	1720.00	$ 127,280.00
10	IMPROVED PIPE FOUNDATION PER DETAIL GEN-2	TON	25	$0.01	0.00	0.00	0.00	$ -
11	IMPROVED PIPE FOUNDATION WITH COARSE FILTER AGGREGATE	TON	220	$25.00	220.00	0.00	220.00	$ 5,500.00
12	8" X 4" PVC WYE, SDR 35	EACH	24	$290.00	24.00	0.00	24.00	$ 6,960.00
13	8" X 4" PVC WYE, C900	EACH	1	$1,620.00	1.00	0.00	1.00	$ 1,620.00
14	CONSTRUCT 12" X 4' PVC WYE, SDR 35 ON EXISTING PIPE	EACH	8	$1,830.00	8.00	0.00	8.00	$ 14,640.00
15	CONSTRUCT 12" X 6' PVC WYE, SDR 35 ON EXISTING PIPE	EACH	1	$1,955.00	1.00	0.00	1.00	$ 1,955.00
16	FURNISH AND INSTALL 4' DIA MH, 8' DEEP, INCL R-1642 CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	6	$5,700.00	6.00	0.00	6.00	$ 34,200.00
17	CONSTRUCT 4' DIA MH OVER EXISTING PIPE, 8' DEEP, INCL R-1642 CSTG, HDPE ADJ RINGS & I&I	EACH	1	$7,300.00	1.00	0.00	1.00	$ 7,300.00
18	FURNISH AND INSTALL 4' DIA POLYMER CONC MH, 8' DEEP, INCL R-1642 CSTG, HDPE ADJ RINGS &	EACH	1	$19,600.00	1.00	0.00	1.00	$ 19,600.00
19	RECONSTRUCT SANITARY STRUCTURE	LIN FT	6.0	$295.00	6.00	0.00	6.00	$ 1,770.00
20	CONSTRUCT 8" OUTSIDE DROP	LIN FT	4.8	$1,110.00	4.80	0.00	4.80	$ 5,328.00
21	4' SANITARY MANHOLE OVERDEPTH	LIN FT	39.0	$385.00	39.00	0.00	39.00	$ 15,015.00
22	4' SANITARY POLYMER CONC MANHOLE OVERDEPTH	LIN FT	2.0	$575.00	2.00	0.00	2.00	$ 1,150.00
23	CONNECT TO EXISTING PIPE	EACH	4	$1,220.00	4.00	0.00	4.00	$ 4,880.00
24	CONNECT TO EXISTING FORCEMAIN PIPE	EACH	1	$1,220.00	1.00	0.00	1.00	$ 1,220.00
25	12" CIPP SANITARY SEWER LINING	LIN FT	702	$76.00	702.00	0.00	702.00	$ 53,352.00
26	BYPASS PUMPING - LINING	LUMP SUM	1	$2,100.00	0.50	0.00	0.50	$ 1,050.00
27	SALVAGE AND REINSTALL 66" RCP FOR SANITARY CROSSING	LUMP SUM	1	$17,500.00	1.00	0.00	1.00	$ 17,500.00
28	DUCTILE IRON FITTINGS (SANITARY FORCEMAIN)	LB	210	$30.00	210.00	0.00	210.00	$ 6,300.00
29	RECONNECT EXISTING SANITARY SEWER SERVICE	EACH	35	$130.00	35.00	0.00	35.00	$ 4,550.00
30	4" SANITARY SEWER CLEAN OUT	EACH	33	$420.00	33.00	0.00	33.00	$ 13,860.00
31	6" SANITARY SEWER CLEAN OUT	EACH	2	$655.00	2.00	0.00	2.00	$ 1,310.00
32	4" PVC SCH. 40 SANITARY SEWER SERVICE PIPE	LIN FT	1,490	$36.00	1490.00	0.00	1490.00	$ 53,640.00
33	6" PVC SCH. 40 SANITARY SEWER SERVICE PIPE	LIN FT	90	$39.00	90.00	0.00	90.00	$ 3,510.00
34	4" PVC SCH. 80 SANITARY SEWER RISER PIPE	LIN FT	100	$78.00	100.00	0.00	100.00	$ 7,800.00
	TOTAL PART 1 - SANITARY SEWER							$ 581,232.25

No.	Item	Unit	Contract Est. Quantity	Unit Unit Price	Previous Quantity	Current Quantity	Quantity To Date	Amount To Date
	PART 2 - WATERMAIN							
35	REMOVE WATERMAIN	LIN FT	2,560	$3.00	2560.00	0.00	2560.00	$ 7,680.00
36	REMOVE HYDRANT WITH GATE VALVE	EACH	3	$375.00	3.00	0.00	3.00	$ 1,125.00
37	REMOVE COPPER WATER SERVICE	LIN FT	1,380	$2.25	1380.00	0.00	1380.00	$ 3,105.00
38	REMOVE CURB STOP AND BOX	EACH	34	$90.00	34.00	0.00	34.00	$ 3,060.00
39	TEMPORARY WATER SYSTEM	LUMP SUM	1	$17,500.00	1.00	0.00	1.00	$ 17,500.00
40	FURNISH AND INSTALL 8" GATE VALVE AND BOX	EACH	5	$3,550.00	5.00	0.00	5.00	$ 17,750.00
41	FURNISH AND INSTALL 6" GATE VALVE AND BOX	EACH	3	$2,700.00	3.00	0.00	3.00	$ 8,100.00
42	FURNISH AND INSTALL HYDRANT	EACH	3	$6,665.00	3.00	0.00	3.00	$ 19,995.00
43	8" WATERMAIN HDPE DR 11 (6" PIPE BURST)	LIN FT	200	$250.00	280.00	0.00	280.00	$ 70,000.00
44	8" WATERMAIN DUCTILE IRON CL 52, INCL V-BIO	LIN FT	2,490	$82.00	2490.00	0.00	2490.00	$ 204,180.00
45	6" WATERMAIN DUCTILE IRON CL 52, INCL V-BIO	LIN FT	91	$77.00	91.00	0.00	91.00	$ 7,007.00
46	CONNECT TO EXISTING WATERMAIN	EACH	5	$1,500.00	5.00	0.00	5.00	$ 7,500.00
47	WATERMAIN INSULATION, 4" THICK	SQ YD	500	$50.00	275.00	0.00	275.00	$ 13,750.00
48	DUCTILE IRON FITTINGS (WATERMAIN)	LB	1,000	$15.50	1000.00	0.00	1000.00	$ 15,500.00
49	RECONNECT EXISTING WATER SERVICE	EACH	34	$180.00	34.00	0.00	34.00	$ 6,120.00
50	1" TYPE K COPPER WATER SERVICE PIPE	LIN FT	1,350	$31.00	1350.00	0.00	1350.00	$ 41,850.00
51	1" CURB STOP & BOX	EACH	34	$440.00	34.00	0.00	34.00	$ 14,960.00
52	1" CORPORATION STOP	EACH	34	$325.00	34.00	0.00	34.00	$ 11,050.00
	TOTAL PART 2 - WATERMAIN							$ 470,232.00
	PART 3 - STORM SEWER							
53	REMOVE RCP STORM SEWER	LIN FT	284	$11.00	284.00	0.00	284.00	$ 3,124.00
54	REMOVE MANHOLE OR CATCH BASIN INCL CASTING	EACH	5	$400.00	5.00	0.00	5.00	$ 2,000.00
55	15" RC PIPE SEWER, CLASS 5, 0'-10' DEEP	LIN FT	705	$63.00	705.00	0.00	705.00	$ 44,415.00
56	18" RC PIPE SEWER, CLASS 5, 0'-10' DEEP	LIN FT	416	$67.00	416.00	0.00	416.00	$ 27,872.00
57	21" RC PIPE SEWER, CLASS 3, 0'-10' DEEP	LIN FT	43	$77.00	43.00	0.00	43.00	$ 3,311.00
58	15" RC PLUG	EACH	1	$335.00	1.00	0.00	1.00	$ 335.00
59	2'x3' CB INCL R-3067-VB CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	7	$2,905.00	7.00	0.00	7.00	$ 20,335.00
60	4' DIA STORM CBMH, 8' DEEP, INCL R-3067-VB CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	8	$4,135.00	8.00	0.00	8.00	$ 33,080.00
61	5' DIA STORM CBMH, 8' DEEP, INCL R-3067-VB CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	2	$5,375.00	2.00	0.00	2.00	$ 10,750.00
62	4' DIA STORM MH, 8' DEEP, INCL R-1642 CSTG, HDPE ADJ RINGS & I&I BARRIER	EACH	1	$3,815.00	1.00	0.00	1.00	$ 3,815.00
63	RECONSTRUCT 4' DIA DRAINAGE STRUCTURE	LIN FT	27.3	$400.00	27.30	0.00	27.30	$ 10,920.00
64	RECONSTRUCT 6' DIA DRAINAGE STRUCTURE	LIN FT	2.1	$900.00	2.10	0.00	2.10	$ 1,890.00
65	CONNECT TO EXISTING PIPE	EACH	2	$1,150.00	2.00	0.00	2.00	$ 2,300.00
66	CONNECT TO EXISTING STRUCTURE	EACH	4	$1,150.00	4.00	0.00	4.00	$ 4,600.00
	TOTAL PART 3 - STORM SEWER							$ 168,747.00

No.	Item	Unit	Contract Est. Quantity	Unit Price	Previous Quantity	Current Quantity	Quantity To Date	Amount To Date
	PART 4 - STREETS							
67	MOBILIZATION	LUMP SUM	1	$15,000.00	1.00	0.00	1.00	$ 15,000.00
68	TRAFFIC CONTROL	LUMP SUM	1	$11,000.00	1.00	0.00	1.00	$ 11,000.00
69	CLEARING	TREE	76	$635.00	61.00	0.00	61.00	$ 38,735.00
70	GRUBBING	TREE	59	$335.00	59.00	0.00	59.00	$ 19,765.00
71	PAVEMENT MARKING REMOVAL	LIN FT	100	$6.00	0.00	0.00	0.00	$ -
72	PAVEMENT MARKING REMOVAL	SQ FT	175	$6.00	0.00	0.00	0.00	$ -
73	SALVAGE AND REINSTALL FENCE (ALL TYPES)	LIN FT	60	$84.00	10.00	0.00	10.00	$ 840.00
74	SALVAGE AND REINSTALL PRIVATE YARD LIGHT POLE	EACH	1	$500.00	0.00	0.00	0.00	$ -
75	REMOVE CONCRETE CURB AND GUTTER	LIN FT	5,200	$3.75	5200.00	0.00	5200.00	$ 19,500.00
76	REMOVE CONCRETE WALK OR DRIVEWAY	SQ FT	25,000	$1.50	25000.00	0.00	25000.00	$ 37,500.00
77	REMOVE CONCRETE VALLEY GUTTER	SQ FT	1,240	$1.50	1240.00	0.00	1240.00	$ 1,860.00
78	REMOVE BITUMINOUS PAVEMENT - STREET	SQ YD	11,800	$4.00	11800.00	0.00	11800.00	$ 47,200.00
79	REMOVE BITUMINOUS PAVEMENT - TRAIL OR DRIVEWAY	SQ YD	1,000	$6.00	1000.00	0.00	1000.00	$ 6,000.00
80	TEMPORARY MAILBOX	EACH	33	$185.00	33.00	0.00	33.00	$ 6,105.00
81	SALVAGE AND REINSTALL MAILBOX	EACH	33	$79.00	33.00	0.00	33.00	$ 2,607.00
82	GEOTEXTILE FABRIC TYPE V	SQ YD	2,430	$1.75	0.00	0.00	0.00	$ -
83	COMMON EXCAVATION (EV) (P) - STREET	CU YD	5,900	$28.00	5900.00	0.00	5900.00	$ 165,200.00
84	COMMON EXCAVATION (EV) - WALK OR DRIVEWAY	CU YD	1,300	$25.00	1300.00	0.00	1300.00	$ 32,500.00
85	SUBGRADE EXCAVATION (EV) - STREET	CU YD	810	$0.01	0.00	0.00	0.00	$ -
86	SELECT GRANULAR BORROW (CV)	CU YD	810	$0.01	0.00	0.00	0.00	$ -
87	3" MINIMUM CLEAR WASHED ROCK FOR TEMPORARY STABILIZATION	TON	1,000	$0.01	0.00	0.00	0.00	$ -
88	AGGREGATE BASE CLASS 5 (CV) (P) - STREET	CU YD	2,700	$30.00	2700.00	0.00	2700.00	$ 81,000.00
89	BITUMINOUS MATERIAL FOR TACK COAT	GAL	870	$2.10	570.00	0.00	570.00	$ 1,197.00
90	TYPE SPWEA330C WEAR 2" THICK - STREET	TON	2,600	$86.00	2245.43	20.10	2265.53	$ 194,835.58
91	TYPE SPWEA240B WEAR 3" THICK - DRIVEWAY	SQ YD	760	$32.00	510.00	0.00	510.00	$ 16,320.00
92	FINE FILTER AGGREGATE (LV)	CU YD	40	$25.00	0.00	0.00	0.00	$ -
93	4" PERFORATED PE PIPE DRAIN	LIN FT	200	$12.00	0.00	0.00	0.00	$ -
94	CONNECT INTO DRAINAGE STRUCTURE	EACH	4	$550.00	2.00	0.00	2.00	$ 1,100.00
95	REMOVE CSTG AND REPLACE WITH R-1642 CSTG INCL HDPE ADJ RINGS & I&I BARRIER	EACH	1	$1,150.00	1.00	0.00	1.00	$ 1,150.00
96	ADJUST GATE VALVE	EACH	13	$250.00	13.00	0.00	13.00	$ 3,250.00
97	ADJUST MANHOLE	EACH	11	$500.00	11.00	0.00	11.00	$ 5,500.00
98	ADJUST CATCH BASIN	EACH	18	$260.00	18.00	0.00	18.00	$ 4,680.00
99	CONCRETE DRIVEWAY PAVEMENT PER DETAIL STR-5	SQ FT	2,700	$14.00	2259.00	0.00	2259.00	$ 31,626.00
100	5" CONCRETE WALK OR DRIVEWAY	SQ FT	28,700	$7.80	27694.00	0.00	27694.00	$ 216,013.20
101	CONCRETE APPROACH NOSE	SQ FT	90	$16.00	90.00	0.00	90.00	$ 1,440.00
102	7" CONCRETE VALLEY GUTTER	SQ YD	170	$115.00	97.33	0.00	97.33	$ 11,192.95

No.	Item	Unit	Contract Est. Quantity	Unit Unit Price	Previous Quantity	Current Quantity	Quantity To Date	Amount To Date
103	CONCRETE CURB AND GUTTER, B612	LIN FT	70	$31.00	124.00	0.00	124.00	$ 3,844.00
104	CONCRETE CURB AND GUTTER, B618	LIN FT	5,050	$19.50	5300.00	0.00	5300.00	$ 103,350.00
105	CONCRETE CURB AND GUTTER, B624	LIN FT	20	$43.00	20.00	0.00	20.00	$ 860.00
106	CONCRETE PEDESTRIAN CURB RAMP	SQ FT	1,600	$18.00	2123.00	0.00	2123.00	$ 38,214.00
107	TRUNCATED DOME PANEL	SQ FT	240	$51.00	231.00	0.00	231.00	$ 11,781.00
108	FURNISH AND INSTALL 2" PVC SCH. 40 CONDUIT FOR PRIVATE IRRIGATION	LIN FT	310	$17.00	200.00	0.00	200.00	$ 3,400.00
109	FURNISH AND INSTALL 4" PVC SCH. 40 CONDUIT FOR PRIVATE UTILITY CROSSING, 42" DEEP	LIN FT	270	$18.00	0.00	0.00	0.00	$ -
110	INSTALL NMC CONDUIT PROVIDED BY OTHERS FOR PRIVATE UTILITY CROSSING, 42" DEEP	LIN FT	610	$15.00	0.00	0.00	0.00	$ -
111	DECIDUOUS TREE 2" CAL B&B	TREE	33	$750.00	35.00	1.00	36.00	$ 27,000.00
112	CONIFEROUS TREE 6' HT B&B	TREE	11	$735.00	0.00	0.00	0.00	$ -
113	PRUNE TREES	HOUR	8	$420.00	0.00	0.00	0.00	$ -
114	STORM DRAIN INLET PROTECTION	EACH	31	$215.00	31.00	0.00	31.00	$ 6,665.00
115	FLOTATION SILT CURTAIN TYPE STILL WATER	LIN FT	400	$20.00	260.00	0.00	260.00	$ 5,200.00
116	EROSION CONTROL SUPERVISOR	LUMP SUM	1	$1,500.00	1.00	0.00	1.00	$ 1,500.00
117	SANDY CLAY LOAM TOPSOIL BORROW (LV)	CU YD	1,200	$40.00	1200.00	0.00	1200.00	$ 48,000.00
118	COMPOST GRADE 2 (LV)	CU YD	1,200	$40.00	1200.00	0.00	1200.00	$ 48,000.00
119	FERTILIZER TYPE 3	LB	660	$1.00	660.00	0.00	660.00	$ 660.00
120	SODDING TYPE LAWN	SQ YD	10,600	$9.10	9689.00	0.00	9689.00	$ 88,169.90
121	WATER FOR TURF ESTABLISHMENT	MGAL	910	$35.00	400.00	0.00	400.00	$ 14,000.00
122	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	45	$185.00	6.00	0.00	6.00	$ 1,110.00
123	4" SOLID LINE PAINT (2 APPLICATIONS)	LIN FT	2,670	$0.65	2517.00	0.00	2517.00	$ 1,636.05
124	4" DOUBLE SOLID LINE PAINT (2 APPLICATIONS)	LIN FT	1,490	$1.30	1481.00	0.00	1481.00	$ 1,925.30
125	12" SOLID LINE PAINT (2 APPLICATIONS)	LIN FT	40	$6.30	44.00	0.00	44.00	$ 277.20
126	PAVEMENT MESSAGE PAINT (2 APPLICATIONS)	SQ FT	43.2	$6.30	43.20	0.00	43.20	$ 272.16
127	12" SOLID LINE PREFORM THERMO GROUND IN	LIN FT	32	$27.00	31.00	0.00	31.00	$ 837.00
128	24" SOLID LINE PREFORM THERMO GROUND IN	LIN FT	13	$53.00	12.00	0.00	12.00	$ 636.00
129	PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROUND IN	SQ FT	15.5	$29.00	15.50	0.00	15.50	$ 449.50
130	CROSSWALK PREFORM THERMOPLASTIC GROUND IN	SQ FT	156	$27.00	180.00	0.00	180.00	$ 4,860.00
	TOTAL PART 4 - STREETS							$ 1,385,763.84

TOTAL PART 1 - SANITARY SEWER	$	581,232.25
TOTAL PART 2 - WATERMAIN	$	470,232.00
TOTAL PART 3 - STORM SEWER	$	168,747.00
TOTAL PART 4 - STREETS	$	1,385,763.84
TOTAL BASE BID	$	**2,605,975.09**

PROJECT PAYMENT STATUS

Owner: CITY OF APPLE VALLEY

City Project File No. 2024-104

Contractor: Northern Lines Contracting, Inc.

CHANGE ORDERS

No.	Date	Description	Amount
Total Change Orders			$0.00

PAYMENT SUMMARY

No.	From	To	Payment	Retainage	Completed
1			$89,532.75	$4,712.25	$94,245.00
2			$382,462.55	$24,841.86	$496,837.16
3			$872,443.99	$70,759.96	$1,415,199.25
4			$470,137.90	$95,504.06	$1,910,081.25
5			$591,444.58	$126,632.72	$2,605,975.09
6			$67,299.90	$130,174.82	$2,603,496.49
7 & Final			$132,653.42	$0.00	$2,605,975.09

Material on Hand $0.00

Total Payment to Date	$2,605,975.09	Original Contract	$2,727,945.36
Retainage Pay No. 7 & Final	0.00	Change Orders	$0.00
Total Amount Earned	$2,605,975.09	Revised Contract	$2,727,945.36

2024-104 PV#7 & Final Contractor Signed

Final Audit Report 2025-06-27

Created:	2025-06-10
By:	Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3bERqlaKUO1IKHEEwkfv9wU38hadhu0e

"2024-104 PV#7 & Final Contractor Signed" History

Document created by Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
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Agreement completed.
2025-06-27 - 5:59:30 PM GMT

ITEM: 4.FF.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve acceptance and final payment on agreement with Tier One Landscape for Project 2025-126, Sunset Park Steps Replacement (2023 Parks Bond Referendum)	
Staff Contact:	**Department / Division:**
Steve Rother	Parks and Recreation

Action Requested:

Approve acceptance and final payment on agreement with Tier One Landscape for Project 2025-126, Sunset Park Steps Replacement (2023 Parks Bond Referendum)

Summary:

Tier One Landscape was hired to replace rotting timber stairs and a failing retaining wall at Sunset Park with stone steps and a stone wall. Tier One Landscape completed the project, and staff are very pleased with the finished product. Staff are recommending final payment in the amount of $26,325.00.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of $73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Final Pay Document

Tier One Landscape

15280 South Robert Trail
Rosemount, MN 55068

RECEIVED by Apple Valley Finance
Received By: Brandi Aitkin
Date Received: 5/29/25

Invoice

Date	Invoice #
5/24/2025	24057

Bill To	Ship To
City of Apple Valley Parks 7100 147th Street W. Apple Valley, MN 55124	

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			5/24/2025			

Quantity	Item Code	Description	U/M	Price Each	Amount
1	Landscape Labor	Removal of existing timber retaining wall and steps		5,525.00	5,525.00
1	Timber Disposal	Timber disposal		550.00	550.00
145	County Tribute	County Tribute retaining wall block to replace existing timber retaining wall includes drainage rock and drain tile behind walls		47.00	6,815.00
20	County Tribute	County Passageway step 4 ft. 20" deep by 6" tall		355.00	7,100.00
30	Fence	Split rail fence for above retaining wall		45.00	1,350.00
1	Seeding	Seeding & erosion stabilizing for site		1,550.00	1,550.00
8	County Tribute	County Passageway step 4 ft. 20" deep by 6" tall for going from landing to waterline		355.00	2,840.00
2	Class II Gravel	Class 2 gravel for seating area		105.00	210.00
7	Black dirt	Black dirt		55.00	385.00T
		Out-of-state sale, exempt from sales tax		0.00%	0.00

Total $26,325.00

Phone #	612.363.3603	Web Site	www.tieronelandscape.com

ITEM: 4.GG.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve claims and bills	
Staff Contact:	**Department / Division:**
Ron Hedberg, Finance Director	Finance

Action Requested:

Approve claims and bills

Summary:

Attached for City Council review and approval are check registers for recent claims and bills.

Background:

N/A

Budget Impact:

Check registers dated June 4, 2025, June 11, 2025, June 18, 2025, and June 25, 2025, in the amounts of $913,116.91, $2,527,158.81, $2,126,742.18, and $1,251,768.96, respectively.

Attachments:

1. Check Register & Summary June 4, 2025
2. Check Register & Summary June 11, 2025
3. Check Register & Summary June 18, 2025
4. Check Register & Summary June 25, 2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34700	**6/6/2025**		**153409 56 BREWING LLC**							
		340.00	BEER#1	00052517	490671	5629110	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		150.00	BEER #2	00052517	490672	5629139	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		490.00								
34701	**6/6/2025**		**100101 ACE HARDWARE**							
		1.89-	DISCOUNT		490863	350130100500694	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		18.99	CONTRACTOR BAG 20PK		490863	350130100500694	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		3.19-	DISCOUNT		490864	350130100523	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		31.96	CLEANING SUPPLIES		490864	350130100523	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		3.39-	DISCOUNT		490867	350130100530	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		33.96	SOFTENER PELLETS		490867	350130100530	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		1.43-	DISCOUNT		490866	350133100182A	1610.6333		GENERAL-CASH DISCOUNTS	STREET/BOULEVARD REPAIR & MNTC
		14.36	WEED WHIP LOCK KEYS		490866	350133100182A	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		.49-	DISCOUNT		490865	350138100420	1530.6333		GENERAL-CASH DISCOUNTS	FLEET & BUILDINGS-CMF
		4.99	PIPE THREAD TAPE		490865	350138100420	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		24.99	WEED AND FEED FOR WELLS		490860	350140100485	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		64.99	WEED AND FEED FOR WELLS		490861	350140100487	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		.59-	DISCOUNT		490862	350140100512	5390.6333		GENERAL-CASH DISCOUNTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		5.98	PIPE PLUG FOR BLUE PUMP		490862	350140100512	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		189.24								
34702	**6/6/2025**		**147453 ADAM'S PEST CONTROL INC**							
		81.09	WTP PEST CONTROL		490662	4115292	5325.6249		OTHER CONTRACTUAL SERVICES	WATER TREATMENT FCLTY MNTC/RPR
		248.69	WELL'S & BOOSTER PEST CONTROL		490663	4115293	5320.6249		OTHER CONTRACTUAL SERVICES	WATER WELL/BOOSTER STN MNT/RPR
		125.96	PEST CONTROL - MC		490547	4118971	1060.6249		OTHER CONTRACTUAL SERVICES	MUNICIPAL BLDG & GROUNDS MNTC
		455.74								
34703	**6/6/2025**		**150442 ADVANCED ENGINEERING & ENVIRO**							
		1,270.00	WATER MODELING		490561	102680	4502.6235	2024183L	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED
		1,270.00								
34704	**6/6/2025**		**100389 ALPHAGRAPHICS**							
		558.74	4TH OF JULY NO PARKING SIGNS		490644	135242	1600.6239		PRINTING	STREET MANAGEMENT
		801.25	BOOKLETS FOR STATE OF THE CITY		490558	135326	1010.6239		PRINTING	ADMINISTRATION
		1,359.99								
34705	**6/6/2025**		**153995 AMAZON CAPITAL SERVICES**							
		41.10	PRUNING SAWS		490556	174FYLWH33TW	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		81.60	SVWP LIFEGUARD EQUIPMENT		490481	1FNQWJ7P7JQ7	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		994.80	RIVER TUBES (20)		490481	1FNQWJ7P7JQ7	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34705	**6/6/2025**		**153995 AMAZON CAPITAL SERVICES**							
		63.33	BATTERIES		490483	1KYMTWCXHKR7	2240.6216		VEHICLES-TIRES/BATTERIES	GOLF EQUIPMENT MAINTENANCE
		1,492.20	RIVER TUBES (30)		490480	1P7GMXKQMNPL	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		220.27	BATHROOM SUPPLIES		490501	1P9P9RVLM7P4	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		859.80	GOGGLES FOR RESALE.		490482	1Q9LH9CJ91RG	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		29.99-	CLEAN UP DAY REFUND		490559	1TQDKDRXDGLM	2042.6240		CLEANING SERVICE/GARBAGE REMOV	SOLID WASTE GRANT
		3,723.11								
34706	**6/6/2025**		**156688 ANGRY INCH BREWING**							
		216.00	BEER#1	00052796	490673	1355	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		87.00	BEER#1	00052796	490674	1380	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		303.00								
34707	**6/6/2025**		**155342 BARREL THEORY BEER CO**							
		464.00	BEER#3	00052690	490698	6373	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		304.00	BEER#3	00052690	490699	6408	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		144.00	BEER#3	00052690	490700	6437	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		912.00								
34708	**6/6/2025**		**141748 BASER & PL UMPIRES**							
		3,092.00	SOFTBALL OFFICIALS 5/1-5/15		490557	20250516	1850.6249		OTHER CONTRACTUAL SERVICES	REC SOFTBALL
		3,092.00								
34709	**6/6/2025**		**142897 BOLTON & MENK, INC.**							
		179.00	HAYES SURVEYING		490486	362516	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		682.50	KELLEY SURVEYING		490486	362516	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		984.50	REDWOOD SURVEYING		490486	362516	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		13,312.50	FINAL DESIGN '24 UTILITY IMPR		490652	362519	5505.6235	2024102D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		5,864.50	CONSTR. ADMIN '25 ST & UTIL		490653	362521	2027.6235	2025101R	CONSULTANT SERVICES	ROAD ESCROW
		805.50	CONSTR. ADMIN '25 STREET IMP		490654	362522	2027.6235	2025101R	CONSULTANT SERVICES	ROAD ESCROW
		4,117.00	FINAL DESIGN '26 ST & UTIL		490655	362524	2027.6235	2025101R	CONSULTANT SERVICES	ROAD ESCROW
		1,879.50	FEASIBILITY STUDY AV ADDN'S		490656	362525	2027.6235	2023108R	CONSULTANT SERVICES	ROAD ESCROW
		3,043.00	CONSTR. STAKING CENTRAL VILL.		490657	362526	2027.6235	2025109R	CONSULTANT SERVICES	ROAD ESCROW
		1,657.00	PRELIMINARY SURVEY GASLIGHT		490658	362529	4502.6235	2024149G	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED
		1,457.50	CONSTR. STAKING POLICE OPER.BL		490659	362531	4432.6235	2021172G	CONSULTANT SERVICES	2024A CAPITAL PROJECTS CIP EXP
		3,435.00	ROW PERMIT SUPPORT		490660	362532	1510.6235	2025149G	CONSULTANT SERVICES	PW ENGINEERING & TECHNICAL
		37,417.50								
34710	**6/6/2025**		**100296 BREAKTHRU BEVERAGE MIN - BEER**							
		8,780.30	BEER#2	00000105	490720	121167083	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		9,391.80	BEER#2	00000105	490725	121281172	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34710	**6/6/2025**		**100296 BREAKTHRU BEVERAGE MIN - BEER**						**Continued...**	
		59.60	TAX#2	00000105	490724	121281173	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		119.00	TAX#1	00000105	490702	121390640	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		165.40	TAX#3	00000105	490735	121390702	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		12,190.80	BEER#3	00000105	490736	121390703	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		7,065.00	BEER#2	00000105	490727	121390704	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		61.60	BEER#2	00000105	490728	121390705	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		450.00	LIQ#2	00000105	490729	121390706	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		19,370.22	BEER#1	00000105	490703	121390707	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		400.20	TAX#1	00000105	490704	121390708	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		247.50	BEER#1	00000105	490705	121390709	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		88.00	TAX#1	00000105	490707	121498620	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		18,105.25	BEER#3	00000105	490738	121500464	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		697.50	LIQ#3	00000105	490741	121500466	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		224.70	TAX#2	00000105	490732	121500467	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		7,706.30	BEER#2	00000105	490733	121500468	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		864.00	LIQ#2	00000105	490734	121500469	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		23,138.65	BEER#1	00000105	490708	121500470	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		406.00	BEER#1	00000105	490709	121500471	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		108.00	LIQ#1	00000105	490710	121500472	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		251.30	TAX#1	00000105	490711	12158269	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		3,011.45	BEER#3	00000105	490743	121585268	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		9,022.95	BEER#1	00000105	490712	121585270	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		119.00	TAX#1	00000105	490716	121585842	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		464.00	BEER#3	00000105	490744	121586580	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		11.00-	CMBEER#2	00000105	490717	413471483	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		6.90-	CMBEER#2	00000105	490718	413471484	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		11.00-	CMBEER#2	00000105	490719	413482885	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		166.80-	CMBEER#2	00000105	490721	413506711	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		12.80-	CMBEER#2	00000105	490722	413506713	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		7.78-	CMBEER#2	00000105	490723	413506714	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		70.90-	CMBEER#2	00000105	490726	413530439	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		30.00-	CMBEER#1	00000105	490706	413541097	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		315.40-	CMBEER#3	00000105	490737	413544694	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		21.20-	CMBEER#2	00000105	490731	413544695	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		7.23-	CMBEER#2	00000105	490730	413547726	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		702.90-	CMBEER#3	00000105	490739	413565200	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		25.60-	CMTAX#3	00000105	490740	413565201	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		49.50-	CMLIQ#3	00000105	490742	413565202	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		127.80-	CMBEER#1	00000105	490713	413565204	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34710	**6/6/2025**		**100296 BREAKTHRU BEVERAGE MIN - BEER**						**Continued...**	
		12.00-	CMBEER#1	00000105	490714	413565677	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		3.85-	CMBEER#1	00000105	490715	413565678	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		120,925.86								
34711	**6/6/2025**		**101173 BROWN'S ICE CREAM CO**							
		46.14	7TH AVE PIZZA		490764	22514116	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		46.14								
34712	**6/6/2025**		**158313 CITY WIDE FACILITY SOLUTIONS**							
		1,350.56	CONTRACTUAL CLEANING-CMF JUNE		490646	32009033396	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		2,895.00	CONTRACTUAL CLEANING - MC MAY		490647	42009016234	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC
		4,245.56								
34713	**6/6/2025**		**143314 CLEAR RIVER BEVERAGE**							
		237.00	BEER#2	00051160	490750	805346	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		138.00	LIQ#3	00051160	490753	805382	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		411.00	BEER#3	00051160	490754	805382	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		8.75-	CMBEER#3	00051160	490755	805384	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		430.67	BEER#1	00051160	490746	806410	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		699.00	THC#3	00051160	490756	806422	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,092.00	BEER#3	00051160	490757	806422	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		507.00	BEER#1	00051160	490747	807527	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		434.37	THC#2	00051160	490751	807556	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		42.00	TAX#2	00051160	490752	807556	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		961.00	BEER#3	00051160	490758	807584	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		455.67	BEER#1	00051160	490748	808529	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		203.00	TAX#1	00051160	490749	808529	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		5,601.96								
34714	**6/6/2025**		**100100 CNH ARCHITECTS**							
		6,860.25	STORE #2 REMODEL		490488	3521	5065.6740		CAPITAL OUTLAY-MACH/EQ/OTHER	LIQUOR #2 OPERATIONS
		6,860.25								
34715	**6/6/2025**		**141474 COLE PAPERS INC.**							
		236.99	PAPER PRODUCTS - CMF		490543	10575939	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		38.29	PAPER PRODUCTS - CMF		490545	10578057	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		147.06	PAPER PRODUCTS - CMF		490544	10578059	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		422.34								
34716	**6/6/2025**		**100102 COLLEGE CITY BEVERAGE**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34716	**6/6/2025**		**100102 COLLEGE CITY BEVERAGE**						**Continued...**	
		475.64	CC LIQUOR		490577	1142663	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		864.65	CC BEER		490576	1142664	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		65.97	ARNIE		490638	144988	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		188.35	CC BEER		490638	144988	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		1,594.61								
34717	**6/6/2025**		**100128 DAKOTA ELECTRIC ASSOCIATION**							
		17.70	12119 GANTRY LN POND MAY		490599	200010036848MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		24.85	943 1/2 GARDENVIEW DR MAY		490600	200010052737MAY 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		178.00	SIGN VALLEYWOOD ENTRANCE MAY		490605	200010078741MAY 25	2215.6255		UTILITIES-ELECTRIC	GOLF CLUBHOUSE BUILDING
		400.48	VALLEYWOOD IRRIG MAY		490598	200010117984MAY 25	2243.6255		UTILITIES-ELECTRIC	GOLF IRRIGATION MAINTENANCE
		510.65	15584 GASLIGHT DR MAY		490597	200010130931MAY 25	3212.6255	2024149G	UTILITIES-ELECTRIC	EDA OPERATION
		1,131.68								
34718	**6/6/2025**		**117768 DRAIN PRO PLUMBING**							
		334.00	PLUMBING REPAIRS - MC		490548	78279	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		334.00								
34719	**6/6/2025**		**101365 ECM PUBLISHERS INC**							
		64.35	LEGAL AD - ORDINANCE 1145		490765	1049730	1015.6239		PRINTING	CITY CLERK/ELECTIONS
		64.35								
34720	**6/6/2025**		**100157 FACTORY MOTOR PARTS CO**							
		35.16	OIL - TRANSMISSION		490534	75522166	1210.6212		MOTOR FUELS/OILS	POLICE FIELD OPERATIONS/PATROL
		35.16								
34721	**6/6/2025**		**161157 GLOBAL RESERVE LLC**							
		472.00	THC/CBD#3	00053020	490786	17018	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		981.50-	CMTHC/CBD#3	00053020	490785	17069	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,348.00	THC/CBD#1	00053020	490784	17328	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		838.50								
34722	**6/6/2025**		**100209 GOPHER STATE ONE-CALL**							
		36.45	GOPHER STATE ONE CALL		490540	5040188	5805.6237		TELEPHONE/PAGERS	STREET LIGHT UTILITY FUND
		36.45								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34722	**6/6/2025**		**100209 GOPHER STATE ONE-CALL**						**Continued...**	
34723	**6/6/2025**		**100217 GRAINGER, INC.**							
		52.14	PIPE INSULATION HALL WAY		490664	9515298298	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		52.14								
34724	**6/6/2025**		**163842 HARRIET GROVE BOTANICALS**							
		880.00	THC/CBD#3	00053157	490788	623	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		880.00								
34725	**6/6/2025**		**153115 HATTOUNI, JOYETTA**							
		1,830.52	PAYROLL CNF ORLANDO HATTOUNI		490491	20250516	1020.6276		SCHOOLS/CONFERENCES/EXP OTHER	HUMAN RESOURCES
		1,830.52								
34726	**6/6/2025**		**142085 HOOPPAW, CLINT**							
		204.00	LMC CONF-HOOPPAW-DULUTH MN		486523	20250326	1005.6278		SUBSISTENCE ALLOWANCE	MAYOR/CITY COUNCIL
		204.00								
34727	**6/6/2025**		**137297 HUMERATECH**							
		2,579.09	VW HVAC REPAIR		490573	250481	2215.6266		REPAIRS-BUILDING	GOLF CLUBHOUSE BUILDING
		2,579.09								
34728	**6/6/2025**		**151467 INBOUND BREWCO**							
		160.00	BEER#2	00052257	490812	242511	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		143.00	BEER#1	00052257	490811	242512	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		303.00								
34729	**6/6/2025**		**100242 INDEPENDENT BLACK DIRT CO**							
		370.00	DIRT		490763	37726	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		370.00								
34730	**6/6/2025**		**101796 INTERSTATE BATTERY SYSTEM OF M**							
		264.90	BATTERIES		490766	220077243	2240.6216		VEHICLES-TIRES/BATTERIES	GOLF EQUIPMENT MAINTENANCE
		264.90								
34731	**6/6/2025**		**151539 JUNKYARD BREWING CO. LLC**							
		229.00	BEER#1	00052261	490815	7867	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		229.00								
34732	**6/6/2025**		**144552 KENDELL DOORS & HARDWARE INC**							
		1,100.00	DOOR KEYPAD JCRP		490607	IN114870	1730.6266		REPAIRS-BUILDING	PARK BUILDING MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34732	**6/6/2025**		**144552 KENDELL DOORS & HARDWARE INC**						**Continued...**	
		1,100.00								
34733	**6/6/2025**		**154223 LIGHTNING DISPOSAL, INC.**							
		263.74	YARD DUMPSTER CMF		490590	774074	1720.6240		CLEANING SERVICE/GARBAGE REMOVPARK GROUNDS MAINTENANCE	
		263.75	YARD DUMPSTER CMF		490590	774074	1600.6240		CLEANING SERVICE/GARBAGE REMOVSTREET MANAGEMENT	
		527.49								
34734	**6/6/2025**		**100289 LOGIS**							
		15.00	VPN TOKEN		490592	152063	1510.6211		SMALL TOOLS & EQUIPMENT	PW ENGINEERING & TECHNICAL
		15.00	VPN TOKEN		490592	152063	1100.6211		SMALL TOOLS & EQUIPMENT	DEV MANAGEMENT
		15.00	VPN TOKEN		490592	152063	1035.6211		SMALL TOOLS & EQUIPMENT	FINANCE
		15.00	VPN TOKEN		490592	152063	1400.6211		SMALL TOOLS & EQUIPMENT	INSPECTIONS MANAGEMENT
		60.00								
34735	**6/6/2025**		**100021 M AMUNDSON LLP**							
		116.54	TAX#2	00044390	490818	402382	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		50.54-	CMTAX#2	00044390	490819	402382	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1,220.96	NTAX#2	00044390	490820	402382	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		136.80	TAX#1	00044390	490816	403539	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,565.33	NTAX#1	00044390	490817	403539	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2,989.09								
34736	**6/6/2025**		**162548 MANSFIELD SERVICE PARTNERS**							
		1,072.11	DEISEL FUEL (377.10)		490575	IN00205320	2240.6212		MOTOR FUELS/OILS	GOLF EQUIPMENT MAINTENANCE
		1,073.45	UNLEADED FUEL (379.40)		490575	IN00205320	2240.6212		MOTOR FUELS/OILS	GOLF EQUIPMENT MAINTENANCE
		2,145.56								
34737	**6/6/2025**		**100299 MASTER ELECTRIC CO**							
		3,607.55	18 EXITS SIGNS REPLACED - MC		490608	SD56170	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		3,607.55								
34738	**6/6/2025**		**100302 MCNAMARA CONTRACTING INC**							
		391.23	ASPHALT REPAIRS		490553	5878	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		391.23								
34739	**6/6/2025**		**152514 MEGA BEER LLC**							
		149.00	THC#3	00052423	490850	25050	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		567.00	BEER#3	00052423	490851	25050	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		438.30	BEER#3	00052423	490852	25161	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		445.00	BEER#1	00052423	490849	25196	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34739	6/6/2025		152514 MEGA BEER LLC							
		369.00	BEER#3	00052423	490853	25407	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,968.30								
34740	6/6/2025		151869 MODIST BREWING CO LLC							
		369.00	THC#1	00052303	490823	58876	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		10.10	BEER#1	00052303	490824	58876	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		521.25	BEER#3	00052303	490828	58878	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		452.09	BEER#2	00052303	490825	59057	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		70.96	THC#2	00052303	490826	59231	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		60.97	BEER#2	00052303	490827	59231	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		562.90	BEER#3	00052303	490829	59282	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		2,047.27								
34741	6/6/2025		157282 MOOSE LAKE BREWING CO							
		162.00	BEER#2	00052865	490831	21002	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		162.00								
34742	6/6/2025		100348 MTI DISTRIBUTING CO							
		807.18	TORO 5900 PARTS		490572	147095800	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		52.37	NOZZLE		490767	147281101	2243.6215		EQUIPMENT-PARTS	GOLF IRRIGATION MAINTENANCE
		190.71	IRRIGATION PARTS		490769	147281102	2243.6215		EQUIPMENT-PARTS	GOLF IRRIGATION MAINTENANCE
		95.08	MOWER PARTS		490517	147521000	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		1,145.34								
34743	6/6/2025		146279 NORDIC MECHANICAL SERVICES, I							
		680.18	HVAC REPAIRS - MC		490616	78160	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		680.18								
34744	6/6/2025		162928 NORTH STAR HEMP LLC							
		281.00	THC#1	00053117	490832	51525A1	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		281.00								
34745	6/6/2025		157610 PETERSON COUNSELING AND CONSULTING LLC							
		1,801.00	MENTAL HEALTH SERVICES -MAY		490619	20250531	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		1,801.00								
34746	6/6/2025		100385 PLUNKETT'S PEST CONTROL INC							
		80.25	PEST CONTROL		490519	9157399	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		80.25								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34747	**6/6/2025**		**145492 PNC EQUIPMENT FINANCE, LLC**						**Continued...**	
		11.05	RANGER PICKER LEASE INTEREST		490571	2262883	7447.7015		DEBT SERVICE-INTEREST	VERF-VALLEYWOOD GOLF
		363.01	RANGER PICKER LEASE PRINCIPAL		490571	2262883	7445.2557		CAPITAL LEASE-CURRENT	VERF-VALLEYWOOD GOLF BAL SHT
		374.06								
34748	**6/6/2025**		**150718 PRO-TEC DESIGN, INC**							
		5,613.00	PRO-TECH INSTALL		490588	119007	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		5,613.00								
34749	**6/6/2025**		**100393 PUMP AND METER SERVICE INC**							
		379.78	FUEL PUMP REPAIRS		490539	4003950	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		379.78								
34750	**6/6/2025**		**122110 REINDERS INC**							
		895.43	FERTILIZER		490579	323983000	2235.6213		FERTILIZER	GOLF COURSE MAINTENANCE
		895.43								
34751	**6/6/2025**		**120496 RENT N' SAVE PORTABLE SERVICES**							
		529.90	FIELD 4 PORTABLE TOILETS APR		490587	82692	1780.6310		RENTAL EXPENSE	PARK HIGH SCHOOL #4 FIELDS
		1,356.00	PORTABLE TOILETS APR		490587	82692	1720.6310		RENTAL EXPENSE	PARK GROUNDS MAINTENANCE
		224.00	VW PORTABLE TOILETS APR		490587	82692	2205.6249		OTHER CONTRACTUAL SERVICES	GOLF MANAGEMENT
		2,109.90								
34752	**6/6/2025**		**100600 RIGID HITCH INC**							
		95.98	PINTLE HITCH FOR TRUCK		490520	1928973309	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		95.98								
34753	**6/6/2025**		**152480 RMB ENVIRONMENTAL LAB**							
		530.00	WATER QUALITY SAMPLES		490495	B017188	5505.6235		CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		530.00								
34754	**6/6/2025**		**100829 SHAMROCK GROUP INC**							
		45.08	NO TAX#2	00052880	490841	10300321	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		166.52	NO TAX#3	00052880	490842	12200264	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		116.70	NO TAX#2	00052880	490839	12200266	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		334.06	NO TAX#1	00052880	490836	12200275	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		152.88	NO TAX#3	00052880	490843	12200321	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		75.64	NO TAX#2	00052880	490840	12200323	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		96.60	NO TAX#1	00052880	490837	12200330	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		214.04	NO TAX#3	00052880	490844	12200374	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		219.64	NO TAX#1	00052880	490838	12200384	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34754	**6/6/2025**		**100829 SHAMROCK GROUP INC**							
		734.45	SVWP ICE MAKER REPAIR		490508	3125114	1940.6265		REPAIRS-EQUIPMENT	AQUATIC SWIM CENTER
		693.12	SVWP ICE MAKER CLEANING		490496	448672	1940.6249		OTHER CONTRACTUAL SERVICES	AQUATIC SWIM CENTER
		2,848.73								
34755	**6/6/2025**		**119875 SOUTH METRO RENTAL**							
		152.17	CHAINSAW RPR		490522	139676	1610.6265		REPAIRS-EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		77.53	CHAINSAW RPR		490625	139806	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		229.70								
34756	**6/6/2025**		**100524 SOUTHERN GLAZERS WINE AND SPIRITS OF MN**							
		162.30	GLAZERS WINE		490640	2626663	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		162.30								
34757	**6/6/2025**		**145118 STEEL TOE BREWING, LLC**							
		140.00	BEER#1	00051551	490845	60469	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		140.00	BEER#2	00051551	490847	60485	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		136.00	BEER#1	00051551	490846	60574	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		70.00	BEER#2	00051551	490848	60615	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		486.00								
34758	**6/6/2025**		**100457 STREICHERS INC**							
		1,852.96	NEW HIRE UNIFORMS		490583	I1761081	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		2,056.96	NEW HIRE UNIFORMS		490586	I1761089	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		3,909.92								
34759	**6/6/2025**		**100481 TRI-STATE BOBCAT INC**							
		236.13	MOWER BLADES		490550	P37196	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		58.22	COUPLER FOR SKID		490626	P37808	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		294.35								
34760	**6/6/2025**		**100486 TWIN CITY GARAGE DOOR CO**							
		596.70	GARAGE DOOR RPRS - CMF BUILD 1		490648	418571628	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		596.70								
34761	**6/6/2025**		**118830 UHL COMPANY, INC.**							
		1,987.00	MC-RTU CONTROLLER REPAIR		490627	73526A	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		1,987.00								
34762	**6/6/2025**		**151366 URBAN GROWLER BREWING COMPANY**							
		269.00	BEER#1	00052250	490854	08/24/08	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34762	**6/6/2025**		**151366 URBAN GROWLER BREWING COMPANY**						**Continued...**	
		134.00	BEER#2	00052250	490855	09/10/08	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		403.00								
34763	**6/6/2025**		**156853 UTILITY LOGIC LLC**							
		341.49	MARKING PAINT		490523	15433	5335.6229		GENERAL SUPPLIES	WATER FINAL/SERVICE ON OFF/LOC
		341.49								
34764	**6/6/2025**		**158620 VENN BREWING COMPANY**							
		244.83	BEER#3	00052964	490857	8926	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		335.00	BEER#1	00052964	490856	8928	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		579.83								
34765	**6/6/2025**		**100081 WASTE MANAGEMENT-BURNSVILLE LANDFILL**							
		863.17	PARK TRASH		490776	3824502912	1720.6240		CLEANING SERVICE/GARBAGE REMOV	PARK GROUNDS MAINTENANCE
		863.17								
34766	**6/6/2025**		**109991 WEBBER RECREATIONAL DESIGN INC**							
		272,283.00	SVWP OTTERS AND PLAY FEATURES		490525	1466A	2306.6735	PR230032	CAPITAL OUTLAY-OTHER IMPROVEME	APPLE VALLEY AQUATIC CENTER
		272,283.00								
325869	**6/4/2025**		**155895 911 GEEKS**							
		750.00	WEBSITE MAINTENANCE QRTLY		490562	1548	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		750.00								
325870	**6/4/2025**		**100089 ADVANCE PROFESSIONAL**							
		50.68	BIO CLEAN AND FUEL TREATMENT		490526	1594479702	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		30.01	GASKET SEALER BLUE PUMP		490527	1594479708	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		80.69								
325871	**6/4/2025**		**101231 ADVANCED GRAPHIX INC**							
		224.24	SMALL EQUIPMENT DECALS		490555	216778	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		224.24								
325872	**6/4/2025**		**118038 AMERICAN LEGION POST 21**							
		215.00	ADS		490484	20250516	2205.6239		PRINTING	GOLF MANAGEMENT
		215.00								
325873	**6/4/2025**		**100023 ANDERSEN INC, EARL F**							
		167.50	SIGN HARDWARE		490549	139492IN	1680.6229		GENERAL SUPPLIES	TRAFFIC SIGNS/SIGNALS/MARKERS
		88.00	WET PAINT SIGN FOR TRAILER		490604	139547IN	1680.6215		EQUIPMENT-PARTS	TRAFFIC SIGNS/SIGNALS/MARKERS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325873	**6/4/2025**		**100023 ANDERSEN INC, EARL F**						**Continued...**	
		255.50								
325874	**6/4/2025**		**154253 APPLE FORD LINCOLN**							
		396.36	POL VEHICLE LEASE-JUNE		490485	20250528	1215.6310		RENTAL EXPENSE	POLICE DETECTIVE UNIT
		396.36								
325875	**6/4/2025**		**125174 ARTISAN BEER COMPANY**							
		3,060.85	BEER#3	00047806	490688	3753269	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		416.20	BEER#1	00047806	490677	3766647	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		449.75	THC#1	00047806	490678	3766648	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,813.80	BEER#2	00047806	490684	3766649	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,920.10	BEER#3	00047806	490689	3766650	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		144.50	TAX#3	00047806	490690	3766651	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		646.00	THC#1	00047806	490679	3767533	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,273.75	BEER#1	00047806	490681	3768414	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,290.70	THC#1	00047806	490680	3768415	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,213.65	BEER#3	00047806	490691	3768416	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		46.10	BEER#3	00047806	490692	3768417	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		642.50	THC#3	00047806	490693	3768418	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		577.10	BEER#2	00047806	490685	3768838	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		58.45	BEER#1	00047806	490682	3769471	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		674.30	BEER#1	00047806	490683	3770292	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		691.10	BEER#2	00047806	490686	3770293	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,221.40	BEER#3	00047806	490694	3770294	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		61.50	TAX#3	00047806	490695	3770295	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		78.40	THC#3	00047806	490696	3770296	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		821.88-	CMBEER#3	00047806	490687	419881	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		23.82-	CMBEER#1	00047806	490675	421601	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		128.00-	CMBEER#1	00047806	490676	421612	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		15,306.45								
325876	**6/4/2025**		**163720 BACK CHANNEL BREWING COLLECTIVE LLC**							
		167.00	BEER#1	00053151	490697	2739	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		167.00								
325877	**6/4/2025**		**109954 BERRY COFFEE COMPANY**							
		6.18-	SALES TAX ADJ		490542	1059551	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		6.18	SALES TAX ADJ		490542	1059551	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		82.18	COFFEE MACHINE FILTER		490542	1059551	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		283.61	CH COFFEE		490566	1060020	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325877	**6/4/2025**		**109954 BERRY COFFEE COMPANY**						**Continued...**	
		1.51-	SALES TAX ADJ		490630	1060176	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		1.51	SALES TAX ADJ		490630	1060176	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		149.95	COFFEE		490630	1060176	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		515.74								
325878	**6/4/2025**		**159111 BRAU BROTHERS BREWING CO**							
		144.00	THC#1	00052993	490701	3317868270	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		144.00								
325879	**6/4/2025**		**156687 BROKEN CLOCK BREWING COOPERATIVE**							
		124.00	BEER#2	00052795	490745	9760	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		124.00								
325880	**6/4/2025**		**163905 BWSR**							
		50.00	BWSR WETLAND EXAM-HARTMAN		490637	20250602	5505.6275		SCHOOLS/CONFERENCES/EXP	LOCAL STORM DRAIN MNTC/RPR/SUMPS
		600.00	BWSR WETLAND COURSE-HARTMAN		490637	20250602	5505.6275		SCHOOLS/CONFERENCES/EXP	LOCAL STORM DRAIN MNTC/RPR/SUMPS
		650.00								
325881	**6/4/2025**		**139111 CENTRAL PRO SUPPLY**							
		875.24	QUARRY IRRIGATION SUPPLIES		490560	6500344300	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		875.24								
325882	**6/4/2025**		**100878 CHARTER COMMUNICATIONS**							
		94.43	FIRE 1 CABLE MAY		490565	175317201MAY25	1340.6237		TELEPHONE/PAGERS	FIRE BLDG & GROUNDS MNTC
		7.87	FIRE 3 CABLE TV MAY		490564	175319601MAY25	1340.6237		TELEPHONE/PAGERS	FIRE BLDG & GROUNDS MNTC
		15.74	ARENA CABLE TV MAY		490568	175320701MAY25	5205.6237		TELEPHONE/PAGERS	ARENA 1 MANAGEMENT
		62.92	POL CABLE TV MAY		490563	175322001MAY25	1200.6237		TELEPHONE/PAGERS	POLICE MANAGEMENT
		221.31	GOLF CABLE TV APR		490569	249679801APR25	2215.6237		TELEPHONE/PAGERS	GOLF CLUBHOUSE BUILDING
		221.31	GOLF CABLE TV MAY		490570	249679801MAY25	2215.6237		TELEPHONE/PAGERS	GOLF CLUBHOUSE BUILDING
		623.58								
325883	**6/4/2025**		**159037 CHUX**							
		1,319.75	SVWP POLOS		490595	12007	1940.6281		UNIFORM/CLOTHING ALLOWANCE	AQUATIC SWIM CENTER
		1,319.75								
325884	**6/4/2025**		**100282 CINTAS CORPORATION**							
		38.40	RUG SERVICE - CMF		490541	4229759184	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		9.50	SHOP COVERALLS		490529	4230657749	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		490529	4230657749	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		490529	4230657749	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
			Continued...							
325884	6/4/2025		**100282 CINTAS CORPORATION**							
		.82-	SALES TAX ADJ		490490	4230935274	5205.6229		GENERAL SUPPLIES	ARENA 1 MANAGEMENT
		.82	SALES TAX ADJ		490490	4230935274	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
		10.90	AVSA ENTRANCE MATS		490490	4230935274	5205.6229		GENERAL SUPPLIES	ARENA 1 MANAGEMENT
		277.24	CINTAS LINENS		490487	4230986316	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		38.40	RUG SERVICE - CMF		490603	4231224091	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		3.84	ENTRY RUG REPLACEMENT		490528	4231224240	1920.6240		CLEANING SERVICE/GARBAGE REMOV	SENIOR CENTER
		155.75	CINTAS LINENS		490774	4231773434	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		66.78	CH MAT SERVICE		490775	4231908100	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC
		658.80								
325885	6/4/2025		**130960 COLDSPRING GRANITE COMPANY**							
		225.00	BOULDER PHOTO - NEFT		490602	RI2380905	5605.6326		CREMATION BOULDER	CEMETERY
		392.00	NICHE PLAQUE - CAHOW		490601	RI2381041	5605.6325		COLUMBARIUM	CEMETERY
		617.00								
325886	6/4/2025		**100510 CORE & MAIN**							
		232.14	HWPRV PIPE SUPPORT		490530	INV0017209	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		232.14								
325887	6/4/2025		**100123 DAKOTA COUNTY FINANCIAL SERVIC**							
		1,153.15	TRAFFIC SIGNAL UTILITIES 1ST Q		490661	5503700	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		1,153.15								
325888	6/4/2025		**123765 DAKOTA COUNTY TECHNICAL COLLEGE**							
		1,600.00	'24 DEFENSIVE SNOW PLOW (8)		490596	1293387	1665.6275		SCHOOLS/CONFERENCES/EXP LOCAL	STREET SNOW & ICE MATERIALS
		1,600.00								
325889	6/4/2025		**140324 DAKOTA UNLIMITED**							
		3,998.00	CLAIM #CP425991 FENCE 147/CEDR		490642	164035	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		3,998.00								
325890	6/4/2025		**101381 DODGE OF BURNSVILLE**							
		326.88	REPAIR - #922		490531	61430491	1210.6265		REPAIRS-EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		100.00	REPAIR - #927		490532	61430961	1210.6265		REPAIRS-EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		426.88								
325891	6/4/2025		**120698 DURAND MANUFACTURING**							
		225.00	PROPANE TANK HOLDER FOR TRUCK		490533	31854	5345.6265		REPAIRS-EQUIPMENT	WATER EQUIP/VEHICLE/MISC MNTC
		225.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325892	**6/4/2025**		**150339 EHLERS, NATHAN**						**Continued...**	
		204.00	VEEAM CNF SAN DIEGO- EHLERS		490632	20250424	1030.6278		SUBSISTENCE ALLOWANCE	INFORMATION TECHNOLOGY
		2,484.98	VEEAM CNF SAN DIEGO-EHLERS		490632	20250424	1030.6276		SCHOOLS/CONFERENCES/EXP OTHER	INFORMATION TECHNOLOGY
		2,688.98								
325893	**6/4/2025**		**157140 ELM CREEK BREWING COMPANY**							
		292.00	BEER#1	00052850	490777	8420	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		112.00	BEER#2	00052850	490778	8473	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		48.00-	CMBEER#2	00052850	490779	8473	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		356.00								
325894	**6/4/2025**		**161984 EMANUELSON PODAS**							
		2,872.40	PD OPS COMMISSIONING SERVICES		490606	30275	4432.6235	2021172G	CONSULTANT SERVICES	2024A CAPITAL PROJECTS CIP EXP
		2,872.40								
325895	**6/4/2025**		**102254 ENVIRONMENTAL EQUIPMENT & SERVICES INC**							
		1,320.00	SWEEPER PARTS - 324		490649	24998	5505.6215		EQUIPMENT-PARTS	STORM DRAIN MNTC/RPR/SUMPS
		990.00	SWEEPER PARTS - 324		490650	25005	5505.6215		EQUIPMENT-PARTS	STORM DRAIN MNTC/RPR/SUMPS
		2,310.00								
325896	**6/4/2025**		**158230 FALLING KNIFE BREWING CO**							
		311.00	BEER#1	00052916	490780	19394	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		400.00	THC#1	00052916	490781	19498	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		55.00	BEER#1	00052916	490782	19498	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		311.00	BEER#1	00052916	490783	19502	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,077.00								
325897	**6/4/2025**		**100166 FEDEX**							
		76.64	FREIGHT ON RESALE		490761	886914741	2210.6424		GOLF FREIGHT ON RESALE MDSE	GOLF PRO SHOP
		116.44	FREIGHT ON RESALE		490768	887572285	2210.6424		GOLF FREIGHT ON RESALE MDSE	GOLF PRO SHOP
		193.08								
325898	**6/4/2025**		**163154 FRONT BURNER SPORTS & ENTERTAINMENT**							
		2,500.00	HAYES NAMING RIGHTS CONSULTANT		490591	AV250501	5260.6249		OTHER CONTRACTUAL SERVICES	ARENA 2 MANAGEMENT-HAYES
		2,500.00								
325899	**6/4/2025**		**102694 GERTENS**							
		1,140.00	CHALK FOR BALLFIELDS		490580	23892812	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		1,140.00								
325900	**6/4/2025**		**163754 GRANNYS**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
325900	**6/4/2025**		**163754 GRANNYS**							
		740.00	THC/CBD#3	00053152	490790	2509	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		740.00								
325901	**6/4/2025**		**100718 GRAWE, CHARLES H**							
		143.90	MEETING MILEAGE AND SOC FIDGET		490479	20250521	1010.6275		SCHOOLS/CONFERENCES/EXP	LOCAL ADMINISTRATION
		143.90								
325902	**6/4/2025**		**100314 GREAT LAKES COCA-COLA DISTRIBU**							
		1,092.28	COCA COLA		490574	47070816014	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		1,555.66	TAX#3	00000122	490787	47159062016	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		2,647.94								
325903	**6/4/2025**		**100891 HANCO CORPORATION**							
		71.43	TIRE FOR JD MOWER		490535	22591600	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		71.43								
325904	**6/4/2025**		**161034 HEADFLYER BREWING**							
		183.00	THC/CBD#1	00053005	490789	7250	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		183.00								
325905	**6/4/2025**		**108865 HERITAGE LANDSCAPE SUPPLY GROUP**							
		332.88	CHEM		490762	20943664001	2240.6214		CHEMICALS	GOLF EQUIPMENT MAINTENANCE
		332.88								
325906	**6/4/2025**		**100684 HIRSHFIELDS INC**							
		1,600.00	ATHLETIC FIELD PAINT FIELD#4		490581	29194IN	1780.6229		GENERAL SUPPLIES	PARK HIGH SCHOOL #4 FIELDS
		3,014.39	ATHLETIC FIELD PAINT		490581	29194IN	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		4,614.39								
325907	**6/4/2025**		**100231 HOHENSTEINS INC**							
		1,309.50	THC#3	00005574	490803	820970	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		810.40	BEER#3	00005574	490804	820970	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		130.80	TAX#3	00005574	490805	820970	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		221.00	THC#1	00005574	490791	821001	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		360.00	WINE#1	00005574	490792	821001	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1,787.75	BEER#1	00005574	490793	821001	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		127.30	TAX#1	00005574	490794	821001	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		415.00	THC#3	00005574	490806	821008	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		76.50	THC#2	00005574	490799	823098	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		2,115.10	BEER#2	00005574	490800	823098	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325907	**6/4/2025**		**100231 HOHENSTEINS INC**						**Continued...**	
		13.50	TAX#2	00005574	490801	823098	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1,084.50	THC#3	00005574	490807	823156	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,566.25	BEER#3	00005574	490808	823156	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		90.75	TAX#3	00005574	490809	823156	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,417.50	THC#1	00005574	490795	823182	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		725.90	BEER#1	00005574	490796	823182	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		27.00	TAX#1	00005574	490797	823182	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		40.50	MIXER		490641	824476	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		142.50	SPIKED ARNIE		490641	824476	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		607.50	BEER#1	00005574	490798	824582	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		637.50	BEER#3	00005574	490810	824583	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		621.00	BEER#2	00005574	490802	824751	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		14,327.75								
325908	**6/4/2025**		**102285 HOLLAND SUPPLY INC**							
		344.04	TEMP NAME PLATES		490498	INV160012	5605.6229		GENERAL SUPPLIES	CEMETERY
		344.04								
325909	**6/4/2025**		**103314 INNOVATIVE OFFICE SOLUTIONS**							
		153.52	RUGS AND MOP HEADS		490492	IN4835547	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		193.78	RUGS AND MOP HEADS		490489	IN4844218	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		86.60	11 X 17 PAPER		490634	IN4847254	1035.6210		OFFICE SUPPLIES	FINANCE
		105.72	PAPER TOWELS		490868	IN4848557	1920.6229		GENERAL SUPPLIES	SENIOR CENTER
		539.62								
325910	**6/4/2025**		**158334 INSIGHT BREWING CO**							
		525.00	THC#1	00052942	490813	23927	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		300.00	BEER#2	00052942	490814	24071	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		825.00								
325911	**6/4/2025**		**144639 IRRIGATION DOCTOR**							
		679.48	CEDAR AVE. IRRIGATION MAINT.		490645	52568	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		679.48								
325912	**6/4/2025**		**145429 LUBE-TECH RELIABLE ASCENTEK INC**							
		377.96	GREASE - AUTO GREASE		490536	3794144	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		377.96								
325913	**6/4/2025**		**137396 MEDICINE LAKE TOURS**							
		4,050.00	MINNETONKA BOAT CRUISE TRIP(50		490609	20250519	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325913	6/4/2025		137396 MEDICINE LAKE TOURS						Continued...	
		4,050.00								
325914	6/4/2025		100309 MENARDS							
		175.00	WATER SOFTENER SALT		490494	91669	1920.6215		EQUIPMENT-PARTS	SENIOR CENTER
		265.37	WATER SOFTENER SALT		490494	91669	1900.6215		EQUIPMENT-PARTS	AV COMMUNITY CENTER
		85.96	HAND TAMPER		490552	92029	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		606.17	FENCE REPAIR		490493	92032	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		11.98	POWER STRIP		490615	92089	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		13.64	PIPE SEALANT		490551	92183	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		4.49	TRAILER WIRING		490584	92324	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		28.95	HWPRV		490537	92336	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		22.40	GRASS BAGS		490594	92427	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		6.78	HVAC PARTS FOR A WELL		490511	92454	5320.6215		EQUIPMENT-PARTS	WATER WELL/BOOSTER STN MNT/RPR
		15.99	WELL HOUSE MAINTENANCE		490511	92454	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		66.95	WTP MISCELLANEOUS SUPPLIES		490665	92577	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		15.98	LUBRICANT		490611	92579	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		9.36	TOILET PAPER HOLDER SUPPLIES		490504	92728	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		18.17	SMALL TOOLS		490503	92737	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		14.68-	SMALL TOOL RETURN		490507	92740	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		59.96	DUST MASKS FOR CLEANING PLANT		490513	92742	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		7.94	MULCH KELLEY		490506	92746	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		3.09-	GOLF TAX ADJ		490509	92749	2200.2330		DUE TO OTHER GOVERNMENT	VALLEYWOOD GOLF
		3.09	GOLF TAX ADJ		490509	92749	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		44.98	SPREADER		490509	92749	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		26.89	MOUNTING HARDWARE		490505	92754	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		13.96	DRY LUBRICANT		490612	92795	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		87.59	REPL BARRICADE BATTERIES		490666	92796	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		13.68	TARP AND BUNGEES		490613	92800	5605.6211		SMALL TOOLS & EQUIPMENT	CEMETERY
		4.79	TARP		490610	92818	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		109.98	MOWER 215 BATTERIES		490585	92823	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		23.03	SWEEPER DETAILING SUPPLIES		490614	92857A	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		22.59	HITCH PARTS		490502	92876	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		14.99	REPL RATCHET STRAPS BLUE PUMP		490667	92880	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP
		192.97	WTP MAINTENANCE ITEMS		490512	92885	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		58.32	SOFTNER SALT		490514	92936	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		179.96	WEED AND FEED FOR WELL SITES		490668	92939	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		140.98	FENCE REPAIR @PENNOCK SHORES		490670	92998	5506.6269		REPAIRS-OTHER	STORM LIFT STN MNTC/RPR
		269.94	WEED AND FEED FOR WELLS/TOWERS		490669	93214	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		2,605.06								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325915	**6/4/2025**		**155002 MERCHANTS BANK**						**Continued...**	
		25,972.22	2018A WATER REV INT JUN 25		489274	20250505	5305.7015		DEBT SERVICE-INTEREST	WATER MGMT/REPORT/DATA ENTRY
		242,527.78	2018A WATER REV PRIN JUN 25		489274	20250505	5300.2711		WATER METER PROJECT DRAWS	WATER & SEWER FUND BAL SHEET
		268,500.00								
325916	**6/4/2025**		**163721 MIDWEST EXTRACTION SERVICES LLC**							
		360.00	THC/CBD#1	00053150	490821	4364	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		360.00								
325917	**6/4/2025**		**157094 MIDWEST MACHINERY**							
		227.36	PARTS - MOWERS		490515	10469633	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		227.36								
325918	**6/4/2025**		**138777 MIDWEST MACHINERY CO**							
		397.69	JOHNDEERE 203		490499	10469737	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		53.98	CHAINSAW CHAIN		490516	10470901	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		451.67								
325919	**6/4/2025**		**154324 MILK AND HONEY LLC**							
		588.00	BEER#3	00052601	490822	15686	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		588.00								
325920	**6/4/2025**		**151805 MONTGOMERY BREWING**							
		192.00	BEER#2	00052282	490830	5292	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		192.00								
325921	**6/4/2025**		**161048 MSP METALS INC**							
		48.75	BATTERS BOX MATERIAL		490500	102897	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		48.75								
325922	**6/4/2025**		**100995 NAPA AUTO PARTS**							
		18.60	PARTS - CHAINSAW		490521	962388	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		58.27	FILTER		490518	962547	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		88.19	FILTER		490518	962547	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		63.38	FILTER		490518	962547	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		228.44								
325923	**6/4/2025**		**131328 NATL LEAGUE OF CITIES**							
		5,256.00	NLC DUES 25/26		490589	193925	1015.6280		DUES & SUBSCRIPTIONS	CITY CLERK/ELECTIONS
		5,256.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325924	6/4/2025		101199 NCPERS MINNESOTA						Continued...	
		368.00	JUNE INVOICE		490497	314900062025	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		368.00								
325925	6/4/2025		114052 NOVACARE REHABILITATION							
		120.00	PRE-EMPLOYMENT TESTING - KADE		490617	848671454	1600.6235		CONSULTANT SERVICES	STREET MANAGEMENT
		120.00								
325926	6/4/2025		127905 OFFICE OF MN.IT SERVICES							
		1,084.78	CROWDSTRIKE MDR		490618	25040609	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		1,084.78								
325927	6/4/2025		100751 PHILLIPS WINE & SPIRITS INC							
		105.00	BLOODY MIX		490567	6962034	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		541.79	HIGH NOON		490567	6962034	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		394.50	PHILLIPS LIQUOR		490639	6982595	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		1,041.29								
325928	6/4/2025		143336 PREMIER LOCATING INC							
		480.11	PREMIER LOCATES 4/15-4/30		490620	43044	5805.6249		OTHER CONTRACTUAL SERVICES	STREET LIGHT UTILITY FUND
		1,778.44	PREMIER LOCATES 5/1-5/15		490643	43072	5805.6249		OTHER CONTRACTUAL SERVICES	STREET LIGHT UTILITY FUND
		2,258.55								
325929	6/4/2025		101500 PREMIUM WATERS INC							
		83.92	WATER		490510	310801083	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		83.92								
325930	6/4/2025		153484 PRYES BREWING COMPANY LLC							
		200.00	BEER#2	00052530	490834	98054	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		142.00	BEER#1	00052530	490833	98065	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		342.00								
325931	6/4/2025		149126 RED BULL DISTRIBUTION COMPANY							
		600.63	TAX#1	00052064	490835	5016822720	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		600.63								
325932	6/4/2025		102632 ROADKILL ANIMAL CONTROL							
		129.00	DEER DISPOSAL		490546	20250430	1610.6240		CLEANING SERVICE/GARBAGE REMOV	STREET/BOULEVARD REPAIR & MNTC
		129.00								
325933	6/4/2025		153910 ROCK HARD LANDSCAPE SUPPLY							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325933	**6/4/2025**		**153910 ROCK HARD LANDSCAPE SUPPLY**						**Continued...**	
		232.00	CEMETERY MULCH		490622	3217119	5605.6229		GENERAL SUPPLIES	CEMETERY
		184.00	CEMETERY MULCH		490621	3217245	5605.6229		GENERAL SUPPLIES	CEMETERY
		416.00								
325934	**6/4/2025**		**137298 SCHINDLER ELEVATOR CORPORATION**							
		2,067.99	AVSC ELEVATOR CONTRACT		490582	8106916321	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		2,067.99								
325935	**6/4/2025**		**163906 SCHMIESING, BRUCE AND NANCY**							
		250.00	NRMP ESCROWS		490869	20250519	4920.2420		NRMP FIN GUAR-DEVELOPER DEP	DEVELOPMENT PRIVATE BOND B/S
		250.00								
325936	**6/4/2025**		**163809 SCHULTZ, GENE AND SUSAN**							
		2,535.00	NICHE RETURN -SCHULTZ		490623	20250509	5601.4610		LOT SALES	CEMETERY REVENUE
		2,535.00								
325937	**6/4/2025**		**100432 SEH ENGINEERS**							
		30,288.26	FEASIBILITY STUDY		490624	487247	2027.6235	2025110R	CONSULTANT SERVICES	ROAD ESCROW
		551.17	CONSTRUCTION ADMIN - NCGT		490651	488055	2017.6235	2021150P	CONSULTANT SERVICES	PARK DEDICATION
		30,839.43								
325938	**6/4/2025**		**111161 STERICYCLE INC.**							
		112.42	SHREDDING SERVICE		490760	8010897201	1250.6240		CLEANING SERVICE/GARBAGE REMOV	POLICE FACILITY
		30.59	20% SHREDDING FEE		490759	8010940977	1100.6240		CLEANING SERVICE/GARBAGE REMOV	DEV MANAGEMENT
		30.60	20% SHREDDING FEE		490759	8010940977	1510.6240		CLEANING SERVICE/GARBAGE REMOV	PW ENGINEERING & TECHNICAL
		91.79	60% SHREDDING FEE BLDG INSP		490759	8010940977	1400.6240		CLEANING SERVICE/GARBAGE REMOV	INSPECTIONS MANAGEMENT
		265.40								
325939	**6/4/2025**		**162543 THE BIG BLUE BOX**							
		175.00	CONTAINER RENTAL		490538	129057	1940.6249		OTHER CONTRACTUAL SERVICES	AQUATIC SWIM CENTER
		175.00								
325940	**6/4/2025**		**163759 TINT MY RIDE**							
		1,630.00	MOWER TINT		490593	3212	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		1,630.00								
325941	**6/4/2025**		**163696 TONYS APPLIANCE**							
		1,062.00	ROADKILL FREEZER		490629	MO03135006	1610.6740		CAPITAL OUTLAY-MACH/EQ/OTHER	STREET/BOULEVARD REPAIR & MNTC
		1,062.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325942	6/4/2025		163897 TRAN, TINA						Continued...	
		1.00	REFUND ELECTRICAL 12889 FOREST		490554	20250515	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		35.30	REFUND ELECTRICAL 12889 FOREST		490554	20250515	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		36.30								
325943	6/4/2025		100497 VIKING ELECTRIC							
		27.54	FUSES FOR COBBLESTONE		490524	S009126495002	5506.6215		EQUIPMENT-PARTS	STORM LIFT STN MNTC/RPR
		27.54								
325944	6/4/2025		158290 WAGGLE GOLF							
		1,330.00	WAGGLE CLOTHING AND HATS		490578	401297	2260.6413		GOLF-CAPS/HATS/CLOTHING	GOLF PRO SHOP MERCH SALES
		1,330.00								
325945	6/4/2025		161045 WOODEN SHIP BREWING LLC							
		126.00	BEER#1	00053008	490858	1002	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		126.00								
325946	6/4/2025		100363 XCEL ENERGY							
		63.19	SL ELECTRIC JCRR NORTH CR 42		490772	5100130856011MAY25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		9.38	ROUNDABOUT SPKLR JCRR & 159TH		490770	5100139897905MAY25	1610.6255		UTILITIES-ELECTRIC	STREET/BOULEVARD REPAIR & MNTC
		88.46	SL ELECTRIC 147TH & JCR		490771	5104562347MAY25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		183.96	POL GUN RANGE ELECTRIC MAY		490773	5158758142MAY25	1255.6255		UTILITIES-ELECTRIC	POLICE GUN RANGE
		344.99								
325947	6/4/2025		102620 ZARNOTH BRUSH WORKS INC							
		1,284.00	SWEEPER BROOMS		490628	202075IN	5505.6215		EQUIPMENT-PARTS	STORM DRAIN MNTC/RPR/SUMPS
		1,284.00								
20250538	5/27/2025		157977 WEX HEALTH INC							
		315.00	BENEFITS SOLUTION		490859	2157541IN	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		321.75	HSA MONTHLY		490859	2157541IN	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		636.75								
		913,116.91	Grand Total							

Payment Instrument Totals

Checks	400,448.47
EFT Payments	636.75
A/P ACH Payment	512,031.69
Total Payments	913,116.91

RDV 6/4/25 RH 6-4-25

Company		Amount
01000	GENERAL FUND	72,297.84
02015	PARK DEDICATION FUND	551.17
02025	ROAD ESCROW FUND	45,997.76
02040	SOLID WASTE GRANT	29.99-
02200	VALLEYWOOD GOLF FUND	14,558.96
02300	PARKS REFERENDUM FUND	274,129.00
03210	EDA OPERATIONS FUND	510.65
04430	2024A CAPITAL PROJECT CIP FUND	9,942.90
04500	CONSTRUCTION PROJECTS	2,927.00
04920	DEVELOPMENT PRIVATE FUND	250.00
05000	LIQUOR FUND	185,610.01
05200	ARENA FUND	2,526.64
05300	WATER & SEWER FUND	270,844.07
05500	STORM DRAINAGE UTILITY FUND	18,255.02
05600	CEMETERY FUND LEVEL PROGRAM	3,925.72
05800	STREET LIGHT UTIL FUND	3,642.35
07200	RISK MANAGEMENT/INSURANCE FUND	6,435.75
07445	VERF-VALLEYWOOD GOLF	374.06
09000	PAYROLL CLEARING FUND	368.00
	Report Totals	913,116.91

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34767	**6/9/2025**		**135249 NORTHLAND TRUST SERVICES, INC.**							
		71,212.50	INT 2013A PARK BONDS		489147	20250417	3387.7015		DEBT SERVICE-INTEREST	GO REF 2013A, $9,000,000
		6,100.00	INT 2015B REFUNDING PARK BONDS		489148	20250417A	3397.7015		DEBT SERVICE-INTEREST	GO PARK BOND 2015B $5,860,000
		3,293.75	INT 2015B STORM WATER BONDS		489148	20250417A	5505.7015		DEBT SERVICE-INTEREST	STORM DRAIN MNTC/RPR/SUMPS
		46,836.25	INT 2021A WATER REVENUE REFUND		489149	20250417B	5305.7015		DEBT SERVICE-INTEREST	WATER MGMT/REPORT/DATA ENTRY
		61,350.00	INT 2021B CIP BONDS		489150	20250417C	3407.7015		DEBT SERVICE-INTEREST	'2021B GO BOND D/S EXP
		168,787.50	INT 2022A CIP BONDS		489151	20250417D	3417.7015		DEBT SERVICE-INTEREST	2022A CIP BOND DS EXP
		41,925.00	INT 2022A STORMWATER BONDS		489151	20250417D	5532.7015		DEBT SERVICE-INTEREST	2022A STORMWATER BOND DS EXP
		381,690.83	INT 2024A CIP BONDS		489152	20250417E	3422.7015		DEBT SERVICE-INTEREST	2024A CIP GO BOND DS EXP
		610,729.16	INT 2024A PARK BONDS		489152	20250417E	3424.7015		DEBT SERVICE-INTEREST	2024A PARKS GO BOND DS EXP
		1,391,924.99								
34768	**6/13/2025**		**100101 ACE HARDWARE**							
		1.39-	DISCOUNT		491265	350130100561	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		15.71	REPAIR KIT, FASTENERS, ANCHORS		491265	350130100561	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		.99-	DISCOUNT		491266	350130100563	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		9.99	AAA BATTERIES 6PK		491266	350130100563	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		1.89-	DISCOUNT		490900	350132100525	5270.6333		GENERAL-CASH DISCOUNTS	ARENA 2 EQUIPMENT MAINT-HAYES
		18.98	HAYES LAWNMOWER PARTS		490900	350132100525	5270.6211		SMALL TOOLS & EQUIPMENT	ARENA 2 EQUIPMENT MAINT-HAYES
		6.99-	DISCOUNT		491242	350132100532	5265.6333		GENERAL-CASH DISCOUNTS	ARENA 2 BLDG MAINTENANCE-HAYES
		69.99	GAS CAN FOR LAWN MOWER		491242	350132100532	5265.6215		EQUIPMENT-PARTS	ARENA 2 BLDG MAINTENANCE-HAYES
		4.03-	DISCOUNT		491253	350134100573	1715.6333		GENERAL-CASH DISCOUNTS	PARK ATHLETIC FIELD MAINTENANC
		40.35	FLAGPOLE REPAIR		491253	350134100573	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		.59-	DISCOUNT		491252	350135100442	1210.6333		GENERAL-CASH DISCOUNTS	POLICE FIELD OPERATIONS/PATROL
		5.99	PATROL SUPPLIES		491252	350135100442	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		.16	PATROL KEY		491254	350135100478	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		.45-	DISCOUNT		491249	350135100486	1210.6333		GENERAL-CASH DISCOUNTS	POLICE FIELD OPERATIONS/PATROL
		4.59	GLUE FOR PATROL		491249	350135100486	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		149.43								
34769	**6/13/2025**		**114540 ALEX AIR APPARATUS 2 LLC**							
		250.91	FS1 SCBA FILL HAND KNOB		491264	9680	1340.6265		REPAIRS-EQUIPMENT	FIRE BLDG & GROUNDS MNTC
		250.91								
34770	**6/13/2025**		**153995 AMAZON CAPITAL SERVICES**							
		31.99	DOOR HANGER BAGS		490901	13WF37YT1KHK	1520.6229		GENERAL SUPPLIES	NATURAL RESOURCES
		40.45	RULER HOSE CUTTING FLEET CMF		490907	14139YXVMLTH	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		78.45	FLASH DRIVES FOR TRAINING		490971	143HL61GN3GQ	1210.6210		OFFICE SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		279.58	GIANT CONNECT FOUR LAWN GAMES		491258	16DLMV1YFMTW	2306.6399	PR230032	OTHER CHARGES	APPLE VALLEY AQUATIC CENTER
		20.99	WHITEOUT FOR TIMECARDS		490973	1CD43QQD4LV6	1770.6210		OFFICE SUPPLIES	PARK GENERAL MAINTENANCE
		281.09	BATHROOM SUPPLIES		490902	1DK6MTKJ9WJV	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34770	**6/13/2025**		**153995 AMAZON CAPITAL SERVICES**							
		180.97	BATHROOM SUPPLIES		490903	1DK6MTKJ9Y7F	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		104.88	TRASH CAN RUBBER BANDS		490904	1GTLV4DD9QMJ	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		68.59	CLEANING PRODUCTS FOR CMF		490909	1HK6JJMP737J	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		75.57	CLEANING PRODUCTS FOR CMF		490908	1JM441RW3CXJ	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		199.95	MINI FRIDGE FOR NEW BUILDING		491024	1NYWVDRL6DCH	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		113.73	MEDICAL SUPPLIES		490972	1PVWKXY1XL91	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		186.00	IPAD CASES		490970	1QVQJWX7CQCF	5305.6211		SMALL TOOLS & EQUIPMENT	WATER MGMT/REPORT/DATA ENTRY
		41.43	SHARPS CONTAINERS.		490905	1QW6JH9X4CL7	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		28.14-	REFUND MOP HANDLE CMF		490906	1VQ717G46KXX	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		322.75	MONITOR MOUNTS		491244	1W6LYMYC7CPN	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
		1,998.28								
34771	**6/13/2025**		**100954 BARNUM GATE SERVICES INC**							
		240.00	REPAIR - WEST GATE		490915	44556	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		240.00								
34772	**6/13/2025**		**100058 BELLBOY CORPORATION**							
		117.00	LIQ#1	00004928	491041	109839500	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		47.79	TAX#1	00004928	491042	109839500	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		42.65	NTAX#1	00004928	491043	109839500	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		59.00	TAX#3	00004928	491058	109839600	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		189.45	NTAX#3	00004928	491059	109839600	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		37.90	NTAX#3	00004928	491060	109865800	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		24.00	NTAX#1	00004928	491051	109894300	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		27.50	NTAX#3	00004928	491064	109894400	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		162.15	LIQ#1	00004928	491044	207802100	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		96.00	WINE#1	00004928	491045	207802100	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		70.45	TAX#1	00004928	491046	207802100	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		8.00	FREIGHT#1	00004928	491047	207802100	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		420.15	LIQ#3	00004928	491056	207802700	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		8.00	FREIGHT#3	00004928	491057	207802700	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		121.95	LIQ#2	00004928	491054	207807600	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		2.00	FREIGHT#2	00004928	491055	207807600	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		458.40	THC#1	00004928	491048	207851300	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		14.00	FREIGHT#1	00004928	491049	207851300	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		313.15	LIQ#3	00004928	491061	207851500	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		172.00	NTAX#3	00004928	491062	207851500	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		8.00	FREIGHT#3	00004928	491063	207851500	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		416.45	LIQ#1	00004928	491052	207951300	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00004928	491053	207951300	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34772	**6/13/2025**		**100058 BELLBOY CORPORATION**						**Continued...**	
		193.50	LIQ#3	00004928	491065	207951600	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.00	FREIGHT#3	00004928	491066	207951600	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		924.00	THC#1	00004928	491050	300012300	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		3,941.49								
34773	**6/13/2025**		**157587 BIX PRODUCE COMPANY LLC**							
		197.13	NO TAX#1	00052874	490999	6647822	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		197.13								
34774	**6/13/2025**		**121092 BOURGET IMPORTS**							
		280.00	WINE#1	00045600	491000	217848	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00045600	491001	217848	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		280.00	WINE#3	00045600	491002	218036	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.00	FREIGHT#3	00045600	491003	218036	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		572.00								
34775	**6/13/2025**		**100152 BREAKTHRU BEVERAGE MIN WINE**							
		211.70	LIQ#1 SHORT PAID	00001930	491067	121456277A	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		1.15	FREIGHT#1	00001930	491068	121456277A	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,261.11	LIQ#3	00001930	491085	121562283	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.49	FREIGHT#3	00001930	491086	121562283	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		100.18	TAX#3	00001930	491087	121562284	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		3.45	FREIGHT#3	00001930	491088	121562284	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		528.00	WINE#3	00001930	491107	121562285	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		4.60	FREIGHT#3	00001930	491108	121562285	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,150.07	LIQ#2	00001930	491079	121562289	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		26.83	FREIGHT#2	00001930	491080	121562289	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		104.00	WINE#2	00001930	491101	121562290	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1.15	FREIGHT#2	00001930	491102	121562290	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		3,576.00	LIQ#1	00001930	491069	121562291	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		36.99	FREIGHT#1	00001930	491070	121562291	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,512.00	WINE#1	00001930	491095	121562292	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		19.55	FREIGHT#1	00001930	491096	121562292	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		24.00	TAX#3	00001930	491091	121665151	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1.15	FREIGHT#3	00001930	491092	121665151	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,742.11	LIQ#3	00001930	491089	121665152	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		20.70	FREIGHT#3	00001930	491090	121665152	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,461.70	LIQ#2	00001930	491081	121665157	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		12.65	FREIGHT#2	00001930	491082	121665157	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,181.00	LIQ#1	00001930	491075	121665159	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34775	**6/13/2025**		**100152 BREAKTHRU BEVERAGE MIN WINE**						**Continued...**	
		8.05	FREIGHT#1	00001930	491076	121665159	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		87.96	TAX#1	00001930	491073	121665160	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		3.45	FREIGHT#1	00001930	491074	121665160	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,776.00	WINE#1	00001930	491097	121665161	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		35.65	FREIGHT#1	00001930	491098	121665161	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,342.45	LIQ#3	00001930	491093	121777345	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		6.90	FREIGHT#3	00001930	491094	121777345	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,868.00	WINE#3	00001930	491109	121777346	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.65	FREIGHT#3	00001930	491110	121777346	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		224.23	LIQ#2	00001930	491083	121777352	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.75	FREIGHT#2	00001930	491084	121777352	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		256.00	WINE#2	00001930	491103	121777353	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.30	FREIGHT#2	00001930	491104	121777353	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		136.00	WINE#2	00001930	491105	121777354	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1.15	FREIGHT#2	00001930	491106	121777354	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,172.39	LIQ#1	00001930	491077	121777355	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		19.55	FREIGHT#1	00001930	491078	121777355	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		816.00	WINE#1	00001930	491099	121777356	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		8.05	FREIGHT#1	00001930	491100	121777356	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		171.00-	CMLIQ#1	00001930	491071	413602168	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		1.15-	CMFREIGHT#1	00001930	491072	413602168	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		25,601.96								
34776	**6/13/2025**		**100102 COLLEGE CITY BEVERAGE**							
		98.39-	CMTHC/CBD#1	00000114	491111	1137707	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		21.04-	CMBEER#1	00000114	491112	1137707	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		2,422.25	THC/CBD#1	00000114	491113	1137709	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		11,734.00	BEER#1	00000114	491114	1137709	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		111.80	TAX#1	00000114	491115	1137709	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		27.00	THC/CBD#1	00000114	491116	1137709	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		896.00	LIQ#3	00000114	491161	1137818	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1,825.60	THC#3	00000114	491162	1137819	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		9,409.90	BEER#3	00000114	491163	1137819	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		89.85	TAX#3	00000114	491164	1137819	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		37.00	NTAX#3	00000114	491165	1137819	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		26.65-	CMBEER#2	00000114	491141	1138062	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,824.40	LIQ#2	00000114	491142	1138063	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		263.80	THC#2	00000114	491143	1138064	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		4,101.40	BEER#2	00000114	491144	1138064	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		13.79-	CMTHC#3	00000114	491159	1138085	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34776	6/13/2025		100102 COLLEGE CITY BEVERAGE						Continued...	
		4.39-	CMBEER#3	00000114	491160	1138085	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,087.75	LIQ#1	00000114	491118	1139986	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		100.00	THC/CBD#1	00000114	491119	1139987	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		4,751.30	BEER#1	00000114	491120	1139987	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		436.40	TAX#1	00000114	491121	1139987	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		56.00-	CMBEER#2	00000114	491145	1140094	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		100.00	THC#2	00000114	491146	1140095	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		3,774.60	BEER#2	00000114	491147	1140095	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,816.95	LIQ#3	00000114	491166	1140133	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		213.80	THC#3	00000114	491167	1140134	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		2,758.90	BEER#3	00000114	491168	1140134	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		175.45	TAX#3	00000114	491169	1140134	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		492.80	LIQ#1	00000114	491123	1142412	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		350.00	THC/CBD#1	00000114	491124	1142413	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		7,844.80	BEER#1	00000114	491125	1142413	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		125.60	TAX#1	00000114	491126	1142413	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		14.83-	CMBEER#1	00000114	491122	1142473	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,337.40	LIQ#2	00000114	491149	1142474	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		504.00	THC#2	00000114	491150	1142475	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		3,740.80	BEER#2	00000114	491151	1142475	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		63.60	TAX#2	00000114	491152	1142475	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		37.00	NTAX#2	00000114	491153	1142475	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		14.00-	CMBEER#3	00000114	491170	1142578	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		54.00-	CMBEER#2	00000114	491148	1142579	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		2,011.15	LIQ#3	00000114	491171	1142580	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		250.00	THC#3	00000114	491172	1142581	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		5,428.90	BEER#3	00000114	491173	1142581	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		227.05	TAX#3	00000114	491174	1142581	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		37.00	NTAX#3	00000114	491175	1142581	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		10.26-	CMTHC/CBD#1	00000114	491127	1144743	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		37.77-	CMBEER#1	00000114	491128	1144743	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		930.40	LIQ#1	00000114	491129	1144744	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		253.80	WINE#1	00000114	491130	1144744	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		250.00	THC/CBD#1	00000114	491131	1144745	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		4,945.40	BEER#1	00000114	491132	1144745	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		117.09	TAX#1	00000114	491133	1144745	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		60.25	NTAX#1	00000114	491134	1144745	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		60.00-	CMBEER#2	00000114	491154	1144828	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,726.65	BEER#2	00000114	491155	1144829	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34776	6/13/2025		100102 COLLEGE CITY BEVERAGE						Continued...	
		4,881.30	BEER#3	00000114	491177	1144921	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		397.15	TAX#3	00000114	491178	1144921	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,433.75	LIQ#3	00000114	491176	1145019	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		240.95-	CMBEER#1	00000114	491135	1147029	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		110.00	BEER#1	00000114	491136	1147030	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,543.10	LIQ#1	00000114	491137	1147031	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		454.00	THC/CBD#1	00000114	491138	1147032	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		8,363.95	BEER#1	00000114	491139	1147032	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		159.75	TAX#1	00000114	491140	1147032	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		244.00	THC#2	00000114	491156	1147167	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		4,637.65	BEER#2	00000114	491157	1147167	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		64.85	TAX#2	00000114	491158	1147167	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		230.20	LIQ#3	00000114	491179	1147172	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		135.00	WINE#3	00000114	491180	1147172	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		263.80	THC#3	00000114	491181	1147173	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		7,417.90	BEER#3	00000114	491182	1147173	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		302.65	TAX#3	00000114	491183	1147173	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		25.60	TAX#1	00000114	491117	227400595	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		108,704.42								
34777	6/13/2025		100128 DAKOTA ELECTRIC ASSOCIATION							
		88.79	SIGNAL 140TH/GARDENVIEW MAY		491031	200003037769MAY 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		66.12	SIGNAL 140TH/HAYES MAY		491032	200003037777MAY 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		59.03	FOUNDERS/GALAXIE SIGNAL MAY		491036	200003777430MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		37.16	GALAXIE/FOUNDER LN SPRKLR MAY		491039	200003919925MAY 25	1610.6255		UTILITIES-ELECTRIC	STREET/BOULEVARD REPAIR & MNTC
		339.48	15281 FOUNDERS BLVD LIGHTS MAY		491038	200004198750MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		99.30	LIFT STN STORM SWR GALAXIE MAY		491037	200004229209MAY 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		19.62	GARDENVIEW DR PK SHELTER MAY		491033	200004331096MAY 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		14.88	REDWOOD PRKS RESTROOM MAY		491034	200004514691MAY 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		18.86	15763 HEYWOOD CT		491035	200010053463MAY 25	1210.6255		UTILITIES-ELECTRIC	POLICE FIELD OPERATIONS/PATROL
		743.24								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34777	**6/13/2025**		**100128 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
34778	**6/13/2025**		**101365 ECM PUBLISHERS INC**							
		138.60	LEGAL AD - ORDINANCE 1146		490976	1050749	1015.6239		PRINTING	CITY CLERK/ELECTIONS
		59.40	PH - SPICE VILLAGE LIQUOR		490977	1050750	1015.6239		PRINTING	CITY CLERK/ELECTIONS
		49.50	LEGAL AD - PUBLIC SALE		490890	1050751	1015.6239		PRINTING	CITY CLERK/ELECTIONS
		247.50								
34779	**6/13/2025**		**100685 EMERGENCY APPARATUS MAINTENANC**							
		2,429.54	4985 FOAM MANIFOLD REPAIR		490922	136193	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		1,388.04	4984 FOAM PUMP REPAIR		490920	136194	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		1,840.05	4983 DECK GUN, FOAM LVL REPAIR		490921	136195	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		385.24	4982 REBUILD INTAKE VALVE		490917	136196	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		1,396.54	4981 REBUILT LEAKING VALVE		490923	136301	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		132.39	4983 KAUSSMAUL PRESSURE SWITCH		490918	136379	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		7,571.80								
34780	**6/13/2025**		**100420 FISCHER MINING, LLC**							
		713.72	MORTAR SAND		490942	179450	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		713.72								
34781	**6/13/2025**		**100217 GRAINGER, INC.**							
		211.26	EMERGENCY LIGHTS		490929	9523170620	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		211.26								
34782	**6/13/2025**		**100279 LAW ENFORCEMENT LABOR SERVICES**							
		730.00	SERGEANT (#243) UNION DUES		490876	604251013403	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,285.00	POLICE (#71) UNION DUES		490876	604251013403	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		4,015.00								
34783	**6/13/2025**		**101433 MARTIN-MCALLISTER**							
		650.00	NEW OFFICER ASSESSMENTS		490945	16748	1210.6235		CONSULTANT SERVICES	POLICE FIELD OPERATIONS/PATROL
		650.00								
34784	**6/13/2025**		**100299 MASTER ELECTRIC CO**							
		195.00	LAKE PROJECT		490897	SD55356	5505.6249		OTHER CONTRACTUAL SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		195.00								
34785	**6/13/2025**		**151844 MAVERICK WINE LLC**							
		135.96	WINE#3	00052289	491017	1612422	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.50	FREIGHT#3	00052289	491018	1612422	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34785	**6/13/2025**		**151844 MAVERICK WINE LLC**						**Continued...**	
		547.98	LIQ#3	00052289	491019	1626136	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		110.04	WINE#3	00052289	491020	1626136	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		4.50	FREIGHT#3	00052289	491021	1626136	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		799.98								
34786	**6/13/2025**		**100311 METRO COUNCIL ENVIRONMENTAL SV**							
		341,657.22	WASTEWATER SVC-JULY		490934	1188487	5380.6317		METRO WASTE CONTROL PAYMENT	SEWER LIFT STN REPAIR & MNTC
		341,657.22								
34787	**6/13/2025**		**100348 MTI DISTRIBUTING CO**							
		68.25	IRRIGATION PARTS		490893	147579800	1780.6229		GENERAL SUPPLIES	PARK HIGH SCHOOL #4 FIELDS
		24.86	IRRIGATION REPAIRS		490951	147641500	1780.6229		GENERAL SUPPLIES	PARK HIGH SCHOOL #4 FIELDS
		93.11								
34788	**6/13/2025**		**120171 MTM RECOGNITION**							
		200.37	HR/PAYROLL ATTIRE		490888	6245469	1020.6399		OTHER CHARGES	HUMAN RESOURCES
		200.37								
34789	**6/13/2025**		**109947 NEW FRANCE WINE CO**							
		162.00	LIQ#3	00041046	491186	244318	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.50	FREIGHT#3	00041046	491187	244318	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		216.00	WINE#3	00041046	491188	244490	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.00	FREIGHT#3	00041046	491189	244490	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		414.00	WINE#1	00041046	491184	245505	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		7.50	FREIGHT#1	00041046	491185	245505	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		807.00								
34790	**6/13/2025**		**100372 PAUSTIS & SONS**							
		248.00	WINE#3	00001291	491192	266147	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		7.50	FREIGHT#3	00001291	491193	266147	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		358.00	WINE#1	00001291	491190	267326	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		10.00	FREIGHT#1	00001291	491191	267326	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		407.00	WINE#3	00001291	491194	267327	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.00	FREIGHT#3	00001291	491195	267327	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,040.50								
34791	**6/13/2025**		**154497 PETERSON, KRAIG**							
		54.60	LOCAL TRAVEL		490943	20250530	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		54.60								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34792	**6/13/2025**		**100385 PLUNKETT'S PEST CONTROL INC**						**Continued...**	
		80.25	AVCC PEST CONTROL PROGRAM		490952	9157306	1900.6249		OTHER CONTRACTUAL SERVICES	AV COMMUNITY CENTER
		80.25	HAYES PEST CONTROL		490894	9157415	5260.6249		OTHER CONTRACTUAL SERVICES	ARENA 2 MANAGEMENT-HAYES
		160.50								
34793	**6/13/2025**		**100393 PUMP AND METER SERVICE INC**							
		97.71	UNLEADED BREAKAWAY COUPLER		490992	1021684	1530.6215		EQUIPMENT-PARTS	FLEET & BUILDINGS-CMF
		277.50	REPAIR - FUEL PUMPS		490992	1021684	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		375.21								
34794	**6/13/2025**		**100437 SHERWIN WILLIAMS CO**							
		234.24	HOCKEY RINK STAIN		490995	48229	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		234.24								
34795	**6/13/2025**		**144391 SIR LINES-A-LOT, LLC**							
		72,961.74	2025 STREET MAINT JPA PAY #1		490946	20250530	1680.6249	2025119G	OTHER CONTRACTUAL SERVICES	TRAFFIC SIGNS/SIGNALS/MARKERS
		1,815.00	SVWP SAND BLAST & PAINT CURB		490933	PL250646001	2306.6249	PR230036	OTHER CONTRACTUAL SERVICES	APPLE VALLEY AQUATIC CENTER
		74,776.74								
34796	**6/13/2025**		**144495 SMALL LOT MN**							
		188.04	WINE#3	00051469	491202	95381	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		676.02	LIQ#2	00051469	491199	95404	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		96.00	WINE#2	00051469	491200	95404	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		5.00	FREIGHT#2	00051469	491201	95404	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		965.06								
34797	**6/13/2025**		**158542 STRATUS BUILDING SOLUTIONS OF ST PAUL**							
		459.53	VW CLEANING SERVICES MAY		490940	14321	2215.6240		CLEANING SERVICE/GARBAGE REMOV	GOLF CLUBHOUSE BUILDING
		459.53								
34798	**6/13/2025**		**100457 STREICHERS INC**							
		106.99	UNIFORMS 4903		490996	I1763525	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		49.99	UNIFORMS 4902		490997	I1763607	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		156.98								
34799	**6/13/2025**		**157773 SUMMER LAKES BEVERAGE**							
		528.00	TAX#1	00052882	491203	9672	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		528.00								
34800	**6/13/2025**		**101753 SYSCO MINNESOTA, INC**							
		252.50	PAPER AND SUPPLIES		490938	547917252	2270.6422		GOLF-KITCHEN SUPPLIES	GOLF FOOD & BEVERAGE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34800	**6/13/2025**		**101753 SYSCO MINNESOTA, INC**							
		1,128.01	SYSCO FOOD		490938	547917252	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		34.95	SODA		490939	547929395	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		818.54	SYSCO FOOD		490939	547929395	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		2,234.00								
34801	**6/13/2025**		**147460 TRADITION WINE & SPIRITS**							
		220.00	LIQ#1	00051881	491206	43386	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00051881	491207	43386	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		226.00								
34802	**6/13/2025**		**100481 TRI-STATE BOBCAT INC**							
		169.23	PARTS		490998	P38040	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		169.23								
34803	**6/13/2025**		**122010 VINOCOPIA**							
		96.00	LIQ#2	00046257	491213	373908	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		120.00	WINE#2	00046257	491214	373908	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		14.00	FREIGHT#2	00046257	491215	373908	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		216.00	LIQ#2	00046257	491216	374353	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		7.50	FREIGHT#2	00046257	491217	374353	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		216.00	LIQ#1	00046257	491208	374356	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		7.50	FREIGHT#1	00046257	491209	374356	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		168.00	LIQ#3	00046257	491218	374438	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		176.00	WINE#3	00046257	491219	374438	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		240.00	TAX#3	00046257	491220	374438	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		24.00	FREIGHT#3	00046257	491221	374438	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		198.00	LIQ#1	00046257	491210	374854	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		360.00	WINE#1	00046257	491211	374854	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		10.00	FREIGHT#1	00046257	491212	374854	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,853.00								
34804	**6/13/2025**		**100520 WINE COMPANY, THE**							
		1,034.00	WINE#3	00015926	491223	301522	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.00	FREIGHT#3	00015926	491224	301522	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,046.00								
325948	**6/11/2025**		**152066 3 GUYS SEWING**							
		20.00	ADDED PATCHES TO LT UNIFORM		491025	12321	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		20.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325949	**6/11/2025**		**147492 ACUSHNET COMPANY**						**Continued...**	
		39.39-	DISCOUNT		491256	920588437	2260.6423		GOLF-CASH DISCOUNT	GOLF PRO SHOP MERCH SALES
		1,969.50	TITLEIST GOLF BALLS		491256	920588437	2260.6412		GOLF-BALLS	GOLF PRO SHOP MERCH SALES
		8.25-	DISCOUNT		491259	920641671	2260.6423		GOLF-CASH DISCOUNT	GOLF PRO SHOP MERCH SALES
		412.50	TRU FEEL DOUBLE DOZEN		491259	920641671	2260.6412		GOLF-BALLS	GOLF PRO SHOP MERCH SALES
		2,334.36								
325950	**6/11/2025**		**147324 ALL-AMERICAN ARENA PRODUCTS**							
		60.00	HAYES L-BRACKET FOR SPEC. NET		491247	6263	5270.6211		SMALL TOOLS & EQUIPMENT	ARENA 2 EQUIPMENT MAINT-HAYES
		60.00								
325951	**6/11/2025**		**110903 AMERICAN LEGAL PUBLISHING CORP**							
		253.50	2025 S-21 ONLINE SUPPLEMENT		490889	42950	1015.6249		OTHER CONTRACTUAL SERVICES	CITY CLERK/ELECTIONS
		253.50								
325952	**6/11/2025**		**100036 APPLE VALLEY CHAMBER OF COMMER**							
		25.00	CHAMBER LUNCHEON - SOC		490914	26863	1500.6275		SCHOOLS/CONFERENCES/EXP LOCAL	PW MANAGEMENT
		25.00	CHAMBER LUNCHEON - SOC		490914	26863	1300.6275		SCHOOLS/CONFERENCES/EXP LOCAL	FIRE MANAGEMENT
		25.00	CHAMBER LUNCHEON - SOC		490914	26863	1013.6275		SCHOOLS/CONFERENCES/EXP LOCAL	CODE ENFORCEMENT
		25.00	CHAMBER LUNCHEON - SOC		490914	26863	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
		25.00	CHAMBER LUNCHEON - SOC		490914	26863	1500.6275		SCHOOLS/CONFERENCES/EXP LOCAL	PW MANAGEMENT
		25.00	CHAMBER LUNCHEON - SOC		490914	26863	1700.6275		SCHOOLS/CONFERENCES/EXP LOCAL	PARK & RECREATION MANAGEMENT
		50.00	CHAMBER LUNCHEON - SOC		490914	26863	1015.6275		SCHOOLS/CONFERENCES/EXP LOCAL	CITY CLERK/ELECTIONS
		100.00	CHAMBER LUNCHEON - SOC		490914	26863	1005.6275		SCHOOLS/CONFERENCES/EXP LOCAL	MAYOR/CITY COUNCIL
		100.00	CHAMBER LUNCHEON - SOC		490914	26863	1010.6275		SCHOOLS/CONFERENCES/EXP LOCAL	ADMINISTRATION
		100.00	CHAMBER LUNCHEON - SOC		490914	26863	1100.6275		SCHOOLS/CONFERENCES/EXP LOCAL	DEV MANAGEMENT
		75.00	CHAMBER LUNCHEON - SOC		490914	26863	2012.6275		SCHOOLS/CONFERENCES/EXP LOCAL	CABLE TV JOINT POWERS
		575.00								
325953	**6/11/2025**		**118892 ASPEN MILLS**							
		12.00	SHIPPING FOR NEW VEST		491023	355200	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		12.00								
325954	**6/11/2025**		**163803 CENTRAL MCGOWAN**							
		175.45	CO2 FOR RESALE SODA.		491246	992138	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		175.45								
325955	**6/11/2025**		**100878 CHARTER COMMUNICATIONS**							
		41.96	CABLE TV CMF MAY		491040	175321001MAY25	1540.6237		TELEPHONE/PAGERS	CMF BUILDINGS & GROUNDS MNTC
		41.96								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325956	**6/11/2025**		**163955 CHRISTOPHERSON, ANN**						**Continued...**	
		10.40	UB REFUND 14200 ELGIN CT		490974	20250605A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		10.40								
325957	**6/11/2025**		**100282 CINTAS CORPORATION**							
		8.30	HAYES ENTRANCE MATS		490919	4231224180	5260.6240		CLEANING SERVICE/GARBAGE REMOVA	RENA 2 MANAGEMENT-HAYES
		25.76	AVCC RUG SERVICE		491250	4231224268	1900.6240		CLEANING SERVICE/GARBAGE REMOVA	V COMMUNITY CENTER
		51.80	CARPET RUNNERS		490891	4231908186	1060.6240		CLEANING SERVICE/GARBAGE REMOVM	UNICIPAL BLDG & GROUNDS MNTC
		25.75	AVCC RUG SERVICE		491260	4232706922	1900.6240		CLEANING SERVICE/GARBAGE REMOVA	V COMMUNITY CENTER
		111.61								
325958	**6/11/2025**		**121732 CLEARY LAKE VETERINARY HOSPITA**							
		245.97	MOOSE VET APPOINTMENT		490981	392291	1281.6235		CONSULTANT SERVICES	POLICE K-9
		245.97								
325959	**6/11/2025**		**122019 CROWN RENTAL - BURNSVILLE**							
		60.00	AVSA FORKLIFT PROPANE		491245	4266185	5215.6212		MOTOR FUELS/OILS	ARENA 1 EQUIPMENT MAINTENANCE
		60.00								
325960	**6/11/2025**		**143882 CULLIGAN**							
		206.50	WATER SOFTENER LEASE		490975	157349250165MAY 25	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		108.75	HAYES WATER SOFTENING		491257	157985475324MAY 25	5265.6229		GENERAL SUPPLIES	ARENA 2 BLDG MAINTENANCE-HAYES
		108.75	AVSA WATER SOFTENING		491255	157985539939MAY 25	5210.6229		GENERAL SUPPLIES	ARENA 1 BUILDING MAINTENANCE
		108.00	AVCC WATER SOFTEN LEASE JUN 25		491261	157986603353MAY 25	1900.6249		OTHER CONTRACTUAL SERVICES	AV COMMUNITY CENTER
		532.00								
325961	**6/11/2025**		**100123 DAKOTA COUNTY FINANCIAL SERVIC**							
		23.33	800 MHZ FEES MAR (1)		490916	5503585	1600.6249		OTHER CONTRACTUAL SERVICES	STREET MANAGEMENT
		23.33	800 MHZ FEES MAR (1)		490916	5503585	1500.6249		OTHER CONTRACTUAL SERVICES	PW MANAGEMENT
		46.66	800 MHZ FEES MAR (2)		490916	5503585	1530.6249		OTHER CONTRACTUAL SERVICES	FLEET & BUILDINGS-CMF
		1,353.14	800 MHZ FEES MAR (58)		490916	5503585	1330.6249		OTHER CONTRACTUAL SERVICES	FIRE OPERATIONS
		2,286.34	800 MHZ FEES MAR (98)		490916	5503585	1200.6280		DUES & SUBSCRIPTIONS	POLICE MANAGEMENT
		23.33	800 MHZ FEES MAR (1)		490916	5503585	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		3,756.13								
325962	**6/11/2025**		**153609 EH ENTERPRISES LLC**							
		1.00	REFUND SURCHARGE 4805 138TH ST		491029	20250606	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325962	**6/11/2025**		**153609 EH ENTERPRISES LLC**						**Continued...**	
		102.78	REFUND 4805 138TH ST W		491029	20250606	1001.4060		PERMIT-BUILDING PERMIT	GENERAL FUND REVENUE
		103.78								
325963	**6/11/2025**		**143578 FLEETPRIDE**							
		390.32	PARTS - PLOWS		490955	124086591	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		60.78	PARTS - #345		490956	124839312	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		2.65	TIRE PATCH KIT		490959	125463070	1630.6216		VEHICLES-TIRES/BATTERIES	STREET EQUIPMENT MAINTENANCE
		57.99	TIRE PATCH KIT		490957	125496627	1630.6265		REPAIRS-EQUIPMENT	STREET EQUIPMENT MAINTENANCE
		60.64-	TIRE PATCH KIT		490958	125521595	1630.6216		VEHICLES-TIRES/BATTERIES	STREET EQUIPMENT MAINTENANCE
		451.10								
325964	**6/11/2025**		**101328 GOVCONNECTION INC**							
		167.57	AUDIO RACK FOR OFFICE		491262	76501880	1940.6211		SMALL TOOLS & EQUIPMENT	AQUATIC SWIM CENTER
		235.21	TECH SURGE SUPPRESSION SYSTEM		491263	76507642	1940.6211		SMALL TOOLS & EQUIPMENT	AQUATIC SWIM CENTER
		402.78								
325965	**6/11/2025**		**100827 GRAPE BEGINNINGS INC**							
		828.00	WINE#3	00032379	491007	166611	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.75	FREIGHT#3	00032379	491008	166611	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		252.00	LIQ#3	00032379	491004	166612	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		135.00	WINE#3	00032379	491005	166612	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		4.50	FREIGHT#3	00032379	491006	166612	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		735.96	LIQ#3	00032379	491009	166819	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		9.00	FREIGHT#3	00032379	491010	166819	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,971.21								
325966	**6/11/2025**		**163898 GT GOLF HOLDINGS INC**							
		1,005.00	CLIC GEAR CARTS		490941	INV585925	2260.6418		GOLF-PRO SHOP OTHER	GOLF PRO SHOP MERCH SALES
		1,005.00								
325967	**6/11/2025**		**103314 INNOVATIVE OFFICE SOLUTIONS**							
		92.62	TAPE TISSUE SOAP CLEANERS STPL		490895	IN4848645	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		14.02	AVCC HIGHLIGHTERS & INBOX		490953	IN4848677	1900.6210		OFFICE SUPPLIES	AV COMMUNITY CENTER
		109.08	COMPOSTABLE TRASH BAGS		490950	IN4850269	1920.6229		GENERAL SUPPLIES	SENIOR CENTER
		215.72								
325968	**6/11/2025**		**163908 JUNGMANN, CHRIS**							
		150.00	WATER REBATE 12862 ECHO LN		490927	20250602C	5301.4910		WATER CHARGES	WATER & SEWER FUND REVENUE
		150.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
325969	**6/11/2025**		**120273 KENNEDY & GRAVEN CHARTERED**							
		300.00	EMPLOYEE ISSUE		490924	187753	1020.6235		CONSULTANT SERVICES	HUMAN RESOURCES
		300.00								
325970	**6/11/2025**		**154706 KL LOMPLAN WINES INC**							
		459.00	WINE#3	00052648	491015	313553125	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		7.00	FREIGHT#3	00052648	491016	313553125	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		466.00								
325971	**6/11/2025**		**163956 LALIBERTE, TRACI**							
		50.42	UB REFUND 7273 UPPER 136TH ST		490978	20250605B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		50.42								
325972	**6/11/2025**		**163957 LAWSON, SANDRA**							
		66.64	UB REFUND 15665 HEYWOOD CT		490979	20250605D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		66.64								
325973	**6/11/2025**		**147557 LIBATION PROJECT**							
		1,407.96	WINE#3	00051923	491013	90979	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		18.00	FREIGHT#3	00051923	491014	90979	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		295.98	WINE#1	00051923	491011	91056	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		9.00	FREIGHT#1	00051923	491012	91056	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,730.94								
325974	**6/11/2025**		**141980 LIBERTY TIRE SERVICES**							
		69.50	USED TIRE DISPOSAL		490980	2988390	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		69.50								
325975	**6/11/2025**		**116371 LOFFLER COMPANIES INC (CONT I**							
		356.94	PRINTER TONER & MAINTENANCE		491243	5041774	5025.6265		REPAIRS-EQUIPMENT	LIQUOR #1 OPERATIONS
		356.94								
325976	**6/11/2025**		**162337 LYNCH, JOANN**							
		7,343.64	RETURN SEIZED FUNDS 23006062		472804	20240822	2062.6399		OTHER CHARGES	POLICE CRIME
		7,343.64								
325977	**6/11/2025**		**119353 MADISON NATIONAL LIFE INS CO INC**							
		2,849.31	STD FEES JUNE		490898	20250601	1020.6235		CONSULTANT SERVICES	HUMAN RESOURCES
		234.00	LTD INSURANCE JUNE		490898	20250601	9000.2113		ACCRUED LTD	PAYROLL CLEARING BAL SHEET
		3,083.31								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325978	**6/11/2025**		**147820 MEIER, CLIF**						**Continued...**	
		100.27	UB REFUND 7780 133RD ST W		490926	20250602A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		100.27								
325979	**6/11/2025**		**100309 MENARDS**							
		211.99	STAIN FOR TABLES/BENCHES		490931	92817	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		11.12	FENCE REPAIR		490930	92828	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		134.64	LAC LAVON WALL FIX		490932	92920A	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		19.96	AVCC WIPES & SCREWDRIVERS		491251	92946	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
		1.28	IRRIGATION PARTS		490983	93216	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		86.96	BASKETBALL COURT PAINT		490982	93230	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		10.97	BENCH REPAIR		490984	93262	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		10.97-	RETURN OF BENCH REPAIR BOLTS		490986	93276	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		11.22	BENCH REPAIR		490985	93277	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		18.59	PLUMBING REPAIR		490987	93321	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		118.94	HOCKEY RINK PAINTING		490989	93383	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		34.16	IRRIGATION TOOLS		490988	93410	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		648.86								
325980	**6/11/2025**		**100693 MN FIRE SERVICE CERTIFICATION**							
		131.00	RIKKERS OFFICER I		490885	14096	1310.6275		SCHOOLS/CONFERENCES/EXP	LOCAL FIRE TRAINING
		131.00								
325981	**6/11/2025**		**100546 MN GOLF ASSOCIATION INC**							
		11,610.00	HANDICAPS (387)		490937	250806	2210.6426		HANDICAP FEE	GOLF PRO SHOP
		11,610.00								
325982	**6/11/2025**		**100995 NAPA AUTO PARTS**							
		3.82	FILTER - #237		490961	962825	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		226.04	PARTS - BRAKES #904		490960	962871	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		44.75	PARTS		490963	963056	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		44.75	PARTS		490963	963056	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		13.21	PARTS - FILTER		490965	963059	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		1.07	PARTS		490964	963092	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		1.07	PARTS		490964	963092	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		26.52	PARTS - #409		490962	963104	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		26.54	PARTS - #409		490962	963104	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		27.76	PARTS		490969	963107	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		27.77	PARTS		490969	963107	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		3.87	PARTS - #409		490968	963221	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		3.90	PARTS - #409		490968	963221	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
325982	6/11/2025		100995 NAPA AUTO PARTS							
		185.95	PARTS - BRAKES #902		490967	963254	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		22.92	PARTS - FILTER		490966	963311	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		4.79	MOWER PARTS		491248	964323	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		664.73								
325983	6/11/2025		116683 NORTHLAND SECURITIES							
		1,250.00	ANNUAL TIF REPORTING TIF #7		490944	INV1449	4712.6235	1035	CONSULTANT SERVICES	147TH ST EXT FLAGSTF TO JCAKE
		1,250.00	ANNUAL TIF REPORTING TIF #1		490944	INV1449	4722.6235		CONSULTANT SERVICES	PIPELINE LOWERING-SPENDNG PLAN
		1,250.00	ANNUAL TIF REPORTING TIF #15		490944	INV1449	4742.6235		CONSULTANT SERVICES	TIF#15 PARKSIDE VILLAGE
		1,250.00	ANNUAL TIF REPORTING TIF #16		490944	INV1449	4745.6235		CONSULTANT SERVICES	TIF#16 UPONOR ANNEX
		1,250.00	ANNUAL TIF REPORTING TIF #17		490944	INV1449	4748.6235		CONSULTANT SERVICES	TIF#17 KARAMELLA
		6,250.00								
325984	6/11/2025		156739 OLSON, MARY ANN							
		33.60	MUNICIPALS CNF MILEAGE OLSON		490928	20250508	1035.6277		MILEAGE/AUTO ALLOWANCE	FINANCE
		33.60								
325985	6/11/2025		163958 PAKHNYUK, SAMUEL							
		30.24	UB REFUND 144 STRESE LN		490990	20250605C	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		30.24								
325986	6/11/2025		100383 PITNEY BOWES INC							
		1,603.86	POSTAGE MACHINE LEASE-APR-JUN		490948	20250603	1035.6310		RENTAL EXPENSE	FINANCE
		1,603.86								
325987	6/11/2025		137785 PROPERTY TAXATION & RECORDS							
		46.00	VACATION RECORDING		490991	20250605	1015.6239	2024184L	PRINTING	CITY CLERK/ELECTIONS
		46.00								
325988	6/11/2025		157215 RANDYS HOME SERVICES LLC							
		1.00	REFUND SURCHARGE 6996 133RD ST		490886	20250521	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		83.11	REFUND ELECTRICAL 6996 133RD S		490886	20250521	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		84.11								
325989	6/11/2025		147581 RENEWAL BY ANDERSON							
		1.00	SURCHARGE REFUND 3396 FERRIS A		491030	20250603	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		102.78	BLDG PERMIT REFUND 13396 FERRI		491030	20250603	1001.4060		PERMIT-BUILDING PERMIT	GENERAL FUND REVENUE
		103.78								
325990	6/11/2025		141325 ROOTSTOCK WINE CO							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325990	6/11/2025		141325 ROOTSTOCK WINE CO						Continued...	
		902.59	WINE#3	00050755	491196	9703	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		15.96-	CMWINE#3	00050755	491197	9703	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		13.00	FREIGHT#3	00050755	491198	9703	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		899.63								
325991	6/11/2025		163916 SAHOLT, CHLOE							
		91.00	SAHOLT POST LICENSE		490949	20250410	1200.6280		DUES & SUBSCRIPTIONS	POLICE MANAGEMENT
		91.00								
325992	6/11/2025		118355 SHI INTERNATIONAL CORP							
		4,069.80	MICROSOFT COPILOT LICENSING'25		490954	B19791544	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		4,069.80								
325993	6/11/2025		121820 STROM, LEE							
		150.00	REIMBURSE MAILBOX REPAIR		490925	20250512	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		150.00								
325994	6/11/2025		161337 SUNBURN CONSTRUCTION LLC							
		1.00	REFUND SURCHARGE 7055 142ND S		490887	20250521	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		129.59	REFUND ELECTRICAL 7055 142ND S		490887	20250521	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		130.59								
325995	6/11/2025		162018 THE RESCUE SOURCE & RESCUE 3 INTL							
		1,724.01	CARABINER, PULLEY, WEBBING		490935	136282	1330.6211		SMALL TOOLS & EQUIPMENT	FIRE OPERATIONS
		1,724.01								
325996	6/11/2025		157211 THE STANDARD							
		355.75	BASIC LIFE INSURANCE JUNE		490899	20250601	9000.2117		ACCRUED LIFE INSUR-BASIC	PAYROLL CLEARING BAL SHEET
		9,917.40	SUPP/DEP LIFE INS JUNE		490899	20250601	9000.2118		ACCRUED LIFE INSUR-SUPP/DEPEND	PAYROLL CLEARING BAL SHEET
		10,273.15								
325997	6/11/2025		158406 TIFLER WINES LLC							
		119.88	WINE#2	00052952	491204	796	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.00	FREIGHT#2	00052952	491205	796	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		121.88								
325998	6/11/2025		129556 T-MOBILE USA							
		150.00	INVESTIGATIONS PHONE PING		491027	9604865232	1200.6249		OTHER CONTRACTUAL SERVICES	POLICE MANAGEMENT
		165.00	INVESTIGATIONS PHONE PING		491028	9605377362	1200.6249		OTHER CONTRACTUAL SERVICES	POLICE MANAGEMENT
		315.00								

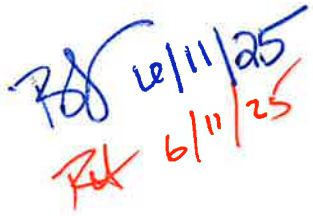
Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
325998	**6/11/2025**		**129556 T-MOBILE USA**						**Continued...**	
325999	**6/11/2025**		**120495 TRUEMAN WELTERS**							
		15,201.00	PTO CHIPPER FOR TRACTOR		490936	20250519	2235.6740		CAPITAL OUTLAY-MACH/EQ/OTHER	GOLF COURSE MAINTENANCE
		15,201.00								
326000	**6/11/2025**		**101467 VALLEY IMAGES**							
		60.00	OFFICER PHOTO AND PRINT		491026	6287	1200.6239		PRINTING	POLICE MANAGEMENT
		60.00								
326001	**6/11/2025**		**163907 VEGA, JOUNETTE**							
		2,306.41	UB REFUND 5090 UPPER 141ST ST		490947	20250602B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		2,306.41								
326002	**6/11/2025**		**102748 WALTER, PAMELA K**							
		40.60	MILAGE TO BROOKLYN PARK		490892	20250505	1275.6277		MILEAGE/AUTO ALLOWANCE	POL COMMUN OUTREACH/CRIME PRE\
		40.60								
326003	**6/11/2025**		**163584 WILLOW POND WINERY LLC**							
		143.00	WINE#3	00053146	491222	25026	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		143.00								
326004	**6/11/2025**		**100521 WINE MERCHANTS**							
		3.84-	CMWINE#1	00022992	491225	7513582	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		224.00	WINE#3	00022992	491232	7520158	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00022992	491233	7520158	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		248.00	WINE#1	00022992	491226	7520159	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.75	FREIGHT#1	00022992	491227	7520159	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		.11	FREIGHT#3	00022992	491234	7520160	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		231.50	WINE#1	00022992	491228	7521070	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00022992	491229	7521070	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		165.50	WINE#3	00022992	491235	7521071	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00022992	491236	7521071	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		433.00	WINE#2	00022992	491230	7521899	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		4.02	FREIGHT#2	00022992	491231	7521899	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		771.00	WINE#3	00022992	491237	7521900	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		149.00-	CMWINE#3	00022992	491238	7521900	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00022992	491239	7521900	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1.27-	CMFREIGHT#3	00022992	491240	7521900	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,938.47								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250601	6/6/2025		148015 EMPOWER						Continued...	
		540.00	MNDCP-ROTH 457 CONTRIBUTIONS		490871	6042510134010	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,660.00	MNDCP-457 CONTRIBUTIONS		490871	6042510134010	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		4,200.00								
20250602	6/6/2025		148869 EMPOWER (HCSP)							
		402.79	SERGEANT HCSP FUNDING-GROSS WA		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		856.64	AFSCME HCSP FUNDING-GROSS WAGE		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,274.84	ADMIN HCSP FUNDING-GROSS WAGES		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,606.50	SCH 2 HCSP FUNDING-GROSS WAGES		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,935.07	SCH 1 HCSP FUNDING-GROSS WAGES		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,027.13	POLICE HCSP FUNDING-GROSS WAGE		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,845.47	HCSP FUNDING-ANN LV/COMP		490872	6042510134011	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		10,948.44								
20250603	6/9/2025		102664 US BANK							
		13,334.33	EMPLOYEE MEDICARE		490881	604251013408	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		13,334.33	CITY SHARE MEDICARE		490881	604251013408	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		38,234.40	EMPLOYEE FICA		490881	604251013408	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		38,234.40	CITY SHARE FICA		490881	604251013408	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		86,204.93	FEDERAL TAXES PR		490881	604251013408	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		189,342.39								
20250604	6/6/2025		101238 MINNESOTA CHILD SUPPORT PAYMEN							
		460.00	CHILD SUPPORT DEDUCTIONS		490879	604251013406	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		285.46	CHILD SUPPORT DEDUCTIONS		490880	604251013407	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		745.46								
20250605	6/9/2025		100657 MN DEPT OF REVENUE							
		39,930.76	STATE TAX WITHHOLDING		490878	604251013405	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		39,930.76								
20250606	6/9/2025		100392 PUBLIC EMPLOYEES RETIREMENT AS							
		74,218.38	EMPLOYEE SHARE PERA		490877	604251013404	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		98,256.26	CITY SHARE PERA		490877	604251013404	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		172,474.64								
20250607	6/6/2025		157977 WEX HEALTH INC							
		10,662.02	HSA EMPLOYEE FUNDING		490874	6042510134013	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		10,662.02								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250608	**6/6/2025**		**151440 VANTAGEPOINT TRANSFER AGENTS**						**Continued...**	
		7,103.11	ROTH 457-PLAN #301171-FIRE TOO		490873	6042510134012	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		7,103.11								
20250609	**6/6/2025**		**100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT**							
		28,367.30	ICMA-PLAN #301171-FIRE TOO		490875	604251013402	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		28,367.30								
20250610	**6/6/2025**		**126459 VANTAGEPOINT TRANSFER AGENTS - ROTH**							
		2,541.23	ROTH IRA-PLAN #705481		490882	604251013409	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,541.23								
20250611	**6/4/2025**		**101671 MN DEPT OF REVENUE**							
		47.42	DIESEL TAX-TRAFFIC SIGNS		491241	20250604	1680.6212		MOTOR FUELS/OILS	TRAFFIC SIGNS/SIGNALS/MARKERS
		50.66	DIESEL TAX-PARKS		491241	20250604	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		104.64	DIESEL TAX-STREETS		491241	20250604	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		41.11	DIESEL TAX-SEWER		491241	20250604	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		107.88	DIESEL TAX-STORM		491241	20250604	5505.6212		MOTOR FUELS/OILS	STORM DRAIN MNTC/RPR/SUMPS
		351.71								
		2,527,158.81	Grand Total							

Payment Instrument Totals

Checks	84,726.35
EFT Payments	466,667.06
A/P ACH Payment	1,975,765.40
Total Payments	2,527,158.81



Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

6/4/2025 - 6/13/2025

Company		Amount
01000	GENERAL FUND	104,525.93
02010	CABLE TV RESERVE FUND	75.00
02060	POLICE CRIME FUND	7,343.64
02200	VALLEYWOOD GOLF FUND	33,557.61
02300	PARKS REFERENDUM FUND	2,094.58
03385	GO REF BOND 2013A, $9,000,000	71,212.50
03395	GO PARK BOND 2015B, $5,860,000	6,100.00
03405	2021B GO BOND D/S	61,350.00
03415	2022A GO BOND CIP D/S	168,787.50
03420	2024A GO BOND D/S	992,419.99
04430	2024A CAPITAL PROJECT CIP FUND	199.95
04710	TIF DIST#7-CAPITAL PROJECTS	1,250.00
04715	2012 IMPROVEMENTS	1,250.00
04740	TIF 15 PARKSIDE VILLAGE	1,250.00
04743	TIF#16 UPONOR ANNEX	1,250.00
04746	TIF#17 KARAMELLA	1,250.00
05000	LIQUOR FUND	154,057.83
05200	ARENA FUND	506.14
05300	WATER & SEWER FUND	391,666.29
05500	STORM DRAINAGE UTILITY FUND	3,695.93
05530	2022A STORMWATER BOND DS	41,925.00
05800	STREET LIGHT UTIL FUND	553.42
09000	PAYROLL CLEARING FUND	480,837.50
	Report Totals	2,527,158.81

5/5/2025 -- 6/20/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34882	**6/20/2025**		**145130 1 CLEAN CONSCIENCE**							
		1,050.00	CLEANING SVCS - EDU BLDG MAY		491756	5MAY25	2092.6240		CLEANING SERVICE/GARBAGE	EDUCATION BUILDING FUND
		1,050.00								
34883	**6/20/2025**		**155911 5 STAR INSPECTIONS INC**							
		159.45	MAY 2025 EXPIRED ELECTRIC FEES		491757	20250608A	1400.6243		ELECTRICAL PERMIT FEES	INSPECTIONS MANAGEMENT
		159.45								
34884	**6/20/2025**		**150442 ADVANCED ENGINEERING & ENVIRO**							
		410.00	WELL AND HSP REHAB		491341	102566	5320.6735	2024125W	CAPITAL OUTLAY-OTHER IMPROVEME	WATER WELL/BOOSTER STN MNT/RPR
		3,048.72	SCADA SYSTEM REPAIRS APR/MAY		491420	102791	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		3,048.73	SCADA SYSTEM REPAIRS APR/MAY		491420	102791	5365.6249		OTHER CONTRACTUAL SERVICES	SEWER MGMT/REPORTS/DATA ENTRY
		3,048.73	SCADA SYSTEM REPAIRS APR/MAY		491420	102791	5505.6249		OTHER CONTRACTUAL SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		9,357.50	REPLACE PLC'S - CONTROL PANEL		491340	102807	5380.6735	2024142S	CAPITAL OUTLAY-OTHER IMPROVEME	SEWER LIFT STN REPAIR & MNTC
		9,357.50	REPLACE PLC'S - CONTROL PANEL		491340	102807	5325.6735	2024142S	CAPITAL OUTLAY-OTHER IMPROVEME	WATER TREATMENT FCLTY MNTC/RPR
		28,271.18								
34885	**6/20/2025**		**100389 ALPHAGRAPHICS**							
		192.75	BUSINESS CARDS - PW/MAIN STAFF		491755	135550	1500.6229		GENERAL SUPPLIES	PW MANAGEMENT
		192.75								
34886	**6/20/2025**		**153995 AMAZON CAPITAL SERVICES**							
		199.98	USB-C TO 10G ADAPTOR		491763	13K9CFYNGD61	2012.6211		SMALL TOOLS & EQUIPMENT	CABLE TV JOINT POWERS
		37.22	IPAD CHARGING CORDS & BRICKS		491342	14J9JTN6CWWK	1850.6229		GENERAL SUPPLIES	REC SOFTBALL
		108.83	BACKUP BATTERIES & MISC CABLES		491762	1CHD7HX3HNGR	2012.6215		EQUIPMENT-PARTS	CABLE TV JOINT POWERS
		174.03	HEARING PROTECTION AND GRABBER		491422	1CQRTKQF661C	1770.6211		SMALL TOOLS & EQUIPMENT	PARK GENERAL MAINTENANCE
		608.00	GARBAGE CART		491316	1CWMQWJQ14RT	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		59.90	LIFEGUARD TRAINING SUPPLIES		491281	1DXPTWCF6TYV	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		232.13	AISLE SIGN HANGING HARDWARE		491272	1GJJ9VF7913P	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		60.00	DRILL BATTERY		491431	1HDKXV6JCNH6	2240.6211		SMALL TOOLS & EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		118.64	TRIMMER AND MAT		491431	1HDKXV6JCNH6	2235.6211		SMALL TOOLS & EQUIPMENT	GOLF COURSE MAINTENANCE
		222.30	SMALL TOOLS EQUIPMENT		491423	1HDM7YJY3F6M	1540.6211		SMALL TOOLS & EQUIPMENT	CMF BUILDINGS & GROUNDS MNTC
		159.43	POWER TOOL CMF 1/2 DRILL		491424	1JK1KXT74MH7	1540.6211		SMALL TOOLS & EQUIPMENT	CMF BUILDINGS & GROUNDS MNTC
		47.45	WTP SAFETY SUPPLIES		491284	1JM441RW6L9J	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		64.03	FILTERS FOR 1ST FLOOR FRIDGE		491332	1LRH1V1CHF9V	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		240.38	GARBAGE BAGS, VACUUM PARTS CMF		491421	1M17JDGY4V71	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		646.00	LIFEGUARD EQUIPMENT		491343	1QMKFCLW313K	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		14.24	PPE SUNSCREEN		491279	1TYC4LR94H1Y	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		36.00	SUNSCREEN FOR RESALE		491279	1TYC4LR94H1Y	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		63.93	MEMORY AND CABLES		491280	1XQ1WRLCTC7K	1940.6210		OFFICE SUPPLIES	AQUATIC SWIM CENTER
		95.00	LIFEGUARD EQUIPMENT		491275	1YNHJ6WR97WG	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34886	**6/20/2025**		**153995 AMAZON CAPITAL SERVICES**						**Continued...**	
		3,187.49								
34887	**6/20/2025**		**142511 AMERICAN RED CROSS**							
		705.00	LIFEGUARD RECERTIFICATION FEES		491344	22853242	1940.6280		DUES & SUBSCRIPTIONS	AQUATIC SWIM CENTER
		705.00								
34888	**6/20/2025**		**163072 ARCHITECT MECHANICAL INC**							
		55,888.02	POLICE OPERATIONS GARAGE-PMT 4		491302	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		55,888.02								
34889	**6/20/2025**		**150708 AVOLVE SOFTWARE CORP**							
		33,000.00	AVOLVE SOFTWARE ANNUAL 4/25-4/		491428	9382	1400.6308		SOFTWARE SUBSCRIPTIONS	INSPECTIONS MANAGEMENT
		33,000.00								
34890	**6/20/2025**		**150791 BALD MAN BREWING**							
		195.00	BALD MAN BEER		491429	E9073	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		195.00								
34891	**6/20/2025**		**100709 BATTERIES PLUS BULBS**							
		123.95	PENNOCK SHORE REPL UPS		491286	P82995216	5506.6215		EQUIPMENT-PARTS	STORM LIFT STN MNTC/RPR
		123.95								
34892	**6/20/2025**		**100296 BREAKTHRU BEVERAGE MIN - BEER**							
		122.00	BT BEER		491437	121721094	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		262.40	BT BEER		491436	121722448	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		384.40								
34893	**6/20/2025**		**101173 BROWN'S ICE CREAM CO**							
		184.56	7TH AVE PIZZA		491438	22515515	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		184.56								
34894	**6/20/2025**		**121014 BUCKEYE CLEANING CENTER**							
		499.45	HAND SOAP AND SANITIZER		491347	90676203	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		499.45								
34895	**6/20/2025**		**101562 CDW GOVERNMENT INC**							
		60.74	MEMORY FOR GATEWAY COMPUTER		491298	AE15N5P	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
		3,007.70	COMPUTER & EQUIP FOR NEW EE		491348	AE1889V	1700.6725		CAPITAL OUTLAY-OFFICE EQUIP	PARK & RECREATION MANAGEMENT
		17,940.78	COMPUTERS FOR NEW BUILDING (9)		491294	AE1VV9C	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		466.89	MONITOR FOR NEW PD BLDG		491290	AE1XH8Q	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34895	**6/20/2025**		**101562 CDW GOVERNMENT INC**						**Continued...**	
		21,476.11								
34896	**6/20/2025**		**141474 COLE PAPERS INC.**							
		422.85	PAPER PRODUCTS - MC		491443	10582019	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		422.85								
34897	**6/20/2025**		**100102 COLLEGE CITY BEVERAGE**							
		263.00	CC LIQUOR		491444	1147209	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		119.00	CC LIQUOR		491445	1149495	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		382.00								
34898	**6/20/2025**		**151767 CONFLUENCE**							
		6,030.00	YOUTH COMPLEX LAND DESIGN		491307	31929	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		4,703.50	KELLEY LANDSCAPE DESIGN MAY25		491349	31930	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		24,337.92	REDWOOD LAND. DESIGN MAY 25		491308	31946	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		35,071.42								
34899	**6/20/2025**		**143551 CURBSIDE LANDSCAPE & IRRIGATI**							
		570.79	CEMETERY IRRIGATION START UP		491448	310001	5605.6249		OTHER CONTRACTUAL SERVICES	CEMETERY
		515.95	149TH/JCRR IRRIGATION START UP		491447	310002	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		367.38	155TH IRRIGATION START UP		491299	310003	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		1,454.12								
34900	**6/20/2025**		**100128 DAKOTA ELECTRIC ASSOCIATION**							
		57.06	COBBLESTONE LK PKY LIGHTS		491351	200001029347MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		228.27	QUARRY POINT TOWER MAY		491354	200001036888MAY 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		249.36	VALLEYWOOD MAINT BLDG MAY		491357	200001348960MAY 25	2230.6255		UTILITIES-ELECTRIC	GOLF SHOP BUILDING MAINTENANCE
		216.12	VALLEYWOOD RESERVOIR MAY		491358	200002244242MAY 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		161.51	15298 153RD ST LIGHTS MAY		491353	200003155579MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		55.38	15850 DRAWSTONE TRL LIGHTS MAY		491352	200003472842MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		52.81	15750 DIAMOND WAY LIGHTS MAY		491360	200003472859MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		42.47	15745 COBBLESTONE LK PKY LIGHT		491361	200003472867MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34900	**6/20/2025**		**100128 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
		20.90	158TH/DIAMOND PATH MOONLIGHT		491362	200003472875MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		97.62	COBBLESTONE LK PKY LIGHTS		491363	200003571957MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		2,770.97	VALLEYWOOD CLUBHOUSE MAY		491359	200004985206MAY 25	2215.6255		UTILITIES-ELECTRIC	GOLF CLUBHOUSE BUILDING
		31.08	COBBLESTONE N 2ND ADDITION MAY		491355	200005663463MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		37.32	COBBLESTONE N 2ND ADDITION MAY		491356	200005663471MAY 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		4,020.87								
34901	**6/20/2025**		**154565 DAKOTA SUPPLY GROUP**							
		588.29	COUPLING FOR PRV PROJECT		491364	S104701267001	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		588.29								
34902	**6/20/2025**		**131088 EBERT COMPANIES**							
		24,269.17	POLICE OPERATIONS GARAGE-PMT 9		491310	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		24,269.17								
34903	**6/20/2025**		**101365 ECM PUBLISHERS INC**							
		64.35	PH-MCDONALDS ORCHARD PLACE		491333	1051871	1015.6239	2024184L	PRINTING	CITY CLERK/ELECTIONS
		64.35								
34904	**6/20/2025**		**144557 EXECUTIVE OUTDOOR SERVICES LLC**							
		309.00	LS# 2 MOWING MAY		491450	2917	5065.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #2 OPERATIONS
		528.09	LS# 3 MOWING MAY		491450	2917	5095.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #3 OPERATIONS
		837.09								
34905	**6/20/2025**		**134308 FAIRCHILD EQUIPMENT**							
		1,675.87	AC COMPRESSOR PARTS - #333		491451	PSO0423881	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		38.15	PARTS - #333		491452	PSO0430801	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		271.44	PARTS - #333		491453	PSO0432091	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		1,985.46								
34906	**6/20/2025**		**120313 FASTENAL COMPANY**							
		244.30	LZP4 CHECK VALVE PARTS		491282	MNLAK211080	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
		16.16	LZP4 CHECK VALVE PARTS		491283	MNLAK211082	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
		260.46								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34907	**6/20/2025**		**113505 FRONTIER PRECISION INC**						**Continued...**	
		200.00	LATH ORDER - PARKS		491455	INV325271	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		500.00	LATH ORDER - STREETS		491455	INV325271	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		50.00	LATH ORDER - UTILITIES		491455	INV325271	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		750.00								
34908	**6/20/2025**		**100209 GOPHER STATE ONE-CALL**							
		447.75	GSOC LOCATING TICKETS MAY		491456	5050186	5305.6399		OTHER CHARGES	WATER MGMT/REPORT/DATA ENTRY
		447.75	GSOC LOCATING TICKETS MAY		491456	5050186	5365.6399		OTHER CHARGES	SEWER MGMT/REPORTS/DATA ENTRY
		447.75	GSOC LOCATING TICKETS MAY		491456	5050186	5505.6399		OTHER CHARGES	STORM DRAIN MNTC/RPR/SUMPS
		1,343.25								
34909	**6/20/2025**		**100217 GRAINGER, INC.**							
		547.42	URINAL PARTS		491313	9514375725	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		547.42								
34910	**6/20/2025**		**134313 HEYNE, RICHARD J**							
		64.61	LOCAL TRAVEL		491295	20250530	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		64.61								
34911	**6/20/2025**		**128972 HOISINGTON KOEGLER GROUP INC**							
		11,964.20	PED BIKE PLAN CONSULT APR		491457	240595	1500.6235	2024112G	CONSULTANT SERVICES	PW MANAGEMENT
		11,964.20								
34912	**6/20/2025**		**137297 HUMERATECH**							
		3,360.55	AVSA ARENA SPACE RTU REPAIR		491367	250533	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
		3,360.55								
34913	**6/20/2025**		**136639 IMPACT PROVEN SOLUTIONS**							
		768.22	UB PRINT/MAIL BILLS MAY		491335	217672	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		768.22	UB PRINT/MAIL BILLS MAY		491335	217672	5365.6249		OTHER CONTRACTUAL SERVICES	SEWER MGMT/REPORTS/DATA ENTRY
		1,458.79	UB POSTAGE MAY		491335	217672	5305.6238		POSTAGE/UPS/FEDEX	WATER MGMT/REPORT/DATA ENTRY
		1,458.79	UB POSTAGE MAY		491335	217672	5365.6238		POSTAGE/UPS/FEDEX	SEWER MGMT/REPORTS/DATA ENTRY
		4,454.02								
34914	**6/20/2025**		**131791 IRRIGATION BY DESIGN INC**							
		357.29	EDU BLDG - IRRIGATION SVCS		491458	37184	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		878.16	COBBLESTONE WEST IRRIGATION		491372	37206	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		1,891.82	COBBLESTONE EAST IRRIGATION		491371	37207	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		3,127.27								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34915	**6/20/2025**		**158287 JLG ARCHITECTS**							
		47,175.00	DESIGN FEES AVCC & SR CNTR MAY		491460	240063	2305.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY COMMUNITY CENTER
		47,175.00								
34916	**6/20/2025**		**144552 KENDELL DOORS & HARDWARE INC**							
		770.08	RE-CORE DOORS AT SPLASH VALLEY		491461	IN114666	2306.6399	PR230001	OTHER CHARGES	APPLE VALLEY AQUATIC CENTER
		770.08	RE-CORE DOORS AT SPLASH VALLEY		491461	IN114666	2306.6399	PR230002	OTHER CHARGES	APPLE VALLEY AQUATIC CENTER
		1,540.16								
34917	**6/20/2025**		**154223 LIGHTNING DISPOSAL, INC.**							
		378.60	CONSTRUCTION DUMPSTER		491405	774739	1600.6240		CLEANING SERVICE/GARBAGE REMOVSTREET MANAGEMENT	
		378.60	CONSTRUCTION DUMPSTER		491405	774739	1720.6240		CLEANING SERVICE/GARBAGE REMOVPARK GROUNDS MAINTENANCE	
		757.20								
34918	**6/20/2025**		**100289 LOGIS**							
		7,840.42	NETWORK SERVICES		491267	152109	1030.6235		CONSULTANT SERVICES	INFORMATION TECHNOLOGY
		1,480.00	FIBER NEW BUILDING		491289	152158	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		9,320.42								
34919	**6/20/2025**		**162548 MANSFIELD SERVICE PARTNERS**							
		18,901.29	NO LEAD FUEL (7500 GALS)		491462	IN00206149	1000.1520		INVENTORY-UNLEADED FUEL	GENERAL FUND BALANCE SHEET
		18,901.29								
34920	**6/20/2025**		**101433 MARTIN-MCALLISTER**							
		650.00	PUBLIC SAFETY ASSESSMENT		491463	16856	1210.6235		CONSULTANT SERVICES	POLICE FIELD OPERATIONS/PATROL
		650.00								
34921	**6/20/2025**		**100302 MCNAMARA CONTRACTING INC**							
		11,875.00	APPLE STREET PHASE 1 PAY 1		491464	20250609	2027.6810	2025101S	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		35,457.80	APPLE STREET PHASE 1 PAY 1		491464	20250609	2027.6810	2025101W	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		50,220.80	APPLE STREET PHASE 1 PAY 1		491464	20250609	2027.6810	2025101D	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		107,409.85	APPLE STREET PHASE 1 PAY 1		491464	20250609	2027.6810	2025101R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		204,963.45								
34922	**6/20/2025**		**123957 MCWILLIAMS, TIM**							
		35.96	2 PR JEANS - T MCWILLIAMS		491390	20250528	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
		35.96								
34923	**6/20/2025**		**156194 METRO ALARM & LOCK**							
		259.50	ALARM COMPANY		491271	57138	5095.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #3 OPERATIONS
		243.28	METRO ALARM QUARTERLY		491269	57139	5065.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #2 OPERATIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34923	**6/20/2025**		**156194 METRO ALARM & LOCK**						**Continued...**	
		502.78								
34924	**6/20/2025**		**100311 METRO COUNCIL ENVIRONMENTAL SV**							
		1,466.15-	RETAINED % MAY		491466	20250531	5301.4999		MISC UTILITY REVENUE	WATER & SEWER FUND REVENUE
		146,615.00	SAC COLLECTION MAY		491466	20250531	5301.4922		SAC COLLECTIONS	WATER & SEWER FUND REVENUE
		145,148.85								
34925	**6/20/2025**		**100849 METRO VOLLEYBALL OFFICIALS ASS**							
		1,224.00	VOLLEYBALL OFFICIALS 5/13-5/27		491314	2779	1860.6249		OTHER CONTRACTUAL SERVICES	REC VOLLEYBALL
		1,224.00								
34926	**6/20/2025**		**145996 MINNESOTA NATIVE LANDSCAPES**							
		318.06	WEED MANAGEMENT		491400	52501	5095.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #3 OPERATIONS
		318.06								
34927	**6/20/2025**		**125541 MINNESOTA ROADWAYS CO**							
		11,400.00	POLICE OPERATIONS GARAGE-PMT 4		491319	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		11,400.00								
34928	**6/20/2025**		**100348 MTI DISTRIBUTING CO**							
		400.00	IRRIGATION HEADS #4 FIELDS		491401	147538100	1780.6229		GENERAL SUPPLIES	PARK HIGH SCHOOL #4 FIELDS
		410.83	IRRIGATION HEADS EAST/WEST		491401	147538100	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		1,496.36	MOWER PARTS		491469	147615000	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		371.99	AERIFYING EQUIPMENT		491470	147742700	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		2,679.18								
34929	**6/20/2025**		**158623 MULCAHY NICKOLAUS LLC**							
		1,651.10	POLICE OPERATIONS GARAGE-PMT#5		491317	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		1,651.10								
34930	**6/20/2025**		**141813 MYLES MILLER DRAFT LINE CLEANING SERVICE**							
		85.00	BEER LINE CLEANING		491471	3583	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		85.00								
34931	**6/20/2025**		**157945 NICHOLS, NOEL**							
		102.90	LOCAL TRAVEL		491473	20250531	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		102.90								
34932	**6/20/2025**		**154297 NITTI SANITATION**							
		691.87	CH TRASH JUN		491393	30182001JUN25	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34932	**6/20/2025**		**154297 NITTI SANITATION**						**Continued...**	
		640.50	CMF ORGANICS BIN		491412	30182002JUN25	1540.6240	2023171G	CLEANING SERVICE/GARBAGE REMOV	CMF BUILDINGS & GROUNDS MNTC
		1,628.13	CMF TRASH JUN		491412	30182002JUN25	1540.6240		CLEANING SERVICE/GARBAGE REMOV	CMF BUILDINGS & GROUNDS MNTC
		223.08	FIRE STA 1 TRASH JUN		491394	30182003JUN25	1340.6240		CLEANING SERVICE/GARBAGE REMOV	FIRE BLDG & GROUNDS MNTC
		59.14	FIRE STA 2 TRASH JUN		491395	30182004JUN25	1340.6240		CLEANING SERVICE/GARBAGE REMOV	FIRE BLDG & GROUNDS MNTC
		61.32	FIRE STA 3 TRASH JUN		491396	30182005JUN25	1340.6240		CLEANING SERVICE/GARBAGE REMOV	FIRE BLDG & GROUNDS MNTC
		294.82	LIQ 1 TRASH JUN		491397	30182006JUN25	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		129.96	LIQ 2 TRASH JUN		491399	30182007JUN25	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		61.32	LIQ 3 TRASH JUN		491413	30182008JUNE25	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		95.00	LIQ 3 RECYCLE MAY		491418	30182008RECYCLE MAY25	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		221.13	OLD CH TRASH JUN		491414	30182009JUN25	2092.6240		CLEANING SERVICE/GARBAGE	EDUCATION BUILDING FUND
		316.33	HCSC TRASH JUN		491419	30182010JUN25	1920.6240		CLEANING SERVICE/GARBAGE REMOV	SENIOR CENTER
		469.38	AVCC TRASH JUN		491419	30182010JUN25	1900.6240		CLEANING SERVICE/GARBAGE REMOV	AV COMMUNITY CENTER
		234.69	IA2 TRASH JUN		491419	30182010JUN25	5265.6240		CLEANING SERVICE/GARBAGE REMOV	ARENA 2 BLDG MAINTENANCE-HAYES
		280.83	JCR PK TRASH JUN		491417	30182014JUN25	1730.6240		CLEANING SERVICE/GARBAGE REMOV	PARK BUILDING MAINTENANCE
		150.80	QP TRASH JUN		491416	30182015JUN25	1945.6240		CLEANING SERVICE/GARBAGE REMOV	QUARRY POINTE
		1,066.24	GOLF TRASH JUN		491415	30182017JUN25	2230.6240		CLEANING SERVICE/GARBAGE REMOV	GOLF SHOP BUILDING MAINTENANCE
		6,624.54								
34933	**6/20/2025**		**155871 NORTH AMERICAN SAFETY INC**							
		178.90	SAFETY EQUIPMENT FOR TREVOR		491379	INV98552	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		178.90	SAFETY EQUIPMENT FOR TREVOR		491379	INV98552	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		357.80								
34934	**6/20/2025**		**150632 OERTEL ARCHITECTS**							
		1,823.50	AE DESIGN FEE FOR PD PROJECT		491474	212236	4432.6235	2021172G	CONSULTANT SERVICES	2024A CAPITAL PROJECTS CIP EXP
		1,823.50								
34935	**6/20/2025**		**100385 PLUNKETT'S PEST CONTROL INC**							
		56.23	PEST CONTROL		491475	9162376	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		56.23								
34936	**6/20/2025**		**141723 PRECISE MRM LLC**							
		609.00	PRECISE DATA PLAN (29)		491476	IN2002005545	1665.6308		SOFTWARE SUBSCRIPTIONS	STREET SNOW & ICE MATERIALS
		609.00								
34937	**6/20/2025**		**100393 PUMP AND METER SERVICE INC**							
		406.42	REPAIR - FUEL PUMPS		491478	1022195	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		864.34	BULK OIL PUMP		491477	4003970	1530.6215		EQUIPMENT-PARTS	FLEET & BUILDINGS-CMF
		1,270.76								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34937	**6/20/2025**		**100393 PUMP AND METER SERVICE INC**						**Continued...**	
34938	**6/20/2025**		**100600 RIGID HITCH INC**							
		174.78	PARTS - #307		491488	1928977668	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		174.78								
34939	**6/20/2025**		**144815 RIHM KENWORTH**							
		1,467.06	PARTS - #310		491489	2201719A	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		72.68	PARTS		490993	2201864AX1	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		35.01	PARTS - #4984		491490	2202796A	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		1,467.06-	PARTS - #310		490994	CM2201719A	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		107.69								
34940	**6/20/2025**		**147331 RJ MECHANICAL**							
		22,677.56	POLICE OPERATIONS GARAGE-PMT 9		491492	20250430A	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		100,144.13	POLICE OPERATIONS GARAGE-PMT 7		491491	20250430B	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		122,821.69								
34941	**6/20/2025**		**101130 ROGGENBUCK TREE CARE, LLC**							
		2,000.00	TREE REMOVAL ALIMAGNET		491498	20250522	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		8,950.00	DEAD ASH TREE RML APL GROVE PK		491402	20250527	4933.6249		OTHER CONTRACTUAL SERVICES	EAB REMOVALS
		10,950.00								
34942	**6/20/2025**		**102023 SCHILLING SUPPLY CO INC**							
		729.41	TRASH CAN LINERS		491338	100721500	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		729.41								
34943	**6/20/2025**		**156994 SCHLOMKAS VAC TRUCK SERVICE, INC**							
		1,822.60	POTHOLE TRAIL OVER PIPELINE		491495	14953	2327.6249	PR230040	OTHER CONTRACTUAL SERVICES	CARROLLWOOD PARK
		1,822.60								
34944	**6/20/2025**		**100437 SHERWIN WILLIAMS CO**							
		702.72	HOCKEY RINK STAIN		491407	67811	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		702.72								
34945	**6/20/2025**		**144391 SIR LINES-A-LOT, LLC**							
		725.00	FIELD 4 LOT STRIPING		491408	PL250371001	1780.6249		OTHER CONTRACTUAL SERVICES	PARK HIGH SCHOOL #4 FIELDS
		1,355.00	LOT STRIPING		491408	PL250371001	1940.6249		OTHER CONTRACTUAL SERVICES	AQUATIC SWIM CENTER
		2,080.00								
34946	**6/20/2025**		**119875 SOUTH METRO RENTAL**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34946	**6/20/2025**		**119875 SOUTH METRO RENTAL**						**Continued...**	
		84.98	CHAINSAW RPR		491522	139913	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		84.98								
34947	**6/20/2025**		**100524 SOUTHERN GLAZERS WINE AND SPIRITS OF MN**							
		34.50	LIQ#1	00050756	491728	2629518	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		8,729.21	LIQ#1	00050756	491729	2629519	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		1,327.49	WINE#1	00050756	491738	2629522	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		4,725.79	LIQ#2	00050756	491732	2629523	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		722.12	WINE#2	00050756	491745	2629524	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		7,962.97	LIQ#3	00050756	491734	2629538	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		45.00	LIQ#3	00050756	491735	2629539	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		232.00	WINE#3	00050756	491750	2629540	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2,906.85	LIQ#1	00050756	491730	2632304	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		163.84	WINE#1	00050756	491739	2632305	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1,695.23	LIQ#2	00050756	491733	2632307	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		166.28	WINE#2	00050756	491746	2632308	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		4,060.79	LIQ#3	00050756	491736	2632325	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		829.00	WINE#3	00050756	491751	2632326	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2,595.22	LIQ#1	00050756	491731	2635015	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		1,872.66	LIQ#1	00050756	491742	2635017	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		288.00	WINE#1	00050756	491743	2635017	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1,039.64	LIQ#2	00050756	491747	2635018	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		636.68	WINE#2	00050756	491748	2635019	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1,941.88	LIQ#3	00050756	491737	2635036	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1,224.34	WINE#3	00050756	491754	2635037	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		100.88	WINE#1	00050756	491740	5126294	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		50.44	WINE#1	00050756	491741	5126295	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		139.14	WINE#2	00050756	491749	5126298	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		114.00	WINE#3	00050756	491752	5126316	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		60.00-	CMWINE#2	00050756	491744	9641966	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		9.00-	CMWINE#3	00050756	491753	9642876	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		43,534.95								
34948	**6/20/2025**		**163693 SOUTHERN MINNESOTA WOODCRAFT INC**							
		49,131.63	POLICE OPERATIONS GARAGE-PMT#2		491375	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		49,131.63								
34949	**6/20/2025**		**100457 STREICHERS INC**							
		527.98	UNIFORMS 4902		491380	I1763537	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		527.98								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34949	**6/20/2025**		**100457 STREICHERS INC**						**Continued...**	
34950	**6/20/2025**		**101753 SYSCO MINNESOTA, INC**							
		1,434.39	FOOD FOR RESALE.		491502	547931649	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		1,434.39								
34951	**6/20/2025**		**158145 TERRA CONSTRUCTION**							
		26,353.73	CMAR FEE, PERMITS THRU APR 25		491331	24835002	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		37,787.00	HAYES TEMP FENCING		491331	24835002	2309.6399	PR230031	OTHER CHARGES	HAYES BASEBALL/SOFTBALL COMPLX
		64,140.73								
34952	**6/20/2025**		**158494 TJ DVORAK MECHANICAL**							
		478.00	GRAVEL BED NURSERY PLUMBING		491505	5408	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		105.00	RPZ ANNUAL TESTING		491511	5409	1530.6249		OTHER CONTRACTUAL SERVICES	FLEET & BUILDINGS-CMF
		105.00	RPZ ANNUAL TESTING		491511	5409	1060.6249		OTHER CONTRACTUAL SERVICES	MUNICIPAL BLDG & GROUNDS MNTC
		210.00	RPZ ANNUAL TESTING		491511	5409	1530.6249		OTHER CONTRACTUAL SERVICES	FLEET & BUILDINGS-CMF
		735.00	RPZ ANNUAL TESTING		491511	5409	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		830.00	RPZ ANNUAL TESTING & CLEANING		491511	5409	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		105.00	RPZ ANNUAL TESTING		491511	5409	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		315.00	RPZ ANNUAL TESTING		491511	5409	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		105.00	RPZ ANNUAL TESTING		491511	5409	5095.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #3 OPERATIONS
		315.00	RPZ ANNUAL TESTING		491511	5409	5260.6229		GENERAL SUPPLIES	ARENA 2 MANAGEMENT-HAYES
		105.00	RPZ ANNUAL TESTING		491511	5409	5320.6265		REPAIRS-EQUIPMENT	WATER WELL/BOOSTER STN MNT/RPR
		315.00	RPZ ANNUAL TESTING		491511	5409	5325.6265		REPAIRS-EQUIPMENT	WATER TREATMENT FCLTY MNTC/RPR
		105.00	RPZ ANNUAL TESTING		491511	5409	5605.6249		OTHER CONTRACTUAL SERVICES	CEMETERY
		3,828.00								
34953	**6/20/2025**		**100471 TOLL GAS & WELDING SUPPLY**							
		13.64	WELDING SUPPLIES		491520	40213415	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		13.64								
34954	**6/20/2025**		**100481 TRI-STATE BOBCAT INC**							
		256.30	TIRES - 347		491386	P38406	1610.6216		VEHICLES-TIRES/BATTERIES	STREET/BOULEVARD REPAIR & MNTC
		256.30								
34955	**6/20/2025**		**100486 TWIN CITY GARAGE DOOR CO**							
		2,270.00	GARAGE DOOR REPAIR - A1		491515	415833167	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		159.50	GARAGE DOOR PARTS		491383	419049295	1530.6215		EQUIPMENT-PARTS	FLEET & BUILDINGS-CMF
		2,429.50								
34956	**6/20/2025**		**155941 UTILITY CONSULTANTS INC**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34956	**6/20/2025**		**155941 UTILITY CONSULTANTS INC**							
		742.80	WATER SYSTEM TESTING APR		491519	124139	5325.6249		OTHER CONTRACTUAL SERVICES	WATER TREATMENT FCLTY MNTC/RPR
		742.80								
34957	**6/20/2025**		**100496 VAN PAPER CO**							
		334.86	BAGS#1	00008795	491764	110092	5025.6229		GENERAL SUPPLIES	LIQUOR #1 OPERATIONS
		3.35-	DISCT#1	00008795	491765	110092	5025.6333		GENERAL-CASH DISCOUNTS	LIQUOR #1 OPERATIONS
		331.51								
34958	**6/20/2025**		**137762 WSB & ASSOCIATES INC**							
		2,740.00	NRMP INSPECTIONS APR		491512	R02540900012	5505.6235		CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		1,350.00	CONSTRUCTION ADMIN MAY 25		491378	R02560800012	2331.6235	PR230064	CONSULTANT SERVICES	COBBLESTONE LAKE PARK
		4,090.00								
326005	**6/18/2025**		**162479 ACTION FENCE INC**							
		77,197.00	POLICE OPERATIONS GARGE-PMT #4		491301	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		77,197.00								
326006	**6/18/2025**		**100023 ANDERSEN INC, EARL F**							
		55.00	NAME PLATE REPLACEMENT		491300	139713IN	1680.6229		GENERAL SUPPLIES	TRAFFIC SIGNS/SIGNALS/MARKERS
		55.00								
326007	**6/18/2025**		**154253 APPLE FORD LINCOLN**							
		657.67	PARTS - KEY AUCTION SQUADS		491425	707976	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		233.20	PARTS - #919		490913	708625	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		202.40	FOR TRUCK AV238		491427	709938	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		492.80	PARTS - #338		491426	710493	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		91.00	PARTS - #904		490912	712770	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		500.00-	PARTS - CORE RETURN #338		490911	CM708306	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		750.00-	PARTS - CORE RETURN #912		490910	CM711168	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		427.07								
326008	**6/18/2025**		**163070 ARCHITECTURAL PANEL SYSTEMS INC**							
		5,656.30	POLICE OPERATIONS GARAGE-PMT 6		491303	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		5,656.30								
326009	**6/18/2025**		**100820 AT&T MOBILITY**							
		38.23	INSP WIRELESS DATA		491411	287318957082X06 032025	1400.6237		TELEPHONE/PAGERS	INSPECTIONS MANAGEMENT
		686.93	FIRE WIRELESS DATA, CELL PHONE		491411	287318957082X06 032025	1330.6237		TELEPHONE/PAGERS	FIRE OPERATIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326009	**6/18/2025**		**100820 AT&T MOBILITY**						**Continued...**	
		4,926.44	POL WIRELESS DATA, CELL PHONES		491411	287318957082X06 032025	1205.6237		TELEPHONE/PAGERS	POLICE RECORDS UNIT
		38.23	PW WIRELESS DATA		491345	287325474621X06 032025	1500.6237		TELEPHONE/PAGERS	PW MANAGEMENT
		38.23	IT WIRELESS DATA		491345	287325474621X06 032025	1030.6237		TELEPHONE/PAGERS	INFORMATION TECHNOLOGY
		41.23	POL CELL PHONE		491345	287325474621X06 032025	1205.6237		TELEPHONE/PAGERS	POLICE RECORDS UNIT
		44.88	ADM CELL PHONE		491345	287325474621X06 032025	1010.6237		TELEPHONE/PAGERS	ADMINISTRATION
		83.11	INSP PHONES, WIRELESS DATA		491345	287325474621X06 032025	1400.6237		TELEPHONE/PAGERS	INSPECTIONS MANAGEMENT
		149.79	REC PHONES		491345	287325474621X06 032025	1700.6237		TELEPHONE/PAGERS	PARK & RECREATION MANAGEMENT
		167.42	ENG PHONES, WIRELESS DATA		491345	287325474621X06 032025	1510.6237		TELEPHONE/PAGERS	PW ENGINEERING & TECHNICAL
		182.04	PK PHONE/WIRESS DATA		491345	287325474621X06 032025	1710.6237		TELEPHONE/PAGERS	PARK MAINTENANCE MANAGEMENT
		249.33	STR PHONE/WIRESS DATA		491345	287325474621X06 032025	1600.6237		TELEPHONE/PAGERS	STREET MANAGEMENT
		155.92	GOLF PHONES/WIRELESS DATA		491345	287325474621X06 032025	2205.6237		TELEPHONE/PAGERS	GOLF MANAGEMENT
		468.41	UTIL CELL PHONES, WIRELESS DAT		491345	287325474621X06 032025	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		38.23	STORM WIRELESS DATA		491345	287325474621X06 032025	5505.6237		TELEPHONE/PAGERS	STORM DRAIN MNTC/RPR/SUMPS
		7,308.42								
326010	**6/18/2025**		**102930 BARTLEY SALES CO**							
		7,059.58	POLICE OPERATIONS GARAGE-PMT 2		491304	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		7,059.58								
326011	**6/18/2025**		**109954 BERRY COFFEE COMPANY**							
		108.00	COFFEE MAKER RENTAL		491305	1062706	1250.6229		GENERAL SUPPLIES	POLICE FACILITY
		228.00	CH CARTRIDGE FILTERS		491346	1063820	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		336.00								
326012	**6/18/2025**		**150980 BONDESON, DOUG**							
		71.40	BONDESON MILEAGE - MAY 2025		491759	20250529	2012.6277		MILEAGE/AUTO ALLOWANCE	CABLE TV JOINT POWERS
		71.40								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326012	**6/18/2025**		**150980 BONDESON, DOUG**						**Continued...**	
326013	**6/18/2025**		**100072 BRAUN INTERTEC CORPORATION**							
		500.00	CONSTRUCTION ADMIN 127TH ST		491430	B429129	2027.6235	2024107R	CONSULTANT SERVICES	ROAD ESCROW
		4,995.00	POND SEDIMENT TEST JCRR POND E		491432	B429428	2027.6235	2025104R	CONSULTANT SERVICES	ROAD ESCROW
		6,950.00	GEO TECH TEST JCRR POND EXPAN		491433	B429617	2027.6235	2025104R	CONSULTANT SERVICES	ROAD ESCROW
		7,790.00	MATERIALS TESTING HAYES TRAIL		491434	B429619	5505.6235	2024102D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		5,280.00	MATERIALS TEST REFLECTION RD		491435	B429644	5505.6235	2024102D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		25,515.00								
326014	**6/18/2025**		**164056 BROTHERS ELECTRIC CO**							
		1.00	REFUND SURCHARGE 14418 EMBRY P		491758	20250521	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		35.30	REFUND ELEC 14418 EMBRY PATH		491758	20250521	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		36.30								
326015	**6/18/2025**		**132021 BURNET TITLE**							
		81.85	UB REFUND 822 REGENT DR		491479	20250616B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		81.85								
326016	**6/18/2025**		**100282 CINTAS CORPORATION**							
		2.13-	LIQ3 USE TAX		491277	4232023233	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		2.13	LIQ3 USE TAX		491277	4232023233	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		31.04	RUGS AND MOP HEADS		491277	4232023233	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		9.50	SHOP COVERALLS		491439	4232262934	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		491439	4232262934	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		491439	4232262934	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		.74-	LIQ2 USE TAX		491278	4232262980	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.74	LIQ2 USE TAX		491278	4232262980	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		10.80	FLOOR MATS		491278	4232262980	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		349.10	CINTAS LINENS		491441	4232477852	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		.46-	LIQ1 USE TAX		491388	4232706911	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.46	LIQ1 USE TAX		491388	4232706911	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		6.72	FLOOR MATS		491388	4232706911	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		10.99	SHOP COVERALLS		491440	4232828932	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		491440	4232828932	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		491440	4232828932	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		534.13								
326017	**6/18/2025**		**113504 CINTAS FIRST AID & SAFETY**							
		34.46	FIRST AID SUPPLIES- MC		491306	5272085409	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		263.43	CINTAS FIRST AID		491442	5272661003	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326017	**6/18/2025**		**113504 CINTAS FIRST AID & SAFETY**						**Continued...**	
		297.89								
326018	**6/18/2025**		**100096 CITY WIDE WINDOW SERVICES**							
		27.03	WINDOW CLEANING		491270	747120	5025.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #1 OPERATIONS
		32.44	WINDOW CLEANING SERVICE		491268	748141	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		59.47								
326019	**6/18/2025**		**100510 CORE & MAIN**							
		177.00	GEYSER HEADS.		491274	X078000	1940.6215		EQUIPMENT-PARTS	AQUATIC SWIM CENTER
		177.00								
326020	**6/18/2025**		**157280 COZZINI BROS. INC**							
		43.92	KNIFE SERVICES		491446	C18628485	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		43.92								
326021	**6/18/2025**		**100841 CRAWFORD DOOR SALES**							
		95,173.85	POLICE OPERATIONS GARAGE-PMT 2		491309	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		95,173.85								
326022	**6/18/2025**		**156145 CYBER ADVISORS INC**							
		2,250.00	VCISO MONTHLY SERVICES JUNE		491350	135042	1030.6235		CONSULTANT SERVICES	INFORMATION TECHNOLOGY
		2,250.00								
326023	**6/18/2025**		**164068 DHARAMPAUL, BRIANNA**							
		13.16	UB REFUND 921 MINJON DR		491480	20250616D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		13.16								
326024	**6/18/2025**		**101381 DODGE OF BURNSVILLE**							
		661.99	PARTS - #903		491449	5201250	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		661.99								
326025	**6/18/2025**		**100151 EAGAN, CITY OF**							
		16,865.92	SAN SEWER 2ND QUARTER 2025		491293	20250605	5365.6318		BURNSVILLE/EAGAN SWR REIMBURSE	SEWER MGMT/REPORTS/DATA ENTRY
		16,865.92								
326026	**6/18/2025**		**163416 EAGLE ENGRAVING, INC**							
		275.35	COLLAR PINS		491487	20252719	1300.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE MANAGEMENT
		275.35								
326027	**6/18/2025**		**101298 FERGUSON ENTERPRISES**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326027	**6/18/2025**		**101298 FERGUSON ENTERPRISES**						**Continued...**	
		97.75	UPONOR 3" METER REPLACEMENT		491296	546869	5310.6215		EQUIPMENT-PARTS	WATER METER RPR/REPLACE/READNG
		36.60	UPONOR 3" METER REPLACEMENT		491297	546878	5310.6211		SMALL TOOLS & EQUIPMENT	WATER METER RPR/REPLACE/READNG
		134.35								
326028	**6/18/2025**		**143578 FLEETPRIDE**							
		703.98	PARTS - #4981		491454	125660921	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		703.98								
326029	**6/18/2025**		**158947 FONROCHE LIGHTING AMERICA**							
		48,621.00	SITE LIGHTING FOR PD BLDG		491365	1253	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		16,670.00	SITE LIGHTING FOR PD BLDG		491366	1254	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		65,291.00								
326030	**6/18/2025**		**163154 FRONT BURNER SPORTS & ENTERTAINMENT**							
		2,500.00	HAYES NAMING RIGHTS PHASE 2		491404	AV250601	5260.6235		CONSULTANT SERVICES	ARENA 2 MANAGEMENT-HAYES
		2,500.00								
326031	**6/18/2025**		**162485 FRONTIER FIRE PROTECTION**							
		3,234.75	POLICE OPERATIONS GARAGE-PMT 5		491311	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		3,234.75								
326032	**6/18/2025**		**101328 GOVCONNECTION INC**							
		165.96	WIRELESS MOUSE/KEYBOARD SETS		491323	76512638	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		837.96	LAPTOP DOCKING STATIONS (4)		491323	76512638	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		2,215.76	LAPTOP COMPUTER		491323	76512638	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		110.94	LOGITECH USB HEADSETS (3)		491292	76518217	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		165.96	WIRE KEYBOARD/MOUSE COMBOS (3)		491292	76518217	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		717.64	LAPTOP DOCKING STATIONS (4)		491292	76518217	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		64.16	NEW BUILDING POWER STRIP		491334	76526790	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		4,278.38								
326033	**6/18/2025**		**164070 HASSENAUER, AUSTIN**							
		10.62	UB REFUND 4884 138TH ST W		491481	20250616C	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		10.62								
326034	**6/18/2025**		**103314 INNOVATIVE OFFICE SOLUTIONS**							
		28,923.00	FLOOR SCRUBBER/SHOP VAC/FLOOR		491370	IN4847425	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		30.70	NOTE PADS, STAPLE REMOVER, PEN		491312	IN4852818	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		69.51			491398	IN4854754	5025.6210		OFFICE SUPPLIES	LIQUOR #1 OPERATIONS
		2.17	RUBBERBANDS FOR JOYETTA		491368	IN4854767	1020.6210		OFFICE SUPPLIES	HUMAN RESOURCES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326034	**6/18/2025**		**103314 INNOVATIVE OFFICE SOLUTIONS**						**Continued...**	
		22.41	HIGHLIGHTERS,MARKERS-SUPPLY RM		491368	IN4854767	1035.6210		OFFICE SUPPLIES	FINANCE
		17.61	SHIPPING TAPE		491369	IN4854796	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		72.93			491389	IN4854818	5025.6229		GENERAL SUPPLIES	LIQUOR #1 OPERATIONS
		29,138.33								
326035	**6/18/2025**		**144639 IRRIGATION DOCTOR**							
		519.23	CEDAR AVE. IRRIGATION MAINT.		491459	52847	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		519.23								
326036	**6/18/2025**		**100255 JOHNSON BROTHERS LIQUOR**							
		24.75-	CMLIQ#3	00000109	491609	136607	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		19.58-	CMLIQ#3	00000109	491611	136608	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		160.00-	CMLIQ#3	00000109	491610	136609	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		33.27-	CMLIQ#3	00000109	491612	136610	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		16.00-	CMWINE#1	00000109	491638	137065	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		103.08	LIQ#3	00000109	491605	2796575	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	491606	2796575	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,106.16	LIQ#3	00000109	491607	2796576	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		15.24	FREIGHT#3	00000109	491608	2796576	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,091.16	LIQ#1	00000109	491523	2800342	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		34.29	FREIGHT#1	00000109	491524	2800342	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,127.70	WINE#1	00000109	491634	2800343	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		19.05	FREIGHT#1	00000109	491635	2800343	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		74.00	TAX#1	00000109	491525	2800344	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00000109	491526	2800344	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,176.93	LIQ#3	00000109	491589	2800345	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.43	FREIGHT#3	00000109	491590	2800345	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		67.00	THC#3	00000109	491591	2800346	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		4,399.17	LIQ#1	00000109	491527	2800347	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		34.29	FREIGHT#1	00000109	491528	2800347	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,962.55	LIQ#2	00000109	491553	2800348	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		20.32	FREIGHT#2	00000109	491554	2800348	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,954.10	LIQ#3	00000109	491592	2800349	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		23.30	FREIGHT#3	00000109	491593	2800349	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3.18	FREIGHT#2	00000109	491555	2800350	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		8,917.00	LIQ#1	00000109	491529	2800351	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		233.70	FREIGHT#1	00000109	491530	2800351	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,932.75	WINE#1	00000109	491636	2800352	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		46.99	FREIGHT#1	00000109	491637	2800352	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		192.00	LIQ#2	00000109	491556	2800353	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326036	**6/18/2025**		**100255 JOHNSON BROTHERS LIQUOR**						**Continued...**	
		2.54	FREIGHT#2	00000109	491557	2800353	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		54.00	LIQ#3	00000109	491594	2800354	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	491595	2800354	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3.81	FREIGHT#3	00000109	491659	2800355	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		480.00	LIQ#2	00000109	491558	2800356	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	491559	2800356	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,329.66	LIQ#2	00000109	491560	2800357	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		15.24	FREIGHT#2	00000109	491561	2800357	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		783.00	WINE#2	00000109	491645	2800358	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		8.89	FREIGHT#2	00000109	491646	2800358	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		257.50	LIQ#2	00000109	491562	2800359	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	491563	2800359	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,118.00	WINE#2	00000109	491647	2800360	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		16.51	FREIGHT#2	00000109	491648	2800360	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		48.00	TAX#2	00000109	491564	2800361	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	491565	2800361	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,139.90	LIQ#3	00000109	491596	2800362	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		33.02	FREIGHT#3	00000109	491597	2800362	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		111.00	TAX#3	00000109	491598	2800363	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		5.08	FREIGHT#3	00000109	491599	2800363	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		258.20	THC#3	00000109	491600	2800364	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,413.86	LIQ#3	00000109	491601	2800365	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.43	FREIGHT#3	00000109	491602	2800365	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		25,847.00	LIQ#3	00000109	491603	2800366	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		662.96	FREIGHT#3	00000109	491604	2800366	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		7,348.00	WINE#3	00000109	491660	2800367	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		101.60	FREIGHT#3	00000109	491661	2800367	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		180.00	LIQ#2	00000109	491566	2805276	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	491567	2805276	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,336.00	LIQ#1	00000109	491531	2805277	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		8.89	FREIGHT#1	00000109	491532	2805277	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		347.00	LIQ#1	00000109	491533	2805278	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		240.00	WINE#1	00000109	491534	2805278	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		7.62	FREIGHT#1	00000109	491535	2805278	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		336.00	LIQ#1	00000109	491536	2805279	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		6.35	FREIGHT#1	00000109	491537	2805279	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		80.00	WINE#2	00000109	491649	2805280	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	491650	2805280	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		168.00	WINE#3	00000109	491662	2805281	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326036	**6/18/2025**		**100255 JOHNSON BROTHERS LIQUOR**						**Continued...**	
		2.54	FREIGHT#3	00000109	491663	2805281	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		6,389.64	LIQ#1	00000109	491538	2805282	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		54.82	FREIGHT#1	00000109	491539	2805282	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		124.00	LIQ#2	00000109	491568	2805283	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	491569	2805283	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,110.50	LIQ#3	00000109	491613	2805284	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		8.89	FREIGHT#3	00000109	491614	2805284	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,277.80	LIQ#1	00000109	491540	2805285	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		288.00	WINE#1	00000109	491541	2805285	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		20.32	FREIGHT#1	00000109	491542	2805285	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		366.70	WINE#1	00000109	491639	2805286	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		5.08	FREIGHT#1	00000109	491640	2805286	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		387.30	THC#1	00000109	491543	2805287	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,128.00	LIQ#2	00000109	491570	2805288	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		25.40	FREIGHT#2	00000109	491571	2805288	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,477.20	LIQ#3	00000109	491615	2805289	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		31.75	FREIGHT#3	00000109	491616	2805289	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		192.00	LIQ#2	00000109	491572	2805290	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.60	FREIGHT#2	00000109	491573	2805290	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		264.00	WINE#2	00000109	491651	2805291	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	491652	2805291	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		4,154.89	LIQ#2	00000109	491574	2805292	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		40.85	FREIGHT#2	00000109	491575	2805292	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		455.20	LIQ#2	00000109	491576	2805293	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	491577	2805293	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,337.25	LIQ#3	00000109	491617	2805294	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		12.70	FREIGHT#3	00000109	491618	2805294	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		304.75	WINE#3	00000109	491664	2805295	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000109	491665	2805295	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		4,732.15	LIQ#3	00000109	491619	2805296	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		44.45	FREIGHT#3	00000109	491620	2805296	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,203.08	LIQ#3	00000109	491621	2805297	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000109	491622	2805297	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,020.75	WINE#3	00000109	491666	2805298	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		14.61	FREIGHT#3	00000109	491667	2805298	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		516.40	THC#3	00000109	491623	2809938	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,058.90	LIQ#1	00000109	491544	2809939	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		7.73	FREIGHT#1	00000109	491545	2809939	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		116.15	WINE#1	00000109	491641	2809940	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326036	**6/18/2025**		**100255 JOHNSON BROTHERS LIQUOR**						**Continued...**	
		1.27	FREIGHT#1	00000109	491642	2809940	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		37.00	TAX#1	00000109	491546	2809941	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00000109	491547	2809941	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		557.95	THC#1	00000109	491548	2809942	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,059.58	LIQ#1	00000109	491549	2809943	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		11.54	FREIGHT#1	00000109	491550	2809943	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		89.50	LIQ#3	00000109	491624	2809944	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	491625	2809944	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		56.40	LIQ#2	00000109	491578	2809945	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	491579	2809945	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		193.65	THC#2	00000109	491580	2809947	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		2,397.50	LIQ#1	00000109	491551	2809948	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		35.56	FREIGHT#1	00000109	491552	2809948	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		886.21	WINE#1	00000109	491643	2809949	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		22.86	CMWINE#1	00000109	491644	2809949	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		108.00	LIQ#2	00000109	491581	2809950	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	491582	2809950	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		72.73	WINE#2	00000109	491653	2809951	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	491654	2809951	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		128.25	LIQ#3	00000109	491626	2809952	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	491627	2809952	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		88.00	WINE#3	00000109	491668	2809953	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	491669	2809953	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		977.00	LIQ#2	00000109	491583	2809954	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		10.16	FREIGHT#2	00000109	491584	2809954	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		158.95	LIQ#2	00000109	491585	2809955	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	491586	2809955	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		116.15	WINE#2	00000109	491655	2809956	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	491656	2809956	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,198.00	LIQ#2	00000109	491587	2809957	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		19.69	FREIGHT#2	00000109	491588	2809957	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		100.75	WINE#2	00000109	491657	2809958	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	491658	2809958	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,117.60	LIQ#3	00000109	491628	2809959	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000109	491629	2809959	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		384.00	WINE#3	00000109	491670	2809960	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3.81	FREIGHT#3	00000109	491671	2809960	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		974.48	LIQ#3	00000109	491630	2809961	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000109	491631	2809961	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326036	**6/18/2025**		**100255 JOHNSON BROTHERS LIQUOR**						**Continued...**	
		1,803.00	LIQ#3	00000109	491632	2809962	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		25.40	FREIGHT#3	00000109	491633	2809962	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		492.00	WINE#3	00000109	491672	2809963	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.89	FREIGHT#3	00000109	491673	2809963	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		114,445.41								
326037	**6/18/2025**		**145922 KLAUSLER, TIMOTHY WILLIAM**							
		138.95	KLAUSLER MILEAGE - MAY 2025		491761	20250530	2012.6277		MILEAGE/AUTO ALLOWANCE	CABLE TV JOINT POWERS
		138.95								
326038	**6/18/2025**		**151278 KLINE, HARRY**							
		56.70	KLINE MILEAGE - MAY 2025		491760	20250529	2012.6277		MILEAGE/AUTO ALLOWANCE	CABLE TV JOINT POWERS
		56.70								
326039	**6/18/2025**		**137432 KRAUS-ANDERSON CONSTRUCTION CO.**							
		112,311.79	REDWOOD CMAR PRECON		491373	20250430	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		112,311.79								
326040	**6/18/2025**		**163538 LEES CERAMICS INC**							
		2,323.14	POLICE OPERATIONS GARAGE-PMT 4		491320	20250430A	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		3,590.24	POLICE OPERATIONS GARAGE-PMT 5		491321	20250430B	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		5,913.38								
326041	**6/18/2025**		**102246 LERUM, TIMOTHY M**							
		104.97	3 PR JEANS - T LERUM		491374	20250611	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		104.97								
326042	**6/18/2025**		**161278 LEXISNEXIS RISK SOLUTIONS FL INC**							
		840.00	ACCURINT MAY		491291	1300134499	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
		840.00								
326043	**6/18/2025**		**101616 LMC INSURANCE TRUST**							
		315.48	WC DED WARD A JUNE 2025		491288	24587	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		315.48								
326044	**6/18/2025**		**164066 MARQUEZ, HECTOR**							
		7.11	UB REFUND 15985 GARRETT DR		491482	20250616A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		7.11								
326045	**6/18/2025**		**100309 MENARDS**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326045	**6/18/2025**		**100309 MENARDS**						**Continued...**	
		167.66	MAILBOX REPAIRS		491336	93213	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		12.02	CLEANING SUPPLIES		491387	93238	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		48.56	PENNOCK SHORES FENCE REPAIR		491285	93341	5506.6215		EQUIPMENT-PARTS	STORM LIFT STN MNTC/RPR
		14.98			491273	93365	1940.6211		SMALL TOOLS & EQUIPMENT	AQUATIC SWIM CENTER
		55.02	PLUMBING		491276	93526	1940.6211		SMALL TOOLS & EQUIPMENT	AQUATIC SWIM CENTER
		42.15	MISC TRUCK CLEANING SUPPLIES		491287	93589	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP
		40.86	CLEANING SUPPLIES		491465	93663	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		412.86	CLEANING SUPPLIES		491465	93663	1940.6211		SMALL TOOLS & EQUIPMENT	AQUATIC SWIM CENTER
		2.16-	GOLF TAX ADJ		491496	93716	2200.2330		DUE TO OTHER GOVERNMENT	VALLEYWOOD GOLF
		2.16	GOLF TAX ADJ		491496	93716	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		31.40	SANDING SPONGE		491496	93716	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		825.51								
326046	**6/18/2025**		**100773 MID-AMERICA BUSINESS SYSTEMS**							
		44.69-	SALES TAX ADJ		491467	20250556	1100.6249		OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		44.69	SALES TAX ADJ		491467	20250556	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,555.69	LECTRIEVER REPAIR		491467	20250556	1100.6249		OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		1,555.69								
326047	**6/18/2025**		**152500 MIX, DAVID**							
		95.97	3 PR JEANS - D MIX		491391	20250604	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		95.97								
326048	**6/18/2025**		**101376 MN DEPT OF HEALTH**							
		39,263.00	WATER SVC CONNECT FEE-2ND QTR		491468	20250523A	5300.2332		STATE WATER TESTING FEE	WATER & SEWER FUND BAL SHEET
		39,263.00								
326049	**6/18/2025**		**102092 MRPA**							
		1,250.00	SOFTBALL SANCTIONING FEES		491315	11227	1850.6399		OTHER CHARGES	REC SOFTBALL
		1,250.00								
326050	**6/18/2025**		**143249 NAC MECHANICAL & ELECTRICAL SERVICES**							
		75,073.75	POLICE OPERATIONS GARAGE-PMT 7		491318	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		75,073.75								
326051	**6/18/2025**		**100995 NAPA AUTO PARTS**							
		30.56	FILTERS		491472	963467	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		30.56								
326052	**6/18/2025**		**149064 NEO ELECTRICAL SOLUTIONS**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326052	**6/18/2025**		**149064 NEO ELECTRICAL SOLUTIONS**						**Continued...**	
		9,600.00	HAYES ARENA VESTIBULE HEATERS		491330	8001	2308.6735	PR230032	CAPITAL OUTLAY-OTHER IMPROVEME	HAYES ARENA
		9,600.00								
326053	**6/18/2025**		**161127 NETCONNECTION**							
		17,867.00	EAST SIDE RANGE NETTING		491322	2504	4427.6735	2021158P	CAPITAL OUTLAY-OTHER IMPROVEME	VALLEYWOOD IMPROVEMENTS
		17,867.00								
326054	**6/18/2025**		**162943 PATRIOT ERECTORS INC**							
		3,928.25	POLICE OPERATIONS GARAGE-PMT 4		491377	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		3,928.25								
326055	**6/18/2025**		**100751 PHILLIPS WINE & SPIRITS INC**							
		966.28	LIQ#1	00000106	491674	6985499	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		15.25	FREIGHT#1	00000106	491675	6985499	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		5,833.97	WINE#1	00000106	491707	6985500	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		99.70	FREIGHT#1	00000106	491708	6985500	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		140.15	TAX#1	00000106	491676	6985501	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		5.08	FREIGHT#1	00000106	491677	6985501	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		107.50	LIQ#2	00000106	491684	6985502	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000106	491685	6985502	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,141.45	WINE#2	00000106	491715	6985503	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		22.23	FREIGHT#2	00000106	491716	6985503	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		693.33	LIQ#3	00000106	491694	6985504	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		5.08	FREIGHT#3	00000106	491695	6985504	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,707.45	WINE#3	00000106	491721	6985505	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		58.42	FREIGHT#3	00000106	491722	6985505	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		59.75	LIQ#3	00000106	491696	6985506	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000106	491697	6985506	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,349.67	LIQ#1	00000106	491678	6989201	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		20.32	FREIGHT#1	00000106	491679	6989201	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,750.25	WINE#1	00000106	491709	6989202	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		53.34	FREIGHT#1	00000106	491710	6989202	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		195.80	WINE#1	00000106	491711	6989203	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00000106	491712	6989203	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#2	00000106	491686	6989204	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,429.60	LIQ#2	00000106	491687	6989205	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		26.67	FREIGHT#2	00000106	491688	6989205	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		544.00	WINE#2	00000106	491717	6989206	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		16.51	FREIGHT#2	00000106	491718	6989206	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		31.50	TAX#2	00000106	491689	6989207	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326055	**6/18/2025**		**100751 PHILLIPS WINE & SPIRITS INC**						**Continued...**	
		100.25	NTAX#2	00000106	491690	6989207	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000106	491691	6989207	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		985.38	LIQ#3	00000106	491698	6989208	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		13.97	FREIGHT#3	00000106	491699	6989208	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		179.00	LIQ#3	00000106	491723	6989209	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		908.27	WINE#3	00000106	491724	6989209	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		25.40	FREIGHT#3	00000106	491725	6989209	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		94.35	NTAX#3	00000106	491700	6989210	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000106	491701	6989210	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1.62	PHILLIPS LIQUOR		491410	6990062	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		145.68	HIGH NOON		491409	6990211	2270.6429		GOLF-LIQUOR	GOLF FOOD & BEVERAGE
		157.00	ZING ZANG BLOODY MIX		491409	6990211	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		1,550.61	LIQ#1	00000106	491682	6993017	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		20.74	FREIGHT#1	00000106	491683	6993017	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,805.04	WINE#1	00000106	491713	6993018	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		37.47	FREIGHT#1	00000106	491714	6993018	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		416.00	TAX#1	00000106	491680	6993019	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		6.35	FREIGHT#1	00000106	491681	6993019	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		430.11	LIQ#2	00000106	491692	6993021	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.08	FREIGHT#2	00000106	491693	6993021	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		913.97	WINE#2	00000106	491719	6993022	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		15.88	FREIGHT#2	00000106	491720	6993022	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,221.27	LIQ#3	00000106	491702	6993023	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		20.32	FREIGHT#3	00000106	491703	6993023	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		224.00	WINE#3	00000106	491726	6993024	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000106	491727	6993024	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		124.60	TAX#3	00000106	491704	6993025	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		3.18	FREIGHT#3	00000106	491705	6993025	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		126.00	THC#3	00000106	491706	6993026	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		26,820.08								
326056	**6/18/2025**		**145894 POGATCHNIK, JOEL**							
		923.10	USPS TRNG FT WORTH POGATCHNIK		491381	20250516	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
		532.98	USPS TRNG FT WORTH POGATCHNIK		491382	20250516A	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
		1,456.08								
326057	**6/18/2025**		**101500 PREMIUM WATERS INC**							
		23.79	WATER		491497	310827167	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		23.79								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326058	**6/18/2025**		**138459 PWF SOLUTIONS INC**						**Continued...**	
		505.55	CLEANING CONCENTRATE		491483	22273	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		505.55								
326059	**6/18/2025**		**163539 QC COMPANIES**							
		17,057.25	POLICE OPERATIONS GARAGE-PMT 2		491376	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		17,057.25								
326060	**6/18/2025**		**151673 RACHEL CONTRACTING, INC.**							
		6,650.00	POLICE OPERATIONS GARAGE-PMT 8		491484	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		6,650.00								
326061	**6/18/2025**		**163804 RESTAURANT SUPPLY LLC**							
		21,928.56	TWO HIGH-SPEED OVENS		491485	INV610384	2306.6740	PR230032	CAPITAL OUTLAY-MACH/EQUIP/OTHE	APPLE VALLEY AQUATIC CENTER
		21,928.56								
326062	**6/18/2025**		**101189 RJM CONSTRUCTION**							
		113,887.76	POLICE OPERATIONS GARAGE-PMT11		491493	2152012811	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		113,887.76								
326063	**6/18/2025**		**153910 ROCK HARD LANDSCAPE SUPPLY**							
		1,140.00	MULCH FOR PLAYGROUNDS		491339	3218532	1735.6229		GENERAL SUPPLIES	PARK PLAY EQUIPMENT MAINTENANC
		116.00	CEMETERY MULCH		491385	3219009	5605.6229		GENERAL SUPPLIES	CEMETERY
		1,256.00								
326064	**6/18/2025**		**100952 ROOF TECH INC**							
		7,005.66	POLICE OPERATIONS GARAGE-PMT 5		491494	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		7,005.66								
326065	**6/18/2025**		**161523 SELECT METRO OFFICIALS**							
		1,943.00	BASKETBALL OFFICIALS 3/30-6/1		491406	123	1870.6249		OTHER CONTRACTUAL SERVICES	REC BASKETBALL
		1,943.00								
326066	**6/18/2025**		**118355 SHI INTERNATIONAL CORP**							
		707.75	MONITOR AND KVM SWITCH FOR POB		491499	B19833236	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		707.75								
326067	**6/18/2025**		**156003 SITEONE LANDSCAPE SUPPLY LLC**							
		359.65	WEED KILLER		491384	153964164001	1610.6214		CHEMICALS	STREET/BOULEVARD REPAIR & MNTC
		359.65								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
326068	**6/18/2025**		**101462 SMITH & LOVELESS INC**							
		819.04	LIFT 5 REPL DOME AND SOLENOID		491500	184874	5380.6265		REPAIRS-EQUIPMENT	SEWER LIFT STN REPAIR & MNTC
		819.04								
326069	**6/18/2025**		**156522 SPEEDPRO IMAGING**							
		3.21-	SALES TAX ADJ		491516	INV9886	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		3.21	SALES TAX ADJ		491516	INV9886	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,212.92	SEASON PASSES		491516	INV9886	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		1,212.92								
326070	**6/18/2025**		**140021 ST PAUL, CITY OF**							
		1,535.82	ASPHALT REPAIRS		491521	IN62534	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		1,535.82								
326071	**6/18/2025**		**163694 STEINBRECHER PAINTING COMPANY**							
		28,177.00	POLICE OPERATIONS GARAGE-PMT 2		491501	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		28,177.00								
326072	**6/18/2025**		**158459 TERRACON CONSULTANTS INC**							
		3,845.00	SVWP SPECIAL TEST THRU 4-26-25		491503	TN90071	2306.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY AQUATIC CENTER
		3,845.00								
326073	**6/18/2025**		**100777 THRYV**							
		31.00	YELLOW PAGES		491486	110115110JUN25	2205.6239		PRINTING	GOLF MANAGEMENT
		31.00								
326074	**6/18/2025**		**154328 TIER ONE LANDSCAPE**							
		26,325.00	REPLACE STEPS & RETAINING WALL		491504	24057	2365.6735	PR230040	CAPITAL OUTLAY-OTHER IMPROVEME	SUNSET PARK
		26,325.00								
326075	**6/18/2025**		**148300 TOTAL REFRIGERATION SYSTEMS INC**							
		1,024.38	BEER CAVE REFRIGERATION FIX		491509	46581155	5095.6266		REPAIRS-BUILDING	LIQUOR #3 OPERATIONS
		1,024.38								
326076	**6/18/2025**		**137332 TUBE PRO INC**							
		3,225.25	SPLASH VALLEY INNER TUBES		491403	64501	1940.6229	PR230032	GENERAL SUPPLIES	AQUATIC SWIM CENTER
		3,225.25								
326077	**6/18/2025**		**161595 TWIN CITY ACOUSTICS INC**							
		74,622.50	POLICE OPERATIONS GARAGE-PMT#4		491506	20250430	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		74,622.50								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326077	**6/18/2025**		**161595 TWIN CITY ACOUSTICS INC**						**Continued...**	
326078	**6/18/2025**		**152720 VERIZON**							
		1,959.60	VERIZON FLEET GPS (60)		491518	382000069679	1530.6237		TELEPHONE/PAGERS	FLEET & BUILDINGS-CMF
		1,959.60								
326079	**6/18/2025**		**103190 W W GOETSCH ASSOC INC**							
		2,918.00	REPLACE POOL PUMP MOTOR		491510	114666	1940.6265		REPAIRS-EQUIPMENT	AQUATIC SWIM CENTER
		2,918.00								
326080	**6/18/2025**		**149079 WARNERS STELLIAN COMPANY INC**							
		4,749.95	APPLIANCES POLICE OPERATION BL		491507	INV734812	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		2,939.94	APPLIANCES POLICE OPERATION BL		491508	INV734818	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		7,689.89								
326081	**6/18/2025**		**163807 WINCAN LLC**							
		1,950.00	MAINLINE CAMERA SOFTWARE		491513	9653	5365.6308		SOFTWARE SUBSCRIPTIONS	SEWER MGMT/REPORTS/DATA ENTRY
		1,950.00	MAINLINE CAMERA SOFTWARE		491513	9653	5505.6308		SOFTWARE SUBSCRIPTIONS	STORM DRAIN MNTC/RPR/SUMPS
		3,900.00								
326082	**6/18/2025**		**100363 XCEL ENERGY**							
		320.13	STREET LIGHTS ELECTRIC		491392	5168727942JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		320.13								
326083	**6/18/2025**		**102620 ZARNOTH BRUSH WORKS INC**							
		3,084.00	SWEEPER BROOMS		491517	202235	5505.6215		EQUIPMENT-PARTS	STORM DRAIN MNTC/RPR/SUMPS
		3,084.00								
326084	**6/18/2025**		**163876 ZORN, ADAM AND ANGELA**							
		800.00	SIDEWALK RPLCMT GARDENVIEW		491514	20250501A	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		800.00								
20250539	**5/5/2025**		**100873 HEALTHPARTNERS (DENTAL CLAIMS**							
		2,933.17	DENTAL CLAIMS 4/24-4/30/25		491766	20250430	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		2,933.17								
20250540	**5/12/2025**		**100873 HEALTHPARTNERS (DENTAL CLAIMS**							
		4,820.14	DENTAL CLAIMS 5/1-5/7/25		491767	20250507	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		4,820.14								
20250541	**5/19/2025**		**100873 HEALTHPARTNERS (DENTAL CLAIMS**							

5/5/2025 -- 6/20/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250541	5/19/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS						Continued...	
		3,985.85	DENTAL CLAIMS 5/8-5/14/25		491768	20250514	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		3,985.85								
20250542	5/27/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		4,855.43	DENTAL CLAIMS 5/15-5/21/25		491769	20250521	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		4,855.43								
20250612	6/20/2025		102664 US BANK							
		850.75	EMPLOYEE MEDICARE		491328	61325838295	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		850.75	CITY SHARE MEDICARE		491328	61325838295	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		3,669.28	FEDERAL TAXES PR		491328	61325838295	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		5,370.78								
20250613	6/20/2025		100657 MN DEPT OF REVENUE							
		1,710.20	STATE TAX WITHHOLDING		491327	61325838294	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		1,710.20								
20250614	6/18/2025		100038 APPLE VALLEY FIREFIGHTERS RELI (EFT)							
		1,397.40	FIRE RELIEF DUES		491324	61325838291	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,397.40								
20250615	6/18/2025		151440 VANTAGEPOINT TRANSFER AGENTS							
		350.00	ROTH 457-PLAN #301171-FIRE TOO		491329	61325838296	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		350.00								
20250616	6/18/2025		100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT							
		800.00	ICMA-PLAN #301171-FIRE TOO		491325	61325838292	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		800.00								
20250617	6/18/2025		100241 VANTAGEPOINT TRANSFER AGENTS - 457 PT							
		2,480.55	ICMA-PLAN #306561-FIRE ONLY		491326	61325838293	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,480.55								
		2,126,742.18	Grand Total							

Payment Instrument Totals

Checks	1,090,621.42
EFT Payments	28,703.52
A/P ACH Payment	1,007,417.24
Total Payments	2,126,742.18

JL 6/18/25
DP 6/18/25

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

5/5/2025 - 6/20/2025

Company		Amount
01000	GENERAL FUND	147,144.47
02010	CABLE TV RESERVE FUND	575.86
02025	ROAD ESCROW FUND	217,408.45
02090	PARTNERS IN EDUCATION	1,733.42
02200	VALLEYWOOD GOLF FUND	8,952.25
02300	PARKS REFERENDUM FUND	325,110.26
04425	VALLEYWOOD IMPROVEMENTS	17,867.00
04430	2024A CAPITAL PROJECT CIP FUND	910,121.45
04930	FUTURE CAPITAL PROJECTS	8,950.00
05000	LIQUOR FUND	188,846.17
05200	ARENA FUND	6,410.24
05300	WATER & SEWER FUND	238,384.32
05500	STORM DRAINAGE UTILITY FUND	24,551.22
05600	CEMETERY FUND LEVEL PROGRAM	791.79
05800	STREET LIGHT UTIL FUND	876.28
07100	INSURANCE TRUST DENTAL FUND	16,594.59
07200	RISK MANAGEMENT/INSURANCE FUND	315.48
09000	PAYROLL CLEARING FUND	12,108.93
	Report Totals	2,126,742.18

4/7/2025 -- 6/27/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34959	**6/27/2025**		**155911 5 STAR INSPECTIONS INC**							
		7,353.28	MAY 2025 ELECTRICAL FEES		492264	20250608	1400.6243		ELECTRICAL PERMIT FEES	INSPECTIONS MANAGEMENT
		7,353.28								
34960	**6/27/2025**		**153409 56 BREWING LLC**							
		154.00	BEER #2	00052517	491889	5629268	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		114.00	BEER#1	00052517	491888	5629269	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		268.00								
34961	**6/27/2025**		**100101 ACE HARDWARE**							
		2.89-	DISCOUNT		491806	350130100603	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		28.97	CLEANING SUPPLIES		491806	350130100603	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		17.70-	DISCOUNT		491807	350132100555	1900.6333		GENERAL-CASH DISCOUNTS	AV COMMUNITY CENTER
		17.60-	DISCOUNT		491807	350132100555	1920.6333		GENERAL-CASH DISCOUNTS	SENIOR CENTER
		176.00			491807	350132100555	1920.6211		SMALL TOOLS & EQUIPMENT	SENIOR CENTER
		177.00			491807	350132100555	1900.6211		SMALL TOOLS & EQUIPMENT	AV COMMUNITY CENTER
		17.60-	DISCOUNT		491807	350132100555	5270.6333		GENERAL-CASH DISCOUNTS	ARENA 2 EQUIPMENT MAINT-HAYES
		176.00			491807	350132100555	5270.6211		SMALL TOOLS & EQUIPMENT	ARENA 2 EQUIPMENT MAINT-HAYES
		1.59-	DISCOUNT		491808	350135100618	1200.6333		GENERAL-CASH DISCOUNTS	POLICE MANAGEMENT
		15.98	TAPE NEEDED FOR DETAIL 6/14		491808	350135100618	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		.63-	DISCOUNT		491804	350139115200	1610.6333		GENERAL-CASH DISCOUNTS	STREET/BOULEVARD REPAIR & MNTC
		6.38	FASTENERS- 347		491804	350139115200	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		23.97	CUSTOM WIRE STRIPPER		491805	350140100330	5375.6211		SMALL TOOLS & EQUIPMENT	SEWER MAINTENANCE AND REPAIR
		3.88-	DISCOUNT		491803	350140100543	5330.6333		GENERAL-CASH DISCOUNTS	WTR MAIN/HYDRANT/CURB STOP MNT
		38.87	HYDRANT PUMP DOWN		491803	350140100543	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		581.28								
34962	**6/27/2025**		**153995 AMAZON CAPITAL SERVICES**							
		418.72-	KITCHEN EQUIPEMENT.		491869	14FF-F7TC-4DHX	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		64.95	TRASH CAN BANDS		491786	164J4KCJHYPJ	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		133.73	WEBCAMS AND CABLES.		491921	16FD-HW3R-X491	1940.6210		OFFICE SUPPLIES	AQUATIC SWIM CENTER
		982.49	KITCHEN/LIFEGUARD EQUIPMENT		491921	16FD-HW3R-X491	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		128.30	PRINTER TONER		491868	1C31TL1GKJQ7	1940.6210		OFFICE SUPPLIES	AQUATIC SWIM CENTER
		84.72	IRRIGATION HEADS CMF		491920	1FGJFTVH9FHD	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		289.35	BATHROOM SUPPLIES		491789	1FNNY7JLYJD7	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		191.94	FINGER PUPPETS FOR PW & PARADE		491785	1G93JCM6RG3P	1800.6229		GENERAL SUPPLIES	REC PROGRAM GENERAL
		21.60-	RETURNED MOP HANDLE CMF		491919	1HXLNYMJDWW1	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		199.99	S HOOKS, WIRE TERMINALS, ETC.		491922	1M77-73KT-M31J	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		349.00-	RETURN FOR REFRIGERATOR		491790	1NJFDWNRY1NG	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		105.63	BATHROOM MISTER REPLACEMENTS		491918	1RPDG1V47C1J	1530.6215		EQUIPMENT-PARTS	FLEET & BUILDINGS-CMF
		90.88	SMALL TOOLS		491784	1VGHWWCJ6YHF	1530.6211		SMALL TOOLS & EQUIPMENT	FLEET & BUILDINGS-CMF

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
34962	**6/27/2025**		**153995 AMAZON CAPITAL SERVICES**							
		214.92	MOP BUCKETS		491870	1XHJ-5G6C-VTTQ	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		1,697.58								
34963	**6/27/2025**		**155342 BARREL THEORY BEER CO**							
		504.00	BEER#3	00052690	491906	42	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		353.00	BEER#3	00052690	491907	6500	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		857.00								
34964	**6/27/2025**		**141748 BASER & PL UMPIRES**							
		1,672.00	SOFTBALL OFFICIALS		491792	20250601	1850.6249		OTHER CONTRACTUAL SERVICES	REC SOFTBALL
		1,672.00								
34965	**6/27/2025**		**149273 BLACKFIRE CREATIVE**							
		500.00	GRAPHICS FOR EBIKES		491926	8430	1210.6265		REPAIRS-EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		500.00								
34966	**6/27/2025**		**142897 BOLTON & MENK, INC.**							
		268.50	REDWOOD SURVEYING		492042	364860	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		268.50								
34967	**6/27/2025**		**100296 BREAKTHRU BEVERAGE MIN - BEER**							
		2,274.30	BEER#2	00000105	492153	121583911	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,973.55	BEER#3	00000105	492159	121689194	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		30.75	TAX#3	00000105	492160	121689195	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		217.80	TAX#1	00000105	492132	121689198	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		8,139.70	BEER#1	00000105	492133	121689199	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		771.00	BEER#1	00000105	492131	121690378	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		11,510.90	BEER#3	00000105	492161	121717241	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		920.00	LIQ#3	00000105	492162	121717242	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		88.80	BEER#3	00000105	492163	121717243	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		15,102.25	BEER#2	00000105	492154	121717244	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		15,942.15	BEER#1	00000105	492137	121717247	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		88.80	TAX#1	00000105	492134	121717248	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		450.00	LIQ#1	00000105	492135	121717249	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		431.90	BT BEER		492267	121722449	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		626.10	TAX#3	00000105	492164	121825598	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		13,898.90	BEER#3	00000105	492165	121825599	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		679.35	TAX#3	00000105	492166	121825600	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		3,384.60	BEER#2	00000105	492155	121825601	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		59.20	TAX#2	00000105	492157	121825602	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34967	**6/27/2025**		**100296 BREAKTHRU BEVERAGE MIN - BEER**						**Continued...**	
		680.20	TAX#1	00000105	492143	121825603	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		12,104.82	BEER#1	00000105	492144	121825604	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		288.40	TAX#3	00000105	492168	121934794	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		13,623.82	BEER#1	00000105	492148	121934797	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		68.20-	CMBEER#1	00000105	492149	121934797	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		331.15	NTAX#1	00000105	492151	121934798	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		737.00	LIQ#1	00000105	492152	121934799	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		12.80-	CMBEER#1	00000105	492128	413565679	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		15.38-	CMBEER#1	00000105	492129	413565680	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		12.50-	CMBEER#1	00000105	492130	413602162	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		30.00-	CMBEER#1	00000105	492136	413613333	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		76.20-	CMBEER#1	00000105	492138	413623512	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		83.40-	CMBEER#1	00000105	492139	413623513	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		62.25-	CMBEER#2	00000105	492156	413625140	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		155.00-	CMBEER#1	00000105	492140	413625145	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		25.60-	CMBEER#1	00000105	492141	413625146	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		7.70-	CMBEER#1	00000105	492142	413625147	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		30.00-	CMBEER#1	00000105	492145	413639548	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		332.80-	CMBEER#3	00000105	492167	413643382	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		51.20-	CMBEER#2	00000105	492158	413643383	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		187.00-	CMBEER#1	00000105	492146	413643384	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		28.80-	CMBEER#1	00000105	492147	413644485	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		52.40-	CMBEER#1	00000105	492150	413663314	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		103,124.21								
34968	**6/27/2025**		**121014 BUCKEYE CLEANING CENTER**							
		5.38-	GOLF TAX ADJ		491811	90678149	2200.2330		DUE TO OTHER GOVERNMENT	VALLEYWOOD GOLF
		5.38	GOLF TAX ADJ		491811	90678149	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		78.31	VACUUM CORD		491811	90678149	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		200.84	AVCC BUCKEYE CLEANER		492043	90679513	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
		279.15								
34969	**6/27/2025**		**143314 CLEAR RIVER BEVERAGE**							
		276.00	LIQ#3	00051160	491910	808564	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		446.00	BEER#3	00051160	491911	808564	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		60.00	TAX#3	00051160	491912	808564	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		333.25	BEER#1	00051160	491908	809744	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,169.50	BEER#3	00051160	491913	809784	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		766.00	BEER#3	00051160	491914	810805	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		390.28	BEER#1	00051160	491909	810872	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34969	**6/27/2025**		**143314 CLEAR RIVER BEVERAGE**						**Continued...**	
		3,441.03								
34970	**6/27/2025**		**100102 COLLEGE CITY BEVERAGE**							
		585.65	CC BEER		491799	1147208	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		110.00	CC N/A		491933	1149496	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		775.45	CC BEER		491933	1149496	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		1,471.10								
34971	**6/27/2025**		**122849 DAKOTA 911**							
		3,770.00	DAKOTA 911-CAPITAL PROJ-JULY		491934	AR0000000815	1200.6249		OTHER CONTRACTUAL SERVICES	POLICE MANAGEMENT
		80,407.00	DAKOTA 911 FEE-JULY		491934	AR0000000815	1200.6249		OTHER CONTRACTUAL SERVICES	POLICE MANAGEMENT
		84,177.00								
34972	**6/27/2025**		**100128 DAKOTA ELECTRIC ASSOCIATION**							
		5.48	CD SIREN-PILOT KNOB #394930-2		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-CHAPARRAL #2010833		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-WILDWOOD #2010825		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-CED KNOLLS #2010817		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-GALAXIE & 42 #2010809		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-DUCHESS #2010791		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-DELANEY #2010783		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-HUNTINGTON #2010775		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-CMF #2010767		491935	200010000089JUN 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		17.72	BELMONT RD AERATOR 325093-3		491935	200010000089JUN 25	1720.6255		UTILITIES-ELECTRIC	PARK GROUNDS MAINTENANCE
		17.72	SCOTT TENNIS LTS #1804079		491935	200010000089JUN 25	1745.6255		UTILITIES-ELECTRIC	PARK CRT/GAME AREA MAINTENANCE
		17.86	LEGION FLD PRESS BX #310081-5		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		18.77	FOUNDER PK LT #366449-7		491935	200010000089JUN 25	1740.6255		UTILITIES-ELECTRIC	PARK SIDEWALK/PATH MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34972	6/27/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		19.84	HAGEMEISTER TENNIS LTS#1804087		491935	200010000089JUN 25	1745.6255		UTILITIES-ELECTRIC	PARK CRT/GAME AREA MAINTENANCE
		22.12	HUNTINGTON PK SHLTR #2014926		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		22.42	ALIMAGNET PK RESTRM #144117-9		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		25.76	GALAXIE PK WMHSE #481583-3		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		25.87	PW RADIO EQUIP #215383-1		491935	200010000089JUN 25	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC
		28.64	SALT BLDG #310219-1		491935	200010000089JUN 25	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC
		30.02	KELLEY PD PK/SPKLR #405066-2		491935	200010000089JUN 25	1720.6255		UTILITIES-ELECTRIC	PARK GROUNDS MAINTENANCE
		33.81	AV EAST PK WMHSE #2148484		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		36.25	HAGEMEISTER PK SHLTR #151256-5		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		57.21	EASTVIEW PRESS BOX #2079408		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		66.60	VALLEY MID PK SHLTR #1247824		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		76.94	DELANEY PK SHLTR #151247-4		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		79.08	COBBLESTONE PAVILLION		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		80.76	FARQ PK RESTROOMS #1617653		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		232.53	CMF STORAGE #2009652		491935	200010000089JUN 25	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC
		321.08	TEEN CENTER #268335-7		491935	200010000089JUN 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		442.46	PARK HS #4 FIELDS #224529-8		491935	200010000089JUN 25	1780.6255		UTILITIES-ELECTRIC	PARK HIGH SCHOOL #4 FIELDS
		717.89	FIRE STATION #3 #146046-8		491935	200010000089JUN 25	1340.6255		UTILITIES-ELECTRIC	FIRE BLDG & GROUNDS MNTC
		1,065.50	AQUATIC CENTER #273061-2		491935	200010000089JUN 25	1940.6255		UTILITIES-ELECTRIC	AQUATIC SWIM CENTER
		1,218.35	CENTRAL MAINT FAC #511870-8		491935	200010000089JUN	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34972	6/27/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		1,324.27	HAYES COMM & SR CTR #451229-9		491935	200010000089JUN25	1920.6255		UTILITIES-ELECTRIC	SENIOR CENTER
		1,380.27	QUARRY PT ATHLCPLX #456933-1		491935	200010000089JUN25	1715.6255		UTILITIES-ELECTRIC	PARK ATHLETIC FIELD MAINTENANC
		1,407.57	FIRE STATION #1 #111343-0		491935	200010000089JUN25	1340.6255		UTILITIES-ELECTRIC	FIRE BLDG & GROUNDS MNTC
		1,519.03	PARK PATHWAY LTS #2053296		491935	200010000089JUN25	1740.6255		UTILITIES-ELECTRIC	PARK SIDEWALK/PATH MAINTENANCE
		2,523.39	AV COMM CTR #1883305		491935	200010000089JUN25	1900.6255		UTILITIES-ELECTRIC	AV COMMUNITY CENTER
		2,710.45	EASTVIEW-HIGHLAND #1889047		491935	200010000089JUN25	1715.6255		UTILITIES-ELECTRIC	PARK ATHLETIC FIELD MAINTENANC
		3,168.80	AVFAC EXPANSION #443065-8		491935	200010000089JUN25	1940.6255		UTILITIES-ELECTRIC	AQUATIC SWIM CENTER
		6,231.93	MUNICIPAL CENTER #288247-0		491935	200010000089JUN25	1060.6255		UTILITIES-ELECTRIC	MUNICIPAL BLDG & GROUNDS MNTC
		1,305.49	OLD CITY HALL #517541-9		491935	200010000089JUN25	2092.6255		UTILITIES-ELECTRIC	EDUCATION BUILDING FUND
		68.30	CENTRAL VILLAGE P-LOT		491935	200010000089JUN25	2097.6255		UTILITIES-ELECTRIC	CENTRAL VILLAGE PARKING LOT
		861.47	LIQUOR STORE 2 #138678-8		491935	200010000089JUN25	5065.6255		UTILITIES-ELECTRIC	LIQUOR #2 OPERATIONS
		1,530.21	LIQUOR STORE 1 #145003-0		491935	200010000089JUN25	5025.6255		UTILITIES-ELECTRIC	LIQUOR #1 OPERATIONS
		2,270.47	LIQUOR STORE 3 #444140-8		491935	200010000089JUN25	5095.6255		UTILITIES-ELECTRIC	LIQUOR #3 OPERATIONS
		1,349.64	ICE ARENA #1#136723-4		491935	200010000089JUN25	5210.6255		UTILITIES-ELECTRIC	ARENA 1 BUILDING MAINTENANCE
		8,066.41	HAYES PK ICE ARENA #222230-5		491935	200010000089JUN25	5265.6255		UTILITIES-ELECTRIC	ARENA 2 BLDG MAINTENANCE-HAYES
		20.85	PALOMINO RESERVOIR #103546-8		491935	200010000089JUN25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		21.05	HERALD WY PRESS STN #103686-2		491935	200010000089JUN25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		34.27	PUMPHOUSE #1 #106890-7		491935	200010000089JUN25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		56.15	LS 11-HIGHLAND PT CT #2021699		491935	200010000089JUN25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34972	**6/27/2025**		**100128 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
		57.97	LS 10 NORDIC WOODS #1830835		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		75.54	PUMPHOUSE #2 #108018-3		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		90.48	LS 7 HERITAGE HILLS #144109-6		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		90.63	PUMPHOUSE 08 #1468404		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		91.39	PUMPHOUSE #5 #135486-9		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		132.53	PUMPHOUSE 09 #1526292		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		139.25	PUMPHOUSE #3 #106099-5		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		145.79	WTRTWR RESERV-LONGRDG #144881-		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		146.69	LIFT STN 4 PH LKSHR#1030667		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		148.97	PUMPHOUSE #4 #121151-5		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		180.41	LIFT #5 #580685-6		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		183.32	PUMPHOUSE 19 #415728-5		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		187.87	LS 9 4771 DOMINICA WY #525977-		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		189.72	PUMPHOUSE 14 #2008852		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		214.77	6422 140TH ST WELL 15 2121093		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		342.53	PUMPHOUSE 13 #2023265		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		419.40	LFT STN3 133 CHAPARRAL 546943		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		1,216.52	LIFT STN 1 ELLICE #131715-5		491935	200010000089JUN 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		1,531.84	AV BOOSTER-NORDIC #138075-7		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		2,300.08	PUMPHOUSE #11 #174395-4		491935	200010000089JUN	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34972	6/27/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
						25				
		2,474.17	PUMPHOUSE #7 #126394-6		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		2,514.88	PUMPHOUSE #10 #155867-5		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		3,298.16	PUMPHOUSE 12 #2023273		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		3,541.35	PUMPHOUSE 18 #1078310		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		4,514.67	PUMPHOUSE 17 #307438-2		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		6,249.85	PUMPHOUSE 20 #484299		491935	200010000089JUN 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		20,159.01	WTR TREATMENT PLANT #511870-8		491935	200010000089JUN 25	5325.6255		UTILITIES-ELECTRIC	WATER TREATMENT FCLTY MNTC/RPR
		18.77	LS STM SWR HGHWD #1586924		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		36.70	LS STM SWR-BELMONT PK #2011021		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		43.68	LS-WHEATON PONDS #443438-7		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		104.60	LS STM SWR BRIAR OAKS#1827781		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		159.51	LS STM SWR PENNOCK SHR #135489		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		179.03	LS STN COBB LK #306511-7		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		190.70	LS STM SWR-HANNOVER #19860009		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		1,065.17	LS STM SWR ALIMAGNET #144134-4		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		1,552.90	LS 2 7698 128TH ST W #490873-7		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		2,205.30	LS STM SWR FARQUAR #137184-8		491935	200010000089JUN 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		58.43	CEMETERY LTS #339637-1		491935	200010000089JUN 25	5605.6255		UTILITIES-ELECTRIC	CEMETERY
		71.19	CEMETERY LTS FLAGPOLE#318998-2		491935	200010000089JUN 25	5605.6255		UTILITIES-ELECTRIC	CEMETERY

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34972	6/27/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		19.30	964 GARDENVIEW DR SLSIGN		491935	200010000089JUN 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		25.87	UTIL RADIO EQUIP #215383-1		491935	200010000089JUN 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		31.54	GREENWAY TUNNEL #563183-3		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		39.59	GASLIGHT STREET LT #267358-0		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		40.65	TUNNEL STREET LT #279581-3		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		49.77	SIGNAL-GARRETT & 150TH#1802081		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		53.26	SIGNAL-140TH/FLAGSTAFF#2750370		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		53.72	SIGNAL-147TH/PENNOCK #103448-7		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		54.18	SIGNAL-GALAXIE & 140TH#2053858		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		56.60	SIGNAL 153RD & CUB #2013084		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		57.36	SIGNAL-GALAXIE & 147TH#1022698		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		57.52	SIGNAL-149TH/PENNOCK #103448-7		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		59.18	SIGNAL-GALAXIE & 153RD#3128204		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		60.41	SIGNAL-140TH/PENNOCK #303778-5		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		61.01	SIGNAL 42 & PENNOCK #1033836		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		63.59	SIGNAL-CEDAR & 145TH #2047702		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		64.51	SIGNAL-140TH/JOHNNY CK#2750412		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		68.75	SIGNAL CEDAR & 147TH #1033901		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		70.12	SIGNAL GALAXIE & 150TH#1821115		491935	200010000089JUN 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		73.32	SIGNAL CEDAR & 140TH #1577386		491935	200010000089JUN	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34972	6/27/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		78.78	SIGNAL 42 & GARDENVW #124646-1		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		102.03	SIGNAL-GALAXIE & 38 #2146678		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		118.29	CO RD 42/CEDAR LTS #501516-9		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		127.10	CEDAR/147TH LTS #501520-1		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		160.81	147TH ST W LTS #498760-8		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		182.69	CEDAR/145TH LTS #501526-8		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		207.46	CEDAR & 153RD LT #487980-5		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		215.66	CEDAR/140TH LTS #501536-7		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		233.74	CEDAR & 157RD LT #487985-4		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		40,117.52	UTILITY STREET LTS #1109149		491935	200010000089JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		18.72	12119 GANTRY LN POND		492048	200010036848JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		38.53	HAWK SIGNAL PED CROSSING JUN		492051	200010066613JUN25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		25.00	PILOT KNOB/155TH ST SPKLR JUN		492049	200010066957JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		84.71	PILOT KNOB/155TH ST SIGNAL JUN		492050	200010066959JUN25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		1,444.65	VALLEYWOOD IRRIG JUN		491937	200010117984JUN25	2243.6255		UTILITIES-ELECTRIC	GOLF IRRIGATION MAINTENANCE
		1,600.71	FIRE STA 2 JUN		491938	200010130380JUN25	1340.6255		UTILITIES-ELECTRIC	FIRE BLDG & GROUNDS MNTC
		516.68	15584 GASLIGHT DR JUN		491936	200010130931JUN25	3212.6255	2024149G	UTILITIES-ELECTRIC	EDA OPERATION
		143,231.64								
34973	6/27/2025		143884 ECO WORKS SUPPLY							
		1,596.81-	SALES TAX ADJ		491950	8496	4425.2330	2021158P	DUE TO OTHER GOVERNMENT	VALLEYWOOD IMPROVMNTS BAL SHT
		1,596.81	SALES TAX ADJ		491950	8496	4427.6735	2021158P	CAPITAL OUTLAY-OTHER IMPROVEME	VALLEYWOOD IMPROVEMENTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34973	6/27/2025		143884 ECO WORKS SUPPLY						Continued...	
		19,653.00	RANGE NETTING - EAST SIDE		491950	8496	4427.6735	2021158P	CAPITAL OUTLAY-OTHER IMPROVEME	VALLEYWOOD IMPROVEMENTS
		19,653.00								
34974	6/27/2025		100685 EMERGENCY APPARATUS MAINTENANC							
		727.98	4983 REPAIR - NO START		491798	136445	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		727.98								
34975	6/27/2025		144557 EXECUTIVE OUTDOOR SERVICES LLC							
		2,345.62	FS1,2, 3 LAWN CARE		491813	2915	1340.6249		OTHER CONTRACTUAL SERVICES	FIRE BLDG & GROUNDS MNTC
		1,315.41	CONTRACT MOWING MAY		491945	2916	1940.6249		OTHER CONTRACTUAL SERVICES	AQUATIC SWIM CENTER
		10,898.66	CONTRACT MOWING MAY		491945	2916	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		1,179.15	EDU BLDG - LAWN CARE		491944	2918	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		3,672.90	CEMETERY MOWING CONTRACT MAY		492281	2919	5605.6249		OTHER CONTRACTUAL SERVICES	CEMETERY
		19,411.74								
34976	6/27/2025		120313 FASTENAL COMPANY							
		315.72	LZP2 CHECK VALVE PARTS		491814	MNLAK211341	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
		315.72								
34977	6/27/2025		161157 GLOBAL RESERVE LLC							
		296.00	THC/CBD#2	00053020	492176	17425	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		232.00	THC/CBD#3	00053020	492177	17427	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		560.00	THC/CBD#1	00053020	492175	17624	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,088.00								
34978	6/27/2025		100209 GOPHER STATE ONE-CALL							
		66.15	GOPHER STATE ONE CALL		491946	5050187	5805.6237		TELEPHONE/PAGERS	STREET LIGHT UTILITY FUND
		66.15								
34979	6/27/2025		101090 GRENDAHL, RUTH A							
		153.00	NLC CONF-GRENDAHL-COLUMBUS OH		489780	20250513	1005.6278		SUBSISTENCE ALLOWANCE	MAYOR/CITY COUNCIL
		153.00								
34980	6/27/2025		128972 HOISINGTON KOEGLER GROUP INC							
		50.00	COBB SE CONST DOCS & BIDDING		492052	240586	2331.6235	PR230064	CONSULTANT SERVICES	COBBLESTONE LAKE PARK
		125.00	AV EAST CONST DOCS & BIDDING		492052	240586	2324.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY EAST PARK
		350.00	CHAPARRAL CONST DOCS & BIDDING		492052	240586	2330.6235	PR230064	CONSULTANT SERVICES	CHAPARRAL PARK
		450.00	CEDAR ISL CONST DOCS & BIDDING		492052	240586	2328.6235	PR230064	CONSULTANT SERVICES	CEDAR ISLES PARK
		525.00	GRNLF N CONST DOCS & BIDDING		492052	240586	2341.6235	PR230064	CONSULTANT SERVICES	GREENLEAF PARK
		525.00	APP PONDS CONST DOCS & BIDDING		492052	240586	2323.6235	PR230064	CONSULTANT SERVICES	APPLE PONDS PARK

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34980	6/27/2025		128972 HOISINGTON KOEGLER GROUP INC						Continued...	
		650.00	CARROLL CONST DOCS & BIDDING		492052	240586	2327.6235	PR230064	CONSULTANT SERVICES	CARROLLWOOD PARK
		8,834.75	ENGAGEMENT, DESIGN & REIMBURSE		492052	240586	2302.6235	PR230064	CONSULTANT SERVICES	PARKS REF - GENERAL UNASSIGNED
		11,509.75								
34981	6/27/2025		100858 IMPERIALDADE							
		70.36-	AQUATIC CENTER SALES TAX ADJ.		491952	4386332	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		70.36	AQUATIC CENTER SALES TAX ADJ.		491952	4386332	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		936.52	PAPER GOODS/GARBAGE BAGS		491952	4386332	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		80.33-	SALES TAX ADJ		492055	4389341	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		80.33	SALES TAX ADJ		492055	4389341	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,068.95	PAPER GOODS/GARBAGE BAGS		492055	4389341	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		2,005.47								
34982	6/27/2025		101796 INTERSTATE BATTERY SYSTEM OF M							
		374.14	BATTERIES - #316		491953	220077242	1630.6216		VEHICLES-TIRES/BATTERIES	STREET EQUIPMENT MAINTENANCE
		374.14								
34983	6/27/2025		131791 IRRIGATION BY DESIGN INC							
		189.50	IRRIGATION REPAIR/STARTUP		492270	37375	5095.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #3 OPERATIONS
		189.50								
34984	6/27/2025		162603 ISG							
		340.00	DESIGN FEES THROUGH 5-31-25		491818	118845	2347.6235	PR230064	CONSULTANT SERVICES	JOHNNY CAKE RIDGE WEST PARK
		340.00								
34985	6/27/2025		154176 JAMAR COMPANY							
		3,453.50	ROOF REPAIRS -COUNCIL CHAMBERS		492282	275213	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		3,453.50								
34986	6/27/2025		111243 JERRY'S TRANSMISSION SERVICE INC							
		1,066.25	TRUCK AIR TANK FOR 4981		491954	45613	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		1,066.25								
34987	6/27/2025		151539 JUNKYARD BREWING CO. LLC							
		227.00	BEER#1	00052261	492205	7819	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		227.00								
34988	6/27/2025		144552 KENDELL DOORS & HARDWARE INC							
		707.28	SPLASH VALLEY DOOR PARTS		491955	IN115867	1940.6215		EQUIPMENT-PARTS	AQUATIC SWIM CENTER
		707.28								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34988	**6/27/2025**		**144552 KENDELL DOORS & HARDWARE INC**						**Continued...**	
34989	**6/27/2025**		**100276 LAKEVILLE TROPHY**							
		1,102.50	NAMEPLATE FOR LOCKERS		491968	73036	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		1,102.50								
34990	**6/27/2025**		**154177 LEAST SERVICES COUNSELING LLC**							
		1,200.00	MENTAL HEALTH SERVICES PD-MAY		491980	1720	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		1,200.00								
34991	**6/27/2025**		**100021 M AMUNDSON LLP**							
		268.80	NTAX#3	00044390	492210	404230	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,589.39	NTAX#3	00044390	492211	404230	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		275.40	TAX#1	00044390	492206	404664	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,815.68	NTAX#1	00044390	492207	404664	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		93.60	TAX#2	00044390	492208	404704	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1,250.08	NTAX#2	00044390	492209	404704	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		5,292.95								
34992	**6/27/2025**		**100293 MACQUEEN EQUIPMENT**							
		972.07	SINGLE GAS CO MONITORS (4)		491981	P50377	1330.6211		SMALL TOOLS & EQUIPMENT	FIRE OPERATIONS
		972.07								
34993	**6/27/2025**		**100299 MASTER ELECTRIC CO**							
		1,122.49	ELECTRICAL REPAIR CMF		492275	SD56590	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		1,122.49								
34994	**6/27/2025**		**152514 MEGA BEER LLC**							
		642.00	BEER#1	00052423	492213	26335	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		642.00								
34995	**6/27/2025**		**100311 METRO COUNCIL ENVIRONMENTAL SV**							
		150.00	MCES WTP STRENGTH CHARGE		492001	1189458	5325.6399		OTHER CHARGES	WATER TREATMENT FCLTY MNTC/RPR
		150.00								
34996	**6/27/2025**		**151869 MODIST BREWING CO LLC**							
		208.00	THC#1	00052303	492214	59742	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		103.05	BEER#1	00052303	492215	59742	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		325.24	BEER#3	00052303	492216	59743	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		636.29								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
34997	6/27/2025		100348 MTI DISTRIBUTING CO						Continued...	
		43.12	MOWER PARTS		492003	147579801	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		147.97	IRRIGATION BOX		491843	147767500	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		95.83	SWITCH-ROCKER		491844	147791400	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		286.92								
34998	6/27/2025		146279 NORDIC MECHANICAL SERVICES, I							
		420.00	BOILER REPAIRS		492283	78383	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		4,516.74	BOILER REPAIR. - LEISURE POOL.		492061	78584	1940.6265		REPAIRS-EQUIPMENT	AQUATIC SWIM CENTER
		381.25	HVAC REFRIGERANT REMOVAL		491847	78586	1930.6249		OTHER CONTRACTUAL SERVICES	REDWOOD CC
		5,317.99								
34999	6/27/2025		100395 R & R SPECIALTIES OF WISCONSIN INC							
		45.00	HAYES OLY BLADE SHARPENING		491851	85552IN	5270.6265		REPAIRS-EQUIPMENT	ARENA 2 EQUIPMENT MAINT-HAYES
		45.00								
35000	6/27/2025		122110 REINDERS INC							
		1,030.95	TOOL FOR SPRINKLER TRIMMING		492026	340924500	2235.6211		SMALL TOOLS & EQUIPMENT	GOLF COURSE MAINTENANCE
		1,030.95								
35001	6/27/2025		144815 RIHM KENWORTH							
		226.76	PART - #310		492027	2201864A	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		62.50-	PARTS - CORE RETURN #310		492028	CM2201748A	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		164.26								
35002	6/27/2025		102023 SCHILLING SUPPLY CO INC							
		366.77	RING ROUTE GARBAGE BAGS		492030	100804700	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		306.13	TRASH CAN LINERS		491855	100892600	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		672.90								
35003	6/27/2025		100829 SHAMROCK GROUP INC							
		78.10	NO TAX#2	00052880	492227	10300352	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		120.72	NO TAX#1	00052880	492224	12200426	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		205.28	NO TAX#2	00052880	492228	12200464	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		296.88	NO TAX#1	00052880	492225	12200470	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		88.42	NO TAX#3	00052880	492233	12200494	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		75.64	NO TAX#1	00052880	492226	12200501	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		204.28	NO TAX#3	00052880	492230	14300141	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		158.48	NO TAX#3	00052880	492232	14300190	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		120.52	NO TAX#3	00052880	492229	498282	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		189.92	NO TAX#3	00052880	492231	7000185	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35003	**6/27/2025**		**100829 SHAMROCK GROUP INC**						**Continued...**	
		1,538.24								
35004	**6/27/2025**		**101753 SYSCO MINNESOTA, INC**							
		37.90	CLEANING SUPPLIES		492034	547943534	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		3,110.13	FOOD FOR RESALE.		492034	547943534	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		652.14	FOOD FOR RESALE.		492032	547947251	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		977.05	FOOD FOR RESALE.		492035	547952749	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		68.29-	FOOD FOR RESALE.		491858	547953096	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		58.49	OVEN CLEANER.		492056	547954076	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		851.97	FOOD FOR RESALE.		492056	547954076	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		1,032.91	FOOD FOR RESALE.		492036	547956589	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		39.76	DISH DETERGENT		492033	547959720	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		897.66	FOOD FOR RESALE.		492033	547959720	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		7,589.72								
35005	**6/27/2025**		**158494 TJ DVORAK MECHANICAL**							
		150.00	RPZ TEST AVHS MOVED RPZ		491859	5417	5330.6265		REPAIRS-EQUIPMENT	WTR MAIN/HYDRANT/CURB STOP MNT
		150.00								
35006	**6/27/2025**		**100481 TRI-STATE BOBCAT INC**							
		75.39	BOBCAT PARTS		491861	P38969	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		233.70	333 PARTS		492039	P39315	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		309.09								
35007	**6/27/2025**		**100486 TWIN CITY GARAGE DOOR CO**							
		583.00	REPAIR FS1 GARAGE DOOR 2		491862	419843008	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		583.00								
35008	**6/27/2025**		**120784 ULINE**							
		97.28	EVIDENCE BAGS		491863	193953503	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		97.28								
35009	**6/27/2025**		**158457 URBAN EDGE**							
		224.49	DOG FOOD		492060	47	1281.6229		GENERAL SUPPLIES	POLICE K-9
		224.49								
35010	**6/27/2025**		**156853 UTILITY LOGIC LLC**							
		254.50	MARKING PAINT GSOC LOCATES		491864	15527	5335.6229		GENERAL SUPPLIES	WATER FINAL/SERVICE ON OFF/LOC
		1,649.29	REPLACE BROKEN AIR MONITOR		492278	15541	5320.6211		SMALL TOOLS & EQUIPMENT	WATER WELL/BOOSTER STN MNT/RPR
		1,903.79								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35010	**6/27/2025**		**156853 UTILITY LOGIC LLC**						**Continued...**	
35011	**6/27/2025**		**100496 VAN PAPER CO**							
		162.31	BAGS#2	00008795	492235	110697	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		1.62-	DISCT#2	00008795	492236	110697	5065.6333		GENERAL-CASH DISCOUNTS	LIQUOR #2 OPERATIONS
		160.69								
35012	**6/27/2025**		**158620 VENN BREWING COMPANY**							
		1.50	BEER#2	00052964	492240	9225	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		140.00	THC/CBD#1	00052964	492237	9239	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		146.00	BEER#1	00052964	492238	9265	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		195.00	THC/CBD#1	00052964	492239	9265	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		482.50								
35013	**6/27/2025**		**126509 WATER CONSERVATION SERVICE**							
		374.90	H2O SERVICE HIT FRONTIER		491865	150015	5330.6249		OTHER CONTRACTUAL SERVICES	WTR MAIN/HYDRANT/CURB STOP MNT
		374.90								
35014	**6/27/2025**		**154455 WILD MIND ARTISAN ALES**							
		165.33	THC/CBD#1	00052611	492241	1229	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		57.33-	CMBEER#1	00052611	492242	1229	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		108.00								
35015	**6/27/2025**		**149718 WONDERLIC INC**							
		6,300.00	RECRUITMENT APTITUDE TESTING		491866	F56B86BA0002	1020.6235		CONSULTANT SERVICES	HUMAN RESOURCES
		6,300.00								
35016	**6/27/2025**		**100529 ZINCK, JAMES R**							
		98.00	ZINCK - MAY MILEAGE		491867	20250530	2205.6277		MILEAGE/AUTO ALLOWANCE	GOLF MANAGEMENT
		98.00								
326085	**6/25/2025**		**101588 1ST LINE LEWEES VENTURES LLC**							
		1,287.25	FOOD FOR RESALE.		491794	151553	1940.6540		TAXABLE MISC FOR RESALE	AQUATIC SWIM CENTER
		1,287.25								
326086	**6/25/2025**		**152066 3 GUYS SEWING**							
		60.00	UNIFORM PATCHES		491791	12350	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		36.00	ATTIRE EMBROIDERY/LOGO		492266	12376	1020.6399		OTHER CHARGES	HUMAN RESOURCES
		96.00								
326087	**6/25/2025**		**147492 ACUSHNET COMPANY**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326087	**6/25/2025**		**147492 ACUSHNET COMPANY**						**Continued...**	
		348.72	STAFF		492045	920767285	2205.6281		UNIFORM/CLOTHING ALLOWANCE	GOLF MANAGEMENT
		348.72								
326088	**6/25/2025**		**100089 ADVANCE PROFESSIONAL**							
		3.56	EQUIPMENT PARTS		491787	1594480367	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		20.14	EQUIPMENT PARTS		491788	1594480559	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		23.70								
326089	**6/25/2025**		**143259 ALEXANDRIA MARCHING BAND**							
		2,000.00	2025 FREEDOM DAYS PARADE		491886	20250620	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		2,000.00								
326090	**6/25/2025**		**147324 ALL-AMERICAN ARENA PRODUCTS**							
		134.28	AVSA NET REPAIR		492062	6486	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
		134.28								
326091	**6/25/2025**		**164135 ANDERSON, DEAN**							
		11.23	UB REFUND 14160 FOXTAIL LN		491923	20250618A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		11.23								
326092	**6/25/2025**		**154253 APPLE FORD LINCOLN**							
		954.95	WINDSHIELD - #947		492272	A1CP855830	1210.6265		REPAIRS-EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		954.95								
326093	**6/25/2025**		**125174 ARTISAN BEER COMPANY**							
		636.65	BEER#1	00047806	491892	3771874	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,162.85	BEER#3	00047806	491898	3771875	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		3,387.90	BEER#1	00047806	491893	3773489	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,574.60	BEER#2	00047806	491896	3773490	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,604.50	BEER#3	00047806	491900	3773491	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		27.66	TAX#3	00047806	491901	3773492	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		431.00	THC#3	00047806	491902	3773493	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		147.60	BEER#3	00047806	491899	3773651	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		872.60	BEER#1	00047806	491894	3775177	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		2,214.74	BEER#3	00047806	491903	3775179	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		36.90	TAX#3	00047806	491904	3775180	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		36.90	TAX#1	00047806	491895	3776178	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		83.98-	CMBEER#3	00047806	491897	422820	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		13.84-	CMTHC#1	00047806	491890	423359	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		50.75-	CMBEER#1	00047806	491891	423367	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326093	**6/25/2025**		**125174 ARTISAN BEER COMPANY**						**Continued...**	
		11,985.33								
326094	**6/25/2025**		**100820 AT&T MOBILITY**							
		44.88	ENG CELL PHONE		491924	287342120685X06 032025	1510.6237		TELEPHONE/PAGERS	PW ENGINEERING & TECHNICAL
		89.76	CODE CELL PHONES		491924	287342120685X06 032025	1013.6237		TELEPHONE/PAGERS	CODE ENFORCEMENT
		144.74	INSP CELL PHONES		491924	287342120685X06 032025	1400.6237		TELEPHONE/PAGERS	INSPECTIONS MANAGEMENT
		279.38								
326095	**6/25/2025**		**163720 BACK CHANNEL BREWING COLLECTIVE LLC**							
		178.00	BEER#3	00053151	491905	2815	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		178.00								
326096	**6/25/2025**		**103508 BECKER, TARA L**							
		34.97	VEHICLE FUEL - TRAINING		492046	20250502	1200.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE MANAGEMENT
		34.97								
326097	**6/25/2025**		**109954 BERRY COFFEE COMPANY**							
		152.00	PREVENTATIVE MAINTENANCE		491834	1063821	1250.6229		GENERAL SUPPLIES	POLICE FACILITY
		164.35	COFFEE MACHINE FILTER		491925	1063863	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		316.35								
326098	**6/25/2025**		**127525 BROUGHTEN, ZACH**							
		153.00	SUBSISTENCE - MNJOA CONFERENCE		491927	20250611	1200.6278		SUBSISTENCE ALLOWANCE	POLICE MANAGEMENT
		153.00								
326099	**6/25/2025**		**100997 CALLAWAY GOLF**							
		802.68	CALLAWAY BALLS		491793	940466466	2260.6412		GOLF-BALLS	GOLF PRO SHOP MERCH SALES
		629.13	CALLAWAY GOLF GLOVES		491800	940484312	2260.6415		GOLF-GLOVES	GOLF PRO SHOP MERCH SALES
		1,431.81								
326100	**6/25/2025**		**144930 CANON**							
		49.94	COPIER LEASE		492047	41206563	2012.6310		RENTAL EXPENSE	CABLE TV JOINT POWERS
		49.94								
326101	**6/25/2025**		**100878 CHARTER COMMUNICATIONS**							
		7.87	FIRE 3 CABLE TV JUN		492044	175319601JUN25	1340.6237		TELEPHONE/PAGERS	FIRE BLDG & GROUNDS MNTC
		7.87								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326101	**6/25/2025**		**100878 CHARTER COMMUNICATIONS**						**Continued...**	
326102	**6/25/2025**		**159037 CHUX**							
		975.00	STAFF UNIFORMS		491801	12066	1940.6281		UNIFORM/CLOTHING ALLOWANCE	AQUATIC SWIM CENTER
		975.00								
326103	**6/25/2025**		**100282 CINTAS CORPORATION**							
		9.50	SHOP COVERALLS		491930	4231408733	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		491930	4231408733	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		491930	4231408733	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		38.40	RUG SERVICE - CMF		491929	4232706814	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		247.50	CINTAS LINENS		491812	4233198106	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		.82-	SALES TAX ADJ		492053	4233879889	5205.6229		GENERAL SUPPLIES	ARENA 1 MANAGEMENT
		.82	SALES TAX ADJ		492053	4233879889	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
		10.90	AVSA ENTRANCE MATS		492053	4233879889	5205.6229		GENERAL SUPPLIES	ARENA 1 MANAGEMENT
		38.40	CH MAT SVC		491928	4234205263	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC
		.62-	SALES TAX ADJ		492054	4234205288	5260.6229		GENERAL SUPPLIES	ARENA 2 MANAGEMENT-HAYES
		.62	SALES TAX ADJ		492054	4234205288	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
		8.30	HAYES ENTRANCE MATS		492054	4234205288	5260.6229		GENERAL SUPPLIES	ARENA 2 MANAGEMENT-HAYES
		3.84	ENTRY RUG REPLACEMENT		491874	4234205356	1920.6240		CLEANING SERVICE/GARBAGE REMOV	SENIOR CENTER
		25.75	AVCC RUG SERVICE		491871	4234205366	1900.6240		CLEANING SERVICE/GARBAGE REMOV	AV COMMUNITY CENTER
		440.58								
326104	**6/25/2025**		**130960 COLDSPRING GRANITE COMPANY**							
		2,337.74	CREMATION BOULDER		492279	RI2388634	5605.6326		CREMATION BOULDER	CEMETERY
		392.00	NICHE PLAQUE - GALEMA		491932	RI2392205	5605.6325		COLUMBARIUM	CEMETERY
		392.00	NICHE PLAQUE - MCCLURE		491931	RI2392206	5605.6325		COLUMBARIUM	CEMETERY
		3,121.74								
326105	**6/25/2025**		**122019 CROWN RENTAL - BURNSVILLE**							
		137.50	PRO PRESS RENTAL		491796	4268215	5265.6266		REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
		89.99	HELMET FOR CREW		491795	4268841	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		227.49								
326106	**6/25/2025**		**163270 DAILY DOSE LLC**							
		1,350.00	THC/CBD#3	00053129	491915	25	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,350.00								
326107	**6/25/2025**		**101084 DAKOTA COUNTY FIRE CHIEFS ASSN**							
		100.00	DCFCA ANNUAL DUES		491802	20250520	1300.6280		DUES & SUBSCRIPTIONS	FIRE MANAGEMENT
		100.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326107	**6/25/2025**		**101084 DAKOTA COUNTY FIRE CHIEFS ASSN**						**Continued...**	
326108	**6/25/2025**		**100434 DOUGHERTY MOLENDA SOLFEST HILL**							
		33,262.17	CRIMINAL PROSECUTION SVC-JULY		491939	66112720725	1055.6231		LEGAL SERVICES	LEGAL PROSECUTING ATTORNEY
		17,156.92	GEN CIVIL LEGAL SVC-JULY		491940	66112730725	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		50,419.09								
326109	**6/25/2025**		**138482 DROGSETH, JUSTIN**							
		153.00	SUBSISTENCE - MNJOA CONFERENCE		491941	20250611	1200.6278		SUBSISTENCE ALLOWANCE	POLICE MANAGEMENT
		153.00								
326110	**6/25/2025**		**102426 DUNHAM BROTHERS WOOD RECYCLING**							
		20.00	PALLET DISPOSAL		491810	73534	1730.6240		CLEANING SERVICE/GARBAGE REMOV	PARK BUILDING MAINTENANCE
		20.00	PALLET DISPOSAL		491809	73536	1730.6240		CLEANING SERVICE/GARBAGE REMOV	PARK BUILDING MAINTENANCE
		40.00								
326111	**6/25/2025**		**120698 DURAND MANUFACTURING**							
		1,806.06	BUILD OF CUSTOM ALUMINUM TANK		491942	31878	5390.6265		REPAIRS-EQUIPMENT	SWR EQUIP/VEHICLE MISC MNTC/RP
		1,806.06								
326112	**6/25/2025**		**118502 ECOLAB**							
		76.41-	FIRE SALES TAX ADJUST		491797	6352947067	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		76.41	FIRE SALES TAX ADJUST		491797	6352947067	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,016.85	GEAR SOAP 5 GAL(4)		491797	6352947067	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		1,016.85								
326113	**6/25/2025**		**157140 ELM CREEK BREWING COMPANY**							
		216.00	BEER#3	00052850	492126	8572	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		43.12-	CMBEER#3	00052850	492127	8572	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		94.00	BEER#2	00052850	492124	8573	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		28.50-	CMBEER#2	00052850	492125	8573	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		238.38								
326114	**6/25/2025**		**160898 EMERALD ELEMENTS**							
		450.00	THC/CBD#2	00053001	491916	3766	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		4,830.00	THC/CBD#3	00053001	491917	3812	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		5,280.00								
326115	**6/25/2025**		**164137 EVENSON, LUANN**							
		4.81	UB REFUND 13758 FORDHAM CT		491943	20250618D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		4.81								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326115	**6/25/2025**		**164137 EVENSON, LUANN**						**Continued...**	
326116	**6/25/2025**		**158230 FALLING KNIFE BREWING CO**							
		560.00	BEER#1	00052916	492169	19716	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		560.00								
326117	**6/25/2025**		**158947 FONROCHE LIGHTING AMERICA**							
		13,440.00	SOLAR POWERED LIGHTS		492274	2025G9581	5805.6735	2025109R	CAPITAL OUTLAY-OTHER IMPROVEME	STREET LIGHT UTILITY FUND
		13,440.00								
326118	**6/25/2025**		**163754 GRANNYS**							
		518.00	THC/CBD#3	00053152	492178	2621	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		518.00								
326119	**6/25/2025**		**100314 GREAT LAKES COCA-COLA DISTRIBU**							
		107.63-	CNTAX#3	00000122	492174	47296689004	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,176.94	COCA COLA		491947	47378052008	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		2,458.03	TAX#1	00000122	492170	47450305028	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		177.60	NTAX#1	00000122	492171	47450305028	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,475.53	TAX#3	00000122	492172	47496624015	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		9.35	NTAX#3	00000122	492173	47496624015	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		5,189.82								
326120	**6/25/2025**		**159119 GROUP HEALTH NON PATIENT AR**							
		619.92	EAP MAY 2025		491948	7103023	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		619.92								
326121	**6/25/2025**		**158943 GUADALAJARA, NICOLE**							
		255.00	ARSON TRNG-GUADALAJARA-DULUTH		491949	20250620	1225.6278		SUBSISTENCE ALLOWANCE	POLICE TRAINING
		255.00								
326122	**6/25/2025**		**100222 HACH COMPANY**							
		978.23	WTP LAB SUPPLIES		492277	14524606	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		119.38	WTP LAB SUPPLIES		491815	14529301	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		50.79	WTP LAB SUPPLIES		491816	14533195	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		1,148.40								
326123	**6/25/2025**		**164055 HANSEN, STACEY**							
		500.00	RAINWATER REWARDS		491817	20250604	5505.6249		OTHER CONTRACTUAL SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		500.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326124	**6/25/2025**		**101169 HAWKINS, INC.**						**Continued...**	
		985.50	NEW POOLCHEMICAL CONNECT SETUP		491951	7086606	2306.6249	PR230007	OTHER CONTRACTUAL SERVICES	APPLE VALLEY AQUATIC CENTER
		6,474.60	WTP SODIUM PERMANGANATE		491835	7091928	5325.6214		CHEMICALS	WATER TREATMENT FCLTY MNTC/RPR
		7,460.10								
326125	**6/25/2025**		**100231 HOHENSTEINS INC**							
		396.00	THC#2	00005574	492190	827329	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		316.95	BEER#2	00005574	492191	827329	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		294.00	THC#3	00005574	492192	827383	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,127.40	BEER#3	00005574	492193	827383	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		609.00	THC#1	00005574	492179	827415	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		972.75	BEER#1	00005574	492180	827415	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		63.00	TAX#1	00005574	492181	827415	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,280.00	BEER#3	00005574	492194	829473	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		120.00	TAX#3	00005574	492195	829473	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		622.50	THC#1	00005574	492182	829497	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,477.00	BEER#1	00005574	492183	829497	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		54.00	TAX#1	00005574	492184	829497	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		428.00	BEER#3	00005574	492196	831686	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		81.00	TAX#3	00005574	492197	831686	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,816.50	THC#1	00005574	492186	831733	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,193.50	BEER#1	00005574	492187	831733	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		72.00	TAX#1	00005574	492188	831733	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		47.25-	CMBEER#1	00005574	492189	831733	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		804.00	THC#1	00005574	492185	831819	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		11,680.35								
326126	**6/25/2025**		**103314 INNOVATIVE OFFICE SOLUTIONS**							
		28.94	PENS,RUBBERBANDS,WRIST PD-INSP		492269	IN4864240	1400.6210		OFFICE SUPPLIES	INSPECTIONS MANAGEMENT
		63.67	MARKERS,POST IT NOTES-SPPLY RM		492269	IN4864240	1035.6210		OFFICE SUPPLIES	FINANCE
		53.69	OFFICE SUPPLIES		492058	IN4864254	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		2.40	DIVIDER TABS FOR COUNCIL		492268	IN4864262	1005.6210		OFFICE SUPPLIES	MAYOR/CITY COUNCIL
		9.34	LEGAL SZ WRITING PADS		492268	IN4864262	1035.6210		OFFICE SUPPLIES	FINANCE
		158.04								
326127	**6/25/2025**		**158334 INSIGHT BREWING CO**							
		277.50	BEER#3	00052942	492202	24194	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		600.00	THC#1	00052942	492198	24374	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		55.34	BEER#1	00052942	492199	24374	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		624.20	THC#3	00052942	492203	24515	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		110.96	BEER#1	00052942	492200	24516	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326127	**6/25/2025**		**158334 INSIGHT BREWING CO**						**Continued...**	
		300.00	BEER#1	00052942	492201	24557	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,968.00								
326128	**6/25/2025**		**100247 INTERSTATE POWER SYSTEMS**							
		1,041.30	REPAIR - #4983		492273	R00122191201	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		1,041.30								
326129	**6/25/2025**		**164046 INVICTUS BREWING LLC**							
		200.00	THC/CBD#1	00053162	492204	9750	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		200.00								
326130	**6/25/2025**		**151188 JACK BRASS BAND**							
		1,800.00	2025 FREEDOM DAYS PARADE		491876	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		1,800.00								
326131	**6/25/2025**		**100939 JIRIK SOD FARMS INC**							
		140.00	SOD FOR FIELD 7		491837	25106	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		300.00	FIELD 7 REPAIR		491836	33997	1780.6229		GENERAL SUPPLIES	PARK HIGH SCHOOL #4 FIELDS
		440.00								
326132	**6/25/2025**		**145429 LUBE-TECH RELIABLE ASCENTEK INC**							
		168.90	GREASE		492276	3825433	1350.6212		MOTOR FUELS/OILS	FIRE VEHICLE MAINTENANCE
		168.90	GREASE		492276	3825433	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		168.90	GREASE		492276	3825433	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		168.88	GREASE		492276	3825433	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		168.90	GREASE		492276	3825433	5345.6212		MOTOR FUELS/OILS	WATER EQUIP/VEHICLE/MISC MNTC
		844.48								
326133	**6/25/2025**		**163976 M&G TRAILER SALES**							
		2,422.66	STRIPING TRAILER - #374T		492271	84653	7440.1750		TRANSPORTATION EQUIPMNT	VERF-STREET MAINT BAL SHT
		2,422.66								
326134	**6/25/2025**		**163146 MEADOR, HANNAH**							
		224.00	2 PR BOOTS - H MEADOR		491819	20250611	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
		224.00								
326135	**6/25/2025**		**100309 MENARDS**							
		20.00-	BATTERY CORE RETURN FOR AV215		492000	92824A	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		6.47	GRAFFITI REMOVER		491827	93336	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		12.48	COBBLESTONE TRANSDUCER INSTALL		491826	93396A	5506.6265		REPAIRS-EQUIPMENT	STORM LIFT STN MNTC/RPR

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326135	**6/25/2025**		**100309 MENARDS**						**Continued...**	
		4.28	IRRIGATION REPAIR		491982	93528	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		49.98	SHOP TOOLS		491996	93531A	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		36.94	SMALL TOOLS		491828	93583	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		334.00	SHOP TOOLS		491995	93591	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		15.96	EPOXY		491825	93642A	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		83.53	SMALL TOOLS FOR REPAIR		491831	93645	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		300.99	SPLIT RAIL SUPPLIES		491842	93658	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		8.99	TRANSFER PUMP		491830	93667A	1765.6211		SMALL TOOLS & EQUIPMENT	PARK EQUIPMENT MAINTENANCE
		11.98	POWER STRIP		491997	93704	1530.6210		OFFICE SUPPLIES	FLEET & BUILDINGS-CMF
		105.94	ASPHALT PATCHING TOOLS		491998	93707	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		1.69	ANCHOR FOR REPAIR		491832	93708	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		209.48	HOCKEY RINK PRIMER		491833	93717	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		295.17	CLEANING SUPPLIES		491821	93735	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		14.84	ANCHORS		491838	93775	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		71.35	IRRIGATION REPAIR - CMF		491999	93776	1530.6215		EQUIPMENT-PARTS	FLEET & BUILDINGS-CMF
		399.31	SUPPLIES		491829	93844	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		47.84	FOOD SERVICE SUPPLIES		491822	93858	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		21.27			491823	93882	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		28.90	KITCHEN SUPPLIES		491824	93893	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		29.90	WINDSCREEN SUPPLIES		491841	93935	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		117.47	SPLASH VALLEY SUPPLIES		491820	94012	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		107.25	SUPPLIES		491860	94076	1940.6229		GENERAL SUPPLIES	AQUATIC SWIM CENTER
		34.98	TOOLS FOR REDWOOD SOUTH		491840	94157	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		30.44	IRRIGATION TOOLS		491839	94165	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		2,361.43								
326136	**6/25/2025**		**164045 MID AMERICA GOODS LLC**							
		198.00	THC/CBD#1	00053163	492212	5032	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		198.00								
326137	**6/25/2025**		**139959 MINNESOTA BRASS**							
		2,400.00	2025 FREEDOM DAYS PARADE		491875	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		2,400.00								
326138	**6/25/2025**		**164134 MODERN MARKETING**							
		226.99	COLORING TOTES - FIRE PREV.		492002	MMI163210	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
		226.99								
326139	**6/25/2025**		**164140 MURPHY, MICHELLE**							
		95.00	REFUND MICHELLE MURPHY/TRIP		491872	88345259	1001.4360		REC-SENIOR PROGRAM REVENUE	GENERAL FUND REVENUE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326139	**6/25/2025**		**164140 MURPHY, MICHELLE**						**Continued...**	
		95.00	REFUND MICHELLE MURPHY		491873	88345319	1001.4360		REC-SENIOR PROGRAM REVENUE	GENERAL FUND REVENUE
		190.00								
326140	**6/25/2025**		**100995 NAPA AUTO PARTS**							
		7.82	PARTS		492004	964476	1510.6215		EQUIPMENT-PARTS	PW ENGINEERING & TECHNICAL
		256.50	PARTS		492004	964476	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		3.91	PARTS		492004	964476	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		3.91	PARTS		492004	964476	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		116.25	PUPPET WAGON SUPPLIES		491846	964514	1755.6229		GENERAL SUPPLIES	PARK MNTC REC PROGRAM SUPPORT
		15.42	EQUIPMENT PARTS		491845	964630	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		403.81								
326141	**6/25/2025**		**101199 NCPERS MINNESOTA**							
		368.00	NCPERS JULY INVOICE		492265	314900072025	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		368.00								
326142	**6/25/2025**		**164136 NEVITT, STEVEN**							
		315.86	UB REFUND 14698 EMBRY PATH		492005	20250618B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		315.86								
326143	**6/25/2025**		**127905 OFFICE OF MN.IT SERVICES**							
		199.50	LANGUAGE LINE		492059	W25050628	1200.6237		TELEPHONE/PAGERS	POLICE MANAGEMENT
		199.50								
326144	**6/25/2025**		**152597 OLD WORLD BEER**							
		424.00	BEER#1	00052433	492217	161218	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		424.00								
326145	**6/25/2025**		**132945 PEARSON BROS INC**							
		9,528.50	2025 STREET MAINT JPA PAY #1		491848	20250609	1610.6249	2025119G	OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		9,528.50								
326146	**6/25/2025**		**100374 PEPSI-COLA COMPANY**							
		711.30	TAX#1	00002171	492218	37195008	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		711.30								
326147	**6/25/2025**		**100605 PGA OF AMERICA**							
		491.35	PGA DUES		491849	20250507	2205.6280		DUES & SUBSCRIPTIONS	GOLF MANAGEMENT
		491.35								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
326148	**6/25/2025**		**143336 PREMIER LOCATING INC**							
		1,801.28	PREMIER LOCATES 5-16-5/31		492280	43092	5805.6249		OTHER CONTRACTUAL SERVICES	STREET LIGHT UTILITY FUND
		1,801.28								
326149	**6/25/2025**		**101500 PREMIUM WATERS INC**							
		160.85	WATER		491850	310842086	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		160.85								
326150	**6/25/2025**		**114684 PROTURF**							
		255.60	WEED SPRAY - HAGESEISTER		492015	589581	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		244.80	WEED SPRAY - APPLE GROVE		492021	608774	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		217.20	WEED SPRAY - CEDAR ISLES		492025	608780	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		135.00	WEED SPRAY - CEDAR KNOLLS		492012	608781	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		349.20	WEED SPRAY - FARQUAR		492023	608789	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00	WEED SPRAY - FINDLAY		492018	608790	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		183.60	WEED SPRAY - GALAXIE		492013	608791	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00	WEED SPRAY - HERITAGE		492009	608795	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		139.20	WEED SPRAY - KELLER		492008	608798	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		212.40	WEED SPRAY - LAC LAVON		492007	608800	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		244.80	WEED SPRAY - LARGEN		492020	608801	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		97.20	WEED SPRAY - NEWELL		492022	608805	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00	WEED SPRAY - NORDIC		492006	608806	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		187.20	WEED SPRAY - PENNOCK		492016	608808	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		95.40	WEED SPRAY - ERICKSON		492011	608812	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		157.80	WEED SPRAY - SCOTT		492014	608813	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00	WEED SPRAY - SUMMERFIELD		492019	608814	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00	WEED SPRAY - SUNSET		492010	608815	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00	WEED SPRAY - WALLACE		492017	608817	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		307.20	WEED SPRAY - PIPELINE		492024	608819	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		3,186.60								
326151	**6/25/2025**		**153484 PRYES BREWING COMPANY LLC**							
		459.00	BEER#1	00052530	492219	99341	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		100.83	BEER#2	00052530	492221	99886	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		116.00	BEER#1	00052530	492220	99894	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		465.50	BEER#3	00052530	492222	99901	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,141.33								
326152	**6/25/2025**		**149126 RED BULL DISTRIBUTION COMPANY**							
		374.10	TAX#1	00052064	492223	5017276941	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		374.10								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326152	**6/25/2025**		**149126 RED BULL DISTRIBUTION COMPANY**						**Continued...**	
326153	**6/25/2025**		**151932 RED WING BUSINESS ADVANTAGE ACCOUNT**							
		208.79	BOOTS - S ROTHER		491852	7241163378	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		250.00	BOOTS - K BITTERMAN		491853	7241163811	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		250.00	BOOTS - D MIX		491854	7241164499	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		708.79								
326154	**6/25/2025**		**157337 RIVER CITY RHYTHM**							
		1,200.00	2025 FREEDOM DAYS PARADE		491884	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		1,200.00								
326155	**6/25/2025**		**102632 ROADKILL ANIMAL CONTROL**							
		129.00	DEER DISPOSAL		492029	20250531	1610.6240		CLEANING SERVICE/GARBAGE REMOV	STREET/BOULEVARD REPAIR & MNTC
		129.00								
326156	**6/25/2025**		**137580 ROYAL ORDER OF KLONDIKE KATE**							
		500.00	2025 FREEDOM DAYS PARADE		491883	20250620	7005.6399		OTHER CHARGES	LODGING TAX
		500.00								
326157	**6/25/2025**		**153772 SAINTS MARCHING BAND**							
		2,000.00	2025 FREEDOM DAYS PARADE		491878	20250620	7005.6399		OTHER CHARGES	LODGING TAX
		2,000.00								
326158	**6/25/2025**		**163580 SELA ROOFING COMMERCIAL DIVISION**							
		315.00	AVCC ROOF LEAK REPAIR		491856	17913	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		315.00								
326159	**6/25/2025**		**156003 SITEONE LANDSCAPE SUPPLY LLC**							
		49.43	GRANULAR LAWN FERTILIZER		491857	154543304001	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		49.43								
326160	**6/25/2025**		**140652 SMITH, MARCUS A.**							
		153.00	SUBSISTENCE - MNJOA CONFERENCE		492031	20250611	1200.6278		SUBSISTENCE ALLOWANCE	POLICE MANAGEMENT
		153.00								
326161	**6/25/2025**		**100825 TARPS INC**							
		430.00	SHADE REPAIR.		492037	9540	1940.6265		REPAIRS-EQUIPMENT	AQUATIC SWIM CENTER
		430.00								
326162	**6/25/2025**		**163518 TERPSEY**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326162	**6/25/2025**		**163518 TERPSEY**						**Continued...**	
		93.60	THC/CBD#1	00053142	492234	75150	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		93.60								
326163	**6/25/2025**		**164139 THE LOCKER GUY**							
		75,181.24	POLICE OPER. BLD LOCKERS PMT 1		492038	20250331	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		75,181.24								
326164	**6/25/2025**		**100780 TK ELEVATOR CORPORATION**							
		2,404.50	ELEVATOR SERVICING - MC		492284	3008577385	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		2,404.50								
326165	**6/25/2025**		**157965 TS SHOPPING CENTER LLC**							
		2,400.34	LIQ1 TAX ESCROW-JULY		492040	20250620	5025.6310		RENTAL EXPENSE	LIQUOR #1 OPERATIONS
		3,698.66	LIQ1 CAM ESCROW-JULY		492040	20250620	5025.6310		RENTAL EXPENSE	LIQUOR #1 OPERATIONS
		12,500.00	LIQ1 LEASE-JULY		492040	20250620	5025.6310		RENTAL EXPENSE	LIQUOR #1 OPERATIONS
		18,599.00								
326166	**6/25/2025**		**164138 VARVILLE, RONALD**							
		10.77	UB REFUND 13818 FALCON AVE		492041	20250618C	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		10.77								
326167	**6/25/2025**		**100631 VERIZON WIRELESS**							
		41.64	HCSC CELL PHONE		492258	6115224399	1920.6237		TELEPHONE/PAGERS	SENIOR CENTER
		41.64	ADM CELL PHONE		492258	6115224399	1010.6237		TELEPHONE/PAGERS	ADMINISTRATION
		41.64	SHOP CELL PHONE		492258	6115224399	1530.6237		TELEPHONE/PAGERS	FLEET & BUILDINGS-CMF
		80.02	IT WIRELESS DATA		492258	6115224399	1030.6237		TELEPHONE/PAGERS	INFORMATION TECHNOLOGY
		81.65	CODE CELL PHONE, WIRELESS DATA		492258	6115224399	1013.6237		TELEPHONE/PAGERS	CODE ENFORCEMENT
		121.66	PK CELL PHONE, WIRELESS DATA		492258	6115224399	1710.6237		TELEPHONE/PAGERS	PARK MAINTENANCE MANAGEMENT
		196.05	INSP PHONES, WIRELESS DATA		492258	6115224399	1400.6237		TELEPHONE/PAGERS	INSPECTIONS MANAGEMENT
		240.06	ENG WIRELESS DATA		492258	6115224399	1510.6237		TELEPHONE/PAGERS	PW ENGINEERING & TECHNICAL
		400.10	POL WIRELESS DATA		492258	6115224399	1205.6237		TELEPHONE/PAGERS	POLICE RECORDS UNIT
		525.02	REC CELL PHONES, WIRELESS DATA		492258	6115224399	1700.6237		TELEPHONE/PAGERS	PARK & RECREATION MANAGEMENT
		760.19	STR WIRELESS DATA		492258	6115224399	1600.6237		TELEPHONE/PAGERS	STREET MANAGEMENT
		150.04	GOLF WIRELESS DATA		492258	6115224399	2205.6237		TELEPHONE/PAGERS	GOLF MANAGEMENT
		20.82	UTIL ON-CALL CELL PHONE		492258	6115224399	5365.6237		TELEPHONE/PAGERS	SEWER MGMT/REPORTS/DATA ENTRY
		20.82	UTIL ON-CALL CELL PHONE		492258	6115224399	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		83.28	UTIL CELL PHONES		492258	6115224399	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		83.28	UTIL CELL PHONES		492258	6115224399	5365.6237		TELEPHONE/PAGERS	SEWER MGMT/REPORTS/DATA ENTRY
		860.22	UTIL WIRELESS DATA		492258	6115224399	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		123.29	STORM CELL PHONES, WIRELESS DA		492258	6115224399	5505.6237		TELEPHONE/PAGERS	STORM DRAIN MNTC/RPR/SUMPS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326167	**6/25/2025**		**100631 VERIZON WIRELESS**						**Continued...**	
		40.01	IA1 WIRELESS DATA IPAD		492057	6115224400	5250.6237		TELEPHONE/PAGERS	ARENA 1 CONCESSIONS
		40.01	UTIL WIRELESS DATA		492057	6115224400	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		3,951.44								
326168	**6/25/2025**		**137628 ZUHRAH FUNSTERS**							
		950.00	2025 FREEDOM DAYS PARADE		491877	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		950.00								
326169	**6/25/2025**		**157344 ZUHRAH MARINERS**							
		1,000.00	2025 FREEDOM DAYS PARADE		491882	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		1,000.00								
326170	**6/25/2025**		**139953 ZUHRAH PIPES & DRUMS**							
		1,500.00	2025 FREEDOM DAYS PARADE		491879	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		1,500.00								
326171	**6/25/2025**		**137584 ZUHRAH SHRINE BAND**							
		900.00	2025 FREEDOM DAYS PARADE		491880	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		900.00								
326172	**6/25/2025**		**137581 ZUHRAH SHRINE COBRA CORPS**							
		1,200.00	2025 FREEDOM DAYS PARADE		491881	20250620	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		1,200.00								
326173	**6/25/2025**		**144448 ZUHRAH SHRINE HORSEMAN**							
		2,000.00	2025 FREEDOM DAYS PARADE		491885	20250620	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		2,000.00								
20250445	**4/7/2025**		**120679 U S BANK P CARD**							
		125.00	ROW VEG. TRAINING		490633	240007750851000 01210247	1520.6275		SCHOOLS/CONFERENCES/EXP LOCAL	NATURAL RESOURCES
			Supplier 147373 MN EROSION CONTROL (PCARD)							
		120.00	10K SPRING SEMINAR		489621	240007750941000 05997061	1400.6275		SCHOOLS/CONFERENCES/EXP LOCAL	INSPECTIONS MANAGEMENT
			Supplier 144171 ACT*10KLAKES BUILD (PCARD)							
		112.92	EDGER POWER PARTS		489582	240113450841001 12477891	5255.6265		REPAIRS-EQUIPMENT	ARENA 2 CONCESSIONS
			Supplier 157614 FILTERBUY.COM (PCARD)							
		80.42	EMS SUPPLIES		489585	240113450851000 06011409	1210.6211		SMALL TOOLS & EQUIPMENT	POLICE FIELD OPERATIONS/PATROL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	4/7/2025		120679 U S BANK P CARD						Continued...	
			Supplier 163670 LIGHTNING X PRODUCTS (PCARD)							
		54.18	AIR FILTERS		489596	240113450881000 23883837	1900.6215		EQUIPMENT-PARTS	AV COMMUNITY CENTER
			Supplier 157614 FILTERBUY.COM (PCARD)							
		68.17	BO DAKOTA COUNTY LUNCH		489619	240133950930004 95186543	1400.6275		SCHOOLS/CONFERENCES/EXP LOCAL	INSPECTIONS MANAGEMENT
			Supplier 148111 RASCALS CATERING (PCARD)							
		10.00	ACCIDENTAL CHARGE AND CANCELLA		491337	240362950817167 40596702	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
			Supplier 150670 UBER (PCARD)							
		2,795.00	CISCO CNF-SAN DEIGO MCCOLLUM		489614	240362950917444 88004869	1030.6276		SCHOOLS/CONFERENCES/EXP OTHER	INFORMATION TECHNOLOGY
			Supplier 161721 RAINFOCVMWARE EXPLORE (PCARD)							
		132.94	TRAINING- MEALS		489591	240372450859000 14052309	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 161729 ZZQ SMOKEHOUSE (PCARD)							
		6,720.00	FORENSIC SOFTWARE		489617	240552250912922 81218230	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
			Supplier 156790 MAGNET FORENSICS (PCARD)							
		900.00	REDBACK ONE FIREARMS TRAINING		489557	240646650811000 06338977	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE TRAINING
			Supplier 163671 REDBACK ONE LLC (PCARD)							
		736.70	SAHOLT TRAINING TO BE REFUNDED		491887	240646650901000 03834639	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE FIELD OPERATIONS/PATROL
			Supplier 163263 FH GREY GROUP (PCARD)							
		46.47	LUNCH AT TRAINING 4903,4904		490896	241374650925011 31288422	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE FIELD OPERATIONS/PATROL
			Supplier 120941 CARBONE'S PIZZA BAR & GRILL (PCARD)							
		14.03	FUSE		489612	241374650926003 29005109	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
			Supplier 152153 AUTOZONE (PCARD)							
		24.86	COMMAND STRIPS		489554	241640750800910 17803764	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		61.10	WINE & CHEESE EVENT SUPPLIES		489618	241640750920910 07201066	5000.2530		WINE CLUB	LIQUOR BALANCE SHEET
			Supplier 100463 TARGET STORES (PCARD)							
		10.00	FACEBOOK BOOST FOR EVENT		489583	242042950840012 52176067	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		10.00	FACEBOOK BOOST FOR EVENT		489595	242042950850022	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	**4/7/2025**		**120679 U S BANK P CARD**						**Continued...**	
						96841095				
		10.00	FACEBOOK BOOST FOR EVENT		489598	242042950870011 14710068	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		11.00	FACEBOOK BOOST FOR EVENT		489601	242042950880020 88933099	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		13.00	FACEBOOK BOOST FOR EVENT		489605	242042950900006 68033021	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		15.00	FACEBOOK BOOST FOR EVENT		489627	242042950920019 13383078	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		2.00	INSTA AD		489623	242042950930004 92263049	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		2.00	INSTA AD		489622	242042950930009 08385055	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		2.00	INSTA AD		489624	242042950930024 17176033	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		2.00	INSTA AD		490636	242042950940000 46337066	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		2.00	INSTA AD		491783	242042950940007 13338074	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
			Supplier 148619 FACEBOOK INC (PCARD)							
		1.63-	POL SALES TAX ADJUST		489558	242263850810079 83284928	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
		1.63	POL SALES TAX ADJUST		489558	242263850810079 83284928	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		21.68	AUTISM ACCEPTANCE EVENT		489558	242263850810079 83284928	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 102101 WAL-MART (PCARD)							
		14.96	FOOD FOR YFSI MEETING		489592	242263850870081 81803281	1320.6275		SCHOOLS/CONFERENCES/EXP LOCAL	FIRE PREVENTION
		28.14	REHAB SUPPLIES		489592	242263850870081 81803281	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
			Supplier 149714 SAMS CLUB (PCARD)							
		108.11	EDUCATION & OUTREACH		489562	242316850842838 93192658	5505.6239		PRINTING	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 102220 CABELA'S RETAIL INC (PCARD)							
		125.00	WEBSITE		489620	242390050939000 17396772	2205.6239		PRINTING	GOLF MANAGEMENT
			Supplier 158331 TWIN CITIES GOLF ORGANIZATION (PCARD)							
		252.00	AWWA DUES		490883	242476050923006	5380.6280		DUES & SUBSCRIPTIONS	SEWER LIFT STN REPAIR & MNTC

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	**4/7/2025**		**120679 U S BANK P CARD**						**Continued...**	
						66165065				
			Supplier 111309 AMERICAN WATER WORKS ASSN (PCARD)							
		719.97	DESERT SNOW - BRAUN		490635	242513850930270 19627050	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 163669 DESERT SNOW 1 (PCARD)							
		802.29	CASTING WITH THE COPS-SWAG		489586	242697550849000 13452953	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 151581 POSITIVE PROMOTIONS (PCARD)							
		70.69	CHAPLAIN MEETING LUNCH		489593	242697950875008 14373995	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 137112 JIMMY JOHNS (PCARD)							
		64.99	KABAT RETIREMENT CAKE		489552	244273350807302 70476153	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		64.99	LT PROMOTION BADGING CAKE		489553	244273350837302 57395183	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		12.46	MARG SUPPLIES		489580	244273350847302 59828834	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		2.79	LO EASTER		489603	244273350897302 55474372	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		7.78	LO PICNIC		489603	244273350897302 55474372	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		11.56	PS GENERAL		489603	244273350897302 55474372	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		12.98	BREAK ROOM WATER REFILL		489611	244273350917302 62486431	5095.6229		GENERAL SUPPLIES	LIQUOR #3 OPERATIONS
			Supplier 148071 CUB FOODS (PCARD)							
		.85-	POL SALES TAX ADJUST		489559	244450050810010 35555871	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
		.85	POL SALES TAX ADJUST		489559	244450050810010 35555871	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		12.60	AUTISM ACCEPTANCE EVENT		489559	244450050810010 35555871	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							
		.81-	AVCC SALES TAX ADJ		489589	244450050864001 65131823	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
		.81	AVCC SALES TAX ADJ		489589	244450050864001 65131823	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		10.73	PLASTIC UTENSILS AVCC		489589	244450050864001 65131823	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
			Supplier							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	**4/7/2025**		**120679 U S BANK P CARD**						**Continued...**	
			102101 WAL-MART (PCARD)							
		17.82	EASTER EGG HUNT		489628	244450050944001 66347154	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 149714 SAMS CLUB (PCARD)							
		6.44	MARG MIX		489581	244681650850000 01414295	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
			Supplier 163675 TOP TEN LIQUORS (PCARD)							
		300.00	APWA FACILITIES/GROUNDS CERT		489768	244921650831000 23450004	1530.6275		SCHOOLS/CONFERENCES/EXP LOCAL	FLEET & BUILDINGS-CMF
			Supplier 158418 APWA (PCARD)							
		382.20	CUTTER TOOL MOUNT		489588	244921650851000 33489297	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
			Supplier 156643 ZEPHYR INDUSTRIES (PCARD)							
		384.90	GAS MASK POUCHES		489597	244921650881000 08393604	1272.6229		GENERAL SUPPLIES	POLICE DAK CTY MAAG TEAM
			Supplier 163672 THYF SUPPLY (PCARD)							
		90.00	TRAINING UNIFORMS		491022	244921650911000 06180396	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
			Supplier 161722 RIOJITSU (PCARD)							
		364.23	H&G STRESS BALL GIVE AWAY		489587	244939850860892 22001030	1400.6229		GENERAL SUPPLIES	INSPECTIONS MANAGEMENT
			Supplier 163668 AMERICAN SOLUTIONS4 BUS (PCARD)							
		492.24	EDUCATION MATERIALS		490631	246921650801054 66010380	5505.6239		PRINTING	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 148145 4IMPRINT (PCARD)							
		59.99	SWEATSHIRT - J REINER		489767	246921650811058 26177316	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		59.99	SWEATSHIRT - R HOCHSPRUNG		489767	246921650811058 26177316	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		64.99	SWEATSHIRT - R HOCHSPRUNG		489767	246921650811058 26177316	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		64.99	SWEATSHIRT - J LATHROP		489767	246921650811058 26177316	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		65.49	SWEATSHIRT - Z CHILD		489767	246921650811058 26177316	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		69.99	SWEATSHIRT - S WERNER		489767	246921650811058 26177316	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		64.99	SWEATSHIRT - C BREITUNG		489767	246921650811058 26177316	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
			Supplier							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	4/7/2025		120679 U S BANK P CARD						Continued...	
			151951 CARHARTT (PCARD)							
		3.82-	POL SALES TAX ADJUST		489560	246921650821071 92135034	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
		3.82	POL SALES TAX ADJUST		489560	246921650821071 92135034	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		50.85	AUTISM ACCEPTANCE EVENT		489560	246921650821071 92135034	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 140339 AMAZON.COM (PCARD)							
		16.26-	POL SALES TAX ADJUST		489584	246921650841087 37661920	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
		16.26	POL SALES TAX ADJUST		489584	246921650841087 37661920	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		216.26	PART FOR K-9 CAR DOOR		489584	246921650841087 37661920	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
			Supplier 163674 DRIVE SAFE SOLUTIONS (PCARD)							
		2.27-	POL SALES TAX ADJUST		489602	246921650881025 00846996	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
		2.27	POL SALES TAX ADJUST		489602	246921650881025 00846996	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		30.26	AUTISM ACCEPTANCE EVENT		489602	246921650881025 00846996	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
		259.94	NITROGEN GAS TV TRAILER		489604	246921650901041 73270054	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP
			Supplier 140339 AMAZON.COM (PCARD)							
		748.50	TREE SALE SUPPLIES TREE GUARDS		489607	246921650901042 45432898	1520.6229		GENERAL SUPPLIES	NATURAL RESOURCES
			Supplier 162925 PLANTRA INC (PCARD)							
		99.00	PORTABLE CB		489626	246921650921060 87474571	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
			Supplier 100362 NORTHERN TOOL & EQUIPMENT (PCARD)							
		9.62-	POL SALES TAX ADJUST		489600	247170550897308 99431559	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		9.62	POL SALES TAX ADJUST		489600	247170550897308 99431559	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		127.98	RANGE-TARGET STANDS		489600	247170550897308 99431559	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 163673 SPORTSMANS INTERNET STORE (PCARD)							
		375.00	DMT CERTIFICATION - RELLER		490079	247170550932909 39100866	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	**4/7/2025**		**120679 U S BANK P CARD**						**Continued...**	
			150045 BCA TRAINING EDUCATION (PCARD)							
		20.00	BOILERS LICENSE RENEWAL		489625	247170550941509 45377214	1710.6280		DUES & SUBSCRIPTIONS	PARK MAINTENANCE MANAGEMENT
			Supplier 111168 MN DEPT OF LABOR & INDUSTRY (PCARD)							
		149.94	CLOTHING FOR HOME AND GARDEN		489769	247679050844286 00331057	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
			Supplier 155374 LLBEAN DIRECT (PCARD)							
		10.00	FACEBOOK BOOST FOR EVENT		489556	247933850800016 64177042	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		10.00	FACEBOOK BOOST FOR EVENT		489555	247933850810037 38463068	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		10.00	FACEBOOK BOOST FOR EVENT		489578	247933850830000 73994093	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
			Supplier 148619 FACEBOOK INC (PCARD)							
		207.10	APWA CONF-SAAM-NISSWA MN		489579	247933850830024 69860078	5365.6276		SCHOOLS/CONFERENCES/EXP OTHER	SEWER MGMT/REPORTS/DATA ENTRY
		207.10	APWA CONF-SAAM-NISSWA MN		489579	247933850830024 69860078	5305.6276		SCHOOLS/CONFERENCES/EXP OTHER	WATER MGMT/REPORT/DATA ENTRY
		207.09	APWA CONF-SAAM-NISSWA MN		489579	247933850830024 69860078	5505.6276		SCHOOLS/CONFERENCES/EXP OTHER	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 158418 APWA (PCARD)							
		75.00	EMAIL ADVERTISING		489613	247933850910013 88584074	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
			Supplier 141272 MAILCHIMP (PCARD)							
		99.00	ECOMMERCE SERVICE FEE		489608	247933850910015 33383083	5025.6351		VISA/BANK CHARGES	LIQUOR #1 OPERATIONS
		99.00	ECOMMERCE SERVICE FEE		489609	247933850910015 48074081	5065.6351		VISA/BANK CHARGES	LIQUOR #2 OPERATIONS
		99.00	ECOMMERCE SERVICE FEE		489610	247933850910015 54084081	5095.6351		VISA/BANK CHARGES	LIQUOR #3 OPERATIONS
			Supplier 162558 CITY HIVE INC (PCARD)							
		425.00	LMC ANNUAL CNF DULUTH - LAWELL		489561	248019750832836 70016738	1010.6276		SCHOOLS/CONFERENCES/EXP OTHER	ADMINISTRATION
			Supplier 155887 LEAGUE OF MN CITIES (PCARD)							
		640.00	MMCI CNF BROOKLYN PK- YEAR 2		489606	248019750912922 03459158	1015.6275		SCHOOLS/CONFERENCES/EXP LOCAL	CITY CLERK/ELECTIONS
			Supplier 150171 MN STATE COLLEGES (PCARD)							
		123.02	LODGING DEPOSIT FOR CONFERENCE		489599	249060450880416 00034820	5365.6275		SCHOOLS/CONFERENCES/EXP LOCAL	SEWER MGMT/REPORTS/DATA ENTRY

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250445	**4/7/2025**		**120679 U S BANK P CARD**						**Continued...**	
		123.02	LODGING DEPOSIT FOR CONFERENCE		489599	249060450880416 00034820	5305.6275		SCHOOLS/CONFERENCES/EXP LOCAL	WATER MGMT/REPORT/DATA ENTRY
		123.02	LODGING DEPOSIT FOR CONFERENCE		489599	249060450880416 00034820	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 148076 GRANDVIEW LODGE (PCARD)							
		182.00	360 COMMUNITIES LUNCHEON		489616	249064150912258 15117674	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 148978 360 COMMUNITIES (PCARD)							
		12.98	CHAPLAIN MEETING LUNCH		489594	249430050871762 86453520	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 103023 KWIK TRIP INC (PCARD)							
		43.97	4.5" GRINDING WHEEL		489615	249430150920101 92337661	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
			Supplier 143525 HOME DEPOT STORE #2833 (PCARD)							
		21,686.80								
20250446	**4/21/2025**		**120679 U S BANK P CARD**							
		207.76	REMAINDER OF HOTEL FEE		492118	240009751055485 01838085	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
			Supplier 163334 KOHLER WI RESORT HOTEL (PCARD)							
		39.45	WOMENS CNF - WELCH PCARD FEE		491979	240113450941001 15912058	1210.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE FIELD OPERATIONS/PATROL
		450.00	WOMENS CNF - WELCH ST. GEORGE		491979	240113450941001 15912058	1210.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE FIELD OPERATIONS/PATROL
		450.00	WOMENS CNF - WELCH ST. DEMO		491979	240113450941001 15912058	1210.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE FIELD OPERATIONS/PATROL
		450.00	WOMENS CNF - WELCH ST. BRAUN		491979	240113450941001 15912058	1210.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE FIELD OPERATIONS/PATROL
			Supplier 163681 MAWP ORG (PCARD)							
		19.09	REFUNDED 4/15		491973	240113450961000 78190278	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
			Supplier 161219 BITLY.COM (PCARD)							
		260.00			492068	240113450981001 09389376	1940.6275		SCHOOLS/CONFERENCES/EXP LOCAL	AQUATIC SWIM CENTER
			Supplier 163680 ISD 191 (PCARD)							
		3.71-	POL SALES TAX ADJUST		492081	240113451001000 05524049	1210.6211		SMALL TOOLS & EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		3.71	POL SALES TAX ADJUST		492081	240113451001000 05524049	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		49.55	MEDICAL SUPPLIES		492081	240113451001000	1210.6211		SMALL TOOLS & EQUIPMENT	POLICE FIELD OPERATIONS/PATROL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
						05524049				
			Supplier 163684 CONDOR RETAIL DEPT (PCARD)							
		104.88	AIR FILTERS		492114	240113451041001 15938002	5265.6266		REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
		99.90	AIR FILTERS		492113	240113451051000 03766373	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
			Supplier 157614 FILTERBUY.COM (PCARD)							
		75.00	NEW BUILDING INTERIOR		492245	240113451061000 19267050	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
			Supplier 163685 FRONTLINE METAL (PCARD)							
		19.09-	REFUND FOR CHARGE ERROR		492246	240113451061001 15038314	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
			Supplier 161219 BITLY.COM (PCARD)							
		14.30-	CH SALES TAX ADJUST		492243	240113451071000 13445966	1060.6211		SMALL TOOLS & EQUIPMENT	MUNICIPAL BLDG & GROUNDS MNTC
		14.30	CH SALES TAX ADJUST		492243	240113451071000 13445966	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		184.29	AIR FRYER-MC BREAKROOM		492243	240113451071000 13445966	1060.6211		SMALL TOOLS & EQUIPMENT	MUNICIPAL BLDG & GROUNDS MNTC
			Supplier 163687 MIDEA AMERICA CORP (PCARD)							
		950.00	STANDING DESK -FINANCE		492261	240113451081000 24837028	1035.6720		CAPITAL OUTLAY-FURNITURE & FIX	FINANCE
			Supplier 163686 IMOVR (PCARD)							
		100.00	DERAAS PARATECH TRAINING		491960	240362950977165 14204840	1310.6275		SCHOOLS/CONFERENCES/EXP LOCAL	FIRE TRAINING
			Supplier 163678 PARATECH UNIVERSITY (PCARD)							
		511.63	6-PACK COOLERS		492098	240552351023032 57640236	2270.6422		GOLF-KITCHEN SUPPLIES	GOLF FOOD & BEVERAGE
			Supplier 158304 4ALLPROMOS (PCARD)							
		736.70-	SAHOLT TRAINING REFUND		491782	240646650941000 18028736	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE FIELD OPERATIONS/PATROL
			Supplier 163263 FH GREY GROUP (PCARD)							
		60.00	SEXTORTION TRAINING		492072	240646650981000 17410188	1275.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 157877 MN CRIME PREV ASSOC (PCARD)							
		17.53-	FIRE SALES TAX ADJUST		491983	241164150977445 25974885	1340.6215		EQUIPMENT-PARTS	FIRE BLDG & GROUNDS MNTC
		17.53	FIRE SALES TAX ADJUST		491983	241164150977445 25974885	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
		233.16	DOOR HOLDER/STOP (6) FOR FS2		491983	241164150977445 25974885	1340.6215		EQUIPMENT-PARTS	FIRE BLDG & GROUNDS MNTC
			Supplier 163676 CRAFTMASTER HARDWARE LLC (PCARD)							
		35.52	GOAL SETTING SNACKS		492084	241164151013021 61356893	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
			Supplier 158533 TWO SEEDS POPCORN (PCARD)							
		10.80	LUNCH - PURSUIT TRAINING		491957	241374650945010 60920217	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 120941 CARBONE'S PIZZA BAR & GRILL (PCARD)							
		376.03	DEHUMIDIFIER		491976	241374650951004 24979321	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
			Supplier 148085 MENARDS (PCARD)							
		7.48	SAUSAGE		492101	241374651030014 49164347	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
			Supplier 149661 HY VEE (PCARD)							
		5.52-	SALES TAX ADJ		492251	241374651061002 82577305	5265.6266		REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
		5.52	SALES TAX ADJ		492251	241374651061002 82577305	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
		85.79	BUILDING MATERIAL		492251	241374651061002 82577305	5265.6266		REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
			Supplier 148085 MENARDS (PCARD)							
		33.36	SHIPPING FOR SUPPRESSOR REPAIR		491972	241640750940692 23427085	1200.6238		POSTAGE/UPS/FEDEX	POLICE MANAGEMENT
			Supplier 143773 FEDEX OFFICE (PCARD)							
		31.87	GOAL SETTING SNACKS		491992	241640750980910 17697935	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
		.21-	GOLF SALES TAX ADJUST		492067	241640750980910 17743978	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		.21	GOLF SALES TAX ADJUST		492067	241640750980910 17743978	2200.2330		DUE TO OTHER GOVERNMENT	VALLEYWOOD GOLF
		48.05	MIXERS		492067	241640750980910 17743978	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		32.42	CANDY FOR HOME & GARDEN EXPO		492094	241640751010910 16084007	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		14.00	SODA		492253	241640751060910 08483782	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		24.90	FOOD		492253	241640751060910 08483782	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
			Supplier							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
			100463 TARGET STORES (PCARD)							
		9.80-	SALES TAX ADJ		492076	241930451000000 13100046	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		9.80	SALES TAX ADJ		492076	241930451000000 13100046	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		126.80	BLOCK REPAIR LAC LAVON		492076	241930451000000 13100046	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
			Supplier 163689 TWIN CITY BRICK AND (PCARD)							
		2.00	INSTA AD		491967	242042950940016 27488021	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		2.00	INSTA AD		491970	242042950940017 88025091	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		2.00	INSTA AD		491964	242042950950000 20096067	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		3.00	INSTA AD		491965	242042950950002 01780075	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		3.00	INSTA AD		491971	242042950950008 12543086	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		3.00	INSTA AD		491966	242042950950009 89039074	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		5.00	INSTA AD		491969	242042950960004 74799082	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		5.00	INSTA AD		491984	242042950960005 85775047	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		7.15	FB AD		491985	242042950970006 14859092	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		5.00	INSTA AD		491986	242042950970006 49195041	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		8.00	INSTA AD		492065	242042950980004 31690075	2270.6239		PRINTING	GOLF FOOD & BEVERAGE
		125.00	LIFEGUARD AD FOR FB		492262	242042951070039 03433023	1800.6239		PRINTING	REC PROGRAM GENERAL
			Supplier 148619 FACEBOOK INC (PCARD)							
		184.82	KITCHEN FOOD		492066	242263850990085 69815267	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		40.98	SWEARING IN TAYLOR, SOLHEID		492100	242263851030087 22820240	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		47.10	EASTER EGG HUNT		492263	242263851080088	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
						75296375				
			Supplier 102101 WAL-MART (PCARD)							
		13.40	SALES TAX ADJ		492097	242316851023034 99354532	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		4.47-	SALES TAX ADJ		492097	242316851023034 99354532	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		4.47-	SALES TAX ADJUST		492097	242316851023034 99354532	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		59.45	HOME & GARDEN CHAIRS		492097	242316851023034 99354532	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		59.45	HOME & GARDEN CHAIRS		492097	242316851023034 99354532	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		4.46-	SALES TAX ADJ		492097	242316851023034 99354532	5505.6229		GENERAL SUPPLIES	STORM DRAIN MNTC/RPR/SUMPS
		59.47	HOME & GARDEN CHAIRS		492097	242316851023034 99354532	5505.6229		GENERAL SUPPLIES	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 151597 HARBOR FREIGHT (PCARD)							
		565.79	PARTS FOR HYDRAULIC LIFT		491987	242476050985007 39379437	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
			Supplier 163679 INSTELLA PARTS CO (PCARD)							
		198.00	GUN LAW TRAINING BESKE/THIELEN		492250	242476051065008 21596203	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE TRAINING
			Supplier 157477 ECKBERG LAMMERS (PCARD)							
		125.57	MULTI HOUSING MANAGER MTG.		492071	242697950995007 33844502	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 148613 GOODCENTS DELI (PCARD)							
		64.77	ALERT TRAINING MEALS		492078	242697951000011 06863267	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 137112 JIMMY JOHNS (PCARD)							
		105.65-	SALES TAX FIRE BLASTMASK		492087	242707451009000 19049777	1310.6211		SMALL TOOLS & EQUIPMENT	FIRE TRAINING
		105.65	FIRE SALES TAX ADJ BLASTMASK		492087	242707451009000 19049777	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,405.93	MSA G1 BLAST MASK (12)		492087	242707451009000 19049777	1310.6211		SMALL TOOLS & EQUIPMENT	FIRE TRAINING
			Supplier 152887 WPSG INC (PCARD)							
		349.40	GOAL SETTING MEALS		491993	242753951019000 17427767	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
			Supplier 161614 APPLE SPICE MINNEAPOLIS (PCARD)							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
		47.59	KITCHEN FOOD		492089	244273351007302 66494687	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
			Supplier 148071 CUB FOODS (PCARD)							
		14.46	MACK AND MARBEN BREAKFAST		492109	244273351037202 54290293	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
			Supplier 100301 MCDONALDS APPLE VALLEY (PCARD)							
		8.99	LO APRIL		492108	244273351037302 58670226	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		18.27	PS GENERAL		492108	244273351037302 58670226	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		9.99	COOKIES FOR COBBLESTONE MTG		492119	244273351047302 60701760	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
			Supplier 148071 CUB FOODS (PCARD)							
		205.86	FOOD FOR K9		491974	244310650941807 42371320	1281.6229		GENERAL SUPPLIES	POLICE K-9
			Supplier 148838 ROYAL CANIN (PCARD)							
		74.14			492079	244310651001843 04676359	1225.6278		SUBSISTENCE ALLOWANCE	POLICE TRAINING
		43.38	TRAINING MEALS ALERT		492091	244310651011849 56191367	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 140817 CHIPOTLE (PCARD)							
		375.00	JOB AD GRADUATE ENGINEER		492086	244310651011849 81236849	1020.6239		PRINTING	HUMAN RESOURCES
			Supplier 158418 APWA (PCARD)							
		23.49	NEW LICENSE PLATE		492070	244450050983005 72939501	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
			Supplier 163690 VCN APPLEVALLEYMVCTR (PCARD)							
		33.74	MULTI HOUSING MANAGER MTG.		492080	244450051004001 65971360	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
		156.08	TOWELS, WATER, KLEENEX		492075	244450051004001 65996789	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		5.02	SALES TAX ADJ		492090	244450051014001 68657981	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		1.67-	SALES TAX ADJUST		492090	244450051014001 68657981	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		1.67-	SALES TAX ADJUST		492090	244450051014001 68657981	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		21.28	HOME & GARDEN CANDY		492090	244450051014001 68657981	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	4/21/2025		120679 U S BANK P CARD						Continued...	
		21.28	HOME & GARDEN CANDY		492090	244450051014001 68657981	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		1.68-	SALES TAX ADJ		492090	244450051014001 68657981	5505.6229		GENERAL SUPPLIES	STORM DRAIN MNTC/RPR/SUMPS
		21.30	HOME & GARDEN CANDY		492090	244450051014001 68657981	5505.6229		GENERAL SUPPLIES	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 149714 SAMS CLUB (PCARD)							
		15.00	LIFE SNACKS INVENTORY		492096	244450051020010 57045483	7203.6398		LIFE SNACKS	CITY WELLNESS PROGRAM
		4.47-	REC SALES TAX ADJUST		492111	244450051050009 92205761	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
		4.47	REC SALES TAX ADJUST		492111	244450051050009 92205761	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		59.47	EASTER PROGRAM SUPPLIES		492111	244450051050009 92205761	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							
		29.76	FOOD		492112	244450051054001 76580361	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		8.37	PS GENERAL		492123	244450051064001 73951184	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		13.22	LO EASTER		492123	244450051064001 73951184	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
			Supplier 102101 WAL-MART (PCARD)							
		2.54-	PARKS SALES TAX ADJUST		492260	244450051080010 43693689	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
		2.54	PARKS SALES TAX ADJUST		492260	244450051080010 43693689	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		33.79	EASTER PROGRAM SUPPLIES		492260	244450051080010 43693689	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							
		20.00	CHATGPT 4.0 MONTHLY SUB.		492117	244921651041000 31765232	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
			Supplier 161101 CHATGPT SUBSCRIPTION (PCARD)							
		15.78	GOAL SETTING SNACKS		491994	245404550990018 00005087	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
		52.11	GOAL SETTING SNACK		492083	245404551010018 00004599	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
		14.33	GOAL SETTING SNACKS		492085	245404551010018 00004607	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
			Supplier							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
			150836 ABDALLAH CANDIES (PCARD)							
		211.25	BUCKTHORN REPLACEMENT SEED		492254	246079451063084 36533767	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
			Supplier 163691 VERMILLION ELEVATOR (PCARD)							
		2.44-	SALES TAX ADJ		491990	246921650971005 38204740	5375.6211		SMALL TOOLS & EQUIPMENT	SEWER MAINTENANCE AND REPAIR
		2.44	SALES TAX ADJ		491990	246921650971005 38204740	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
		32.43	MAGNIFYING GLASSES FOR CAMERA		491990	246921650971005 38204740	5375.6211		SMALL TOOLS & EQUIPMENT	SEWER MAINTENANCE AND REPAIR
		2.60-	SALES TAX ADJ		492073	246921650981009 19310628	5375.6211		SMALL TOOLS & EQUIPMENT	SEWER MAINTENANCE AND REPAIR
		2.60	SALES TAX ADJ		492073	246921650981009 19310628	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
		34.59	MAGNIFYING LIGHT W STAND		492073	246921650981009 19310628	5375.6211		SMALL TOOLS & EQUIPMENT	SEWER MAINTENANCE AND REPAIR
			Supplier 140339 AMAZON.COM (PCARD)							
		769.00	MMBA CONF ALEXANDRIA SCHUFT		492069	246921650981013 76625235	5005.6276		SCHOOLS/CONFERENCES/EXP OTHERLIQUOR	GENERAL OPERATIONS
		769.00	MMBA CONF ALEXANDRIA- HEYNE		492069	246921650981013 76625235	5005.6276		SCHOOLS/CONFERENCES/EXP OTHERLIQUOR	GENERAL OPERATIONS
		959.00	MMBA CONF ALEXANDRIA-BLOCH		492069	246921650981013 76625235	5005.6276		SCHOOLS/CONFERENCES/EXP OTHERLIQUOR	GENERAL OPERATIONS
			Supplier 158152 MINNESOTA MUNICIPAL B (PCARD)							
		24.94-	POL SALES TAX ADJUST		492082	246921651001025 09013675	1200.6265		REPAIRS-EQUIPMENT	POLICE MANAGEMENT
		24.94	POL SALES TAX ADJUST		492082	246921651001025 09013675	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		331.79	SERVER HARD DRIVE		492082	246921651001025 09013675	1200.6265		REPAIRS-EQUIPMENT	POLICE MANAGEMENT
			Supplier 163683 SERVERSUPPLY.COM (PCARD)							
		107.28	TRASH CAN RUBBER BANDS		492088	246921651001025 18232076	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
			Supplier 148119 ULINE (PCARD)							
		3.17-	IT SALES TAX ADJUST		492095	246921651011034 11263738	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		3.17	IT SALES TAX ADJUST		492095	246921651011034 11263738	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		42.16	WSJ ONLINE SUBSCRIPTION		492095	246921651011034	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
						11263738				
			Supplier 157029 WSJ BARRONS SUBSCRIPT (PCARD)							
		772.95	BIKE HELMETS		492099	246921651011038 38607038	1200.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE MANAGEMENT
			Supplier 163688 POLICE BIKE STORE (PCARD)							
		21.00	LUNCH HOME & GARDEN SHOW (3)		492106	246921651021049 12750693	5305.6229		GENERAL SUPPLIES	WATER MGMT/REPORT/DATA ENTRY
			Supplier 161622 BOY SCOUT TROOP 293 (PCARD)							
		224.87	SOTA CONFERENCE - HOTEL		492110	246921651041066 11107016	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
			Supplier 150317 COURTYARD (PCARD)							
		1,038.00	NEW FIRST ARRIVING FOR OPB		492120	246921651051068 52428476	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
			Supplier 159135 FIRSTARRIVING.IO (PCARD)							
		124.67-	SALES TAX SERVER HARD DRIVES		492244	246921651051070 53041803	1200.6265		REPAIRS-EQUIPMENT	POLICE MANAGEMENT
		124.67	IT SALES TAX ADJ SERVER DRIVES		492244	246921651051070 53041803	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,658.92	SERVER HARD DRIVES		492244	246921651051070 53041803	1200.6265		REPAIRS-EQUIPMENT	POLICE MANAGEMENT
			Supplier 163683 SERVERSUPPLY.COM (PCARD)							
		25.00	ELVIN STATE OF THE CITY		492121	246921651061076 84033111	1310.6275		SCHOOLS/CONFERENCES/EXP LOCAL	FIRE TRAINING
			Supplier 162926 SQ AVCC (PCARD)							
		936.58	ICC BOOKS		492255	246921651061081 93609292	1400.6229		GENERAL SUPPLIES	INSPECTIONS MANAGEMENT
			Supplier 100249 INTL CODE COUNCIL INC (PCARD)							
		532.20	LUNDBERG HOTEL ROOM SOTA CONF		492247	246921651061084 13443936	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
		518.67	MACK HOTEL SOTA CONF		492248	246921651061084 13443944	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
		532.20	HOTEL SOTA CONFRENCE		492252	246921651061084 13443951	1200.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE MANAGEMENT
		518.67	MARBEN HOTEL SOTA CONF		492249	246921651061084 13443969	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
			Supplier 150317 COURTYARD (PCARD)							
		375.00	DMT CERTIFICATION - STRAND		491975	247170550941809 42925780	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
		75.00	GYSBERS DMT RECERT		491988	247170550972709	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
						76016528				
			Supplier 150045 BCA TRAINING EDUCATION (PCARD)							
		58.63			492093	247330951010527 63715912	1225.6278		SUBSISTENCE ALLOWANCE	POLICE TRAINING
			Supplier 154448 JERSEY MIKES (PCARD)							
		50.79	CONFIDENTIAL ENVELOPES		491991	247445550985200 00001127	1400.6210		OFFICE SUPPLIES	INSPECTIONS MANAGEMENT
			Supplier 153224 INNOVATIVE OFFICE SOLUTIONS (PCARD)							
		435.42	HOTEL FOR TRAINING MARSHBANK		491977	247554250942709 41180343	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
			Supplier 158466 DAYS INN (PCARD)							
		1,028.85	MILWAUKEE CHOPSAW AND HYD BATT		492074	247933850980036 33533073	5330.6211		SMALL TOOLS & EQUIPMENT	WTR MAIN/HYDRANT/CURB STOP MNT
			Supplier 159162 NTE 5425 (PCARD)							
		7.66-	POL SALES TAX ADJUST		492115	247933851040042 93226091	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		7.66	POL SALES TAX ADJUST		492115	247933851040042 93226091	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		97.56	12GAUGE AMMO FOR SWAT		492115	247933851040042 93226091	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 158726 SCHEELS ALL SPORTS (PCARD)							
		54.00	EMAIL CAMPAIGN MONTHLY		492259	247933851070007 05093076	1200.6308		SOFTWARE SUBSCRIPTIONS	POLICE MANAGEMENT
			Supplier 141272 MAILCHIMP (PCARD)							
		540.00	MMCI YEAR 2 CONFERENCE - JENAE -		491978	248019750942954 96329381	1015.6276		SCHOOLS/CONFERENCES/EXP OTHER	CITY CLERK/ELECTIONS
			Supplier 150171 MN STATE COLLEGES (PCARD)							
		12.74	EDGER REPAIR		491962	248019750942956 45001212	5265.6265		REPAIRS-EQUIPMENT	ARENA 2 BLDG MAINTENANCE-HAYES
		163.15	EDGER REPAIR		491963	248019750942956 45001253	5265.6215		EQUIPMENT-PARTS	ARENA 2 BLDG MAINTENANCE-HAYES
		58.78	EDGER REPAIR		492063	248019750982998 61001191	5265.6265		REPAIRS-EQUIPMENT	ARENA 2 BLDG MAINTENANCE-HAYES
		64.56	AIR FILTERS		492064	248019750982998 61001225	5265.6265		REPAIRS-EQUIPMENT	ARENA 2 BLDG MAINTENANCE-HAYES
			Supplier 163682 POWERWERX PRODUCT (PCARD)							
		230.00	"C" WATER LICENSE SCHOOL		492077	248019750993008 57997761	5315.6275		SCHOOLS/CONFERENCES/EXP LOCAL	WATER TRAINING/SCHOOL/MEETINGS
			Supplier 141518 MN AWWA (PCARD)							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	4/21/2025		120679 U S BANK P CARD						Continued...	
		60.00	MIAMA SPRING WORKSHOP		492256	248019751063083 86243830	5205.6275		SCHOOLS/CONFERENCES/EXP LOCAL	ARENA 1 MANAGEMENT
		60.00	MIAMA CONFERENCE		492257	248019751073094 86097810	5265.6275		SCHOOLS/CONFERENCES/EXP LOCAL	ARENA 2 BLDG MAINTENANCE-HAYES
			Supplier 148089 MIAMA (PCARD)							
		298.00	ONLINE ADVERTISING		491956	249416850951286 70119820	2205.6239		PRINTING	GOLF MANAGEMENT
			Supplier 148969 HIBU INC (PCARD)							
		46.80	H&G SHOW CANDY		491958	249430050961817 38241993	1100.6399		OTHER CHARGES	DEV MANAGEMENT
			Supplier 148264 COSTCO (PCARD)							
		27.54	OUT OF CITY TRAINING LUNCH X2		492092	249430051011850 30015016	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 148995 CULVER'S OF APPLE VALLEY (PCARD)							
		1,516.32	FDIC INDIANAPOLIS RIKKERS		492102	249430051031861 79004413	1310.6276		SCHOOLS/CONFERENCES/EXP OTHER	FIRE TRAINING
		1,666.32	FDIC INDIANAPOLIS COSTA		492104	249430051031861 79004421	1310.6276		SCHOOLS/CONFERENCES/EXP OTHER	FIRE TRAINING
		1,516.32	FDIC INDIANAPOLIS BOSTEL		492103	249430051031861 79004439	1310.6276		SCHOOLS/CONFERENCES/EXP OTHER	FIRE TRAINING
			Supplier 157246 STAYBRIDGE SUITES (PCARD)							
		23.39	FOOD SOTA CONFRENCE		492105	249430051031862 17764911	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
			Supplier 148995 CULVER'S OF APPLE VALLEY (PCARD)							
		8.95	HOTDOG BUNS		492107	249430051041871 08218560	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
			Supplier 103023 KWIK TRIP INC (PCARD)							
		25.68	HOSE SPLICER AND CLAMPS		491959	249430150970102 22196397	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		323.29	POWER WASHER FOR CARTS		492122	249430151060101 88126080	2215.6211		SMALL TOOLS & EQUIPMENT	GOLF CLUBHOUSE BUILDING
			Supplier 143525 HOME DEPOT STORE #2833 (PCARD)							
		1,233.86	TREE SALE SUPPLIES WATER BAGS		491989	249998950979000 17113714	1520.6229		GENERAL SUPPLIES	NATURAL RESOURCES
			Supplier 163677 DEWITT COMPANY (PCARD)							
		395.00-	GUADALAJARA HOMICIDE SCHOOL		492116	741988051055142 21632964	1225.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE TRAINING
			Supplier 139988 PAYPAL (PCARD)							
		640.00-	MMCI CONFERENCE - YEAR 2		491961	748019750942954	1015.6276		SCHOOLS/CONFERENCES/EXP OTHER	CITY CLERK/ELECTIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250446	**4/21/2025**		**120679 U S BANK P CARD**						**Continued...**	
						96329337				
			Supplier 150171 MN STATE COLLEGES (PCARD)							
		28,035.01								
20250618	**6/23/2025**		**102664 US BANK**							
		14,488.01	EMPLOYEE MEDICARE		491780	618251155488	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		14,488.01	CITY SHARE MEDICARE		491780	618251155488	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		42,787.69	EMPLOYEE FICA		491780	618251155488	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		42,787.69	CITY SHARE FICA		491780	618251155488	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		91,279.45	FEDERAL TAXES PR		491780	618251155488	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		205,830.85								
20250619	**6/20/2025**		**101238 MINNESOTA CHILD SUPPORT PAYMEN**							
		460.00	CHILD SUPPORT DEDUCTIONS		491778	618251155486	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		277.07	CHILD SUPPORT DEDUCTIONS		491779	618251155487	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		737.07								
20250620	**6/23/2025**		**100657 MN DEPT OF REVENUE**							
		42,935.81	STATE TAX WITHHOLDING		491777	618251155485	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		42,935.81								
20250621	**6/23/2025**		**100392 PUBLIC EMPLOYEES RETIREMENT AS**							
		167.07-	LESS DEDUCTION ERROR		492285	20250623	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		75,177.48	EMPLOYEE SHARE PERA		491776	618251155484	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		99,880.09	CITY SHARE PERA		491776	618251155484	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		174,890.50								
20250622	**6/20/2025**		**157977 WEX HEALTH INC**							
		10,662.02	HSA EMPLOYEE FUNDING		491774	6182511554813	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		10,662.02								
20250623	**6/9/2025**		**157977 WEX HEALTH INC**							
		753.09	FLEX SPENDING DAYCARE 2025		492286	20250609	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		753.09								
20250624	**6/16/2025**		**157977 WEX HEALTH INC**							
		1,796.68	FLEX SPENDING MEDICAL 2025		492287	20250616	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		2,275.00	FLEX SPENDING DAYCARE 2025		492288	20250616	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		4,071.68								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250625	**6/20/2025**		**100009 AFSCME COUNCIL #5**						**Continued...**	
		1,346.85	UNION DUES		490870	604251013401	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,346.85	UNION DUES		491770	618251155481	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,693.70								
20250626	**6/20/2025**		**151440 VANTAGEPOINT TRANSFER AGENTS**							
		7,103.11	ROTH 457-PLAN #301171-FIRE TOO		491773	6182511554812	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		7,103.11								
20250627	**6/20/2025**		**100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT**							
		28,367.30	ICMA-PLAN #301171-FIRE TOO		491775	618251155482	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		28,367.30								
20250628	**6/20/2025**		**126459 VANTAGEPOINT TRANSFER AGENTS - ROTH**							
		2,541.23	ROTH IRA-PLAN #705481		491781	618251155489	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,541.23								
		1,251,768.96	Grand Total							

Payment Instrument Totals

Checks	272,694.52
EFT Payments	530,308.17
A/P ACH Payment	448,766.27
Total Payments	1,251,768.96

DP 6/25/25

6/25/25

Company		Amount
01000	GENERAL FUND	300,284.37
02010	CABLE TV RESERVE FUND	49.94
02090	PARTNERS IN EDUCATION	2,484.64
02095	CENTRAL VILLAGE PARKING LOT	68.30
02200	VALLEYWOOD GOLF FUND	10,695.35
02300	PARKS REFERENDUM FUND	13,103.75
03210	EDA OPERATIONS FUND	516.68
04425	VALLEYWOOD IMPROVEMENTS	19,653.00
04430	2024A CAPITAL PROJECT CIP FUND	77,396.74
05000	LIQUOR FUND	184,858.43
05200	ARENA FUND	10,673.26
05300	WATER & SEWER FUND	68,072.36
05500	STORM DRAINAGE UTILITY FUND	7,197.22
05600	CEMETERY FUND LEVEL PROGRAM	6,924.26
05800	STREET LIGHT UTIL FUND	58,078.72
07000	LODGING TAX FUND	2,500.00
07200	RISK MANAGEMENT/INSURANCE FUND	5,215.00
07440	VERF-STREETS	2,422.66
09000	PAYROLL CLEARING FUND	481,574.28
	Report Totals	1,251,768.96

ITEM: 4.HH.
MEETING DATE: July 10, 2025
SECTION: Consent Agenda

Description:	
Approve Personnel Report	
Staff Contact:	**Department / Division:**
Jamie Haefner, Human Resources Manager	Administration/Human Resources

Action Requested:

Approve the personnel report

Summary:

The employment actions attached to this memo are recommended for City Council approval.

Background:

The City Council's approval of the Personnel Report includes the ratification of the City Administrator's actions in carrying out the terms and conditions of the employment of the city personnel.

Budget Impact:

Budgeted positions.

Attachments:

1. Personnel Report 07-10-2025

EMPLOYMENT ACTIONS

The following employment actions are recommended for City Council approval:

First Name	Last Name	Action	Position	Status	Dept.	Base Pay Rate	Pay Type	Pay Scale	Date (on or about)
David	Gutierrez	Hire	Maintenance Worker I	Casual, Seasonal	2205	$ 18.75	Hourly	SMI	7/14/2025
Maxwell	Hopkins	Hire	Maintenance Worker I	Casual, Seasonal	2205	$ 18.75	Hourly	SMI	7/14/2025
Kelsey	Jorgensen	Hire	Lifeguard I	Casual, Seasonal	1940	$ 17.65	Hourly	C-05	6/3/2025
Emma	Joyce	Rehire	Lifeguard I	Casual, Seasonal	1940	$ 18.40	Hourly	C-05	6/28/2025
Jennifer	Krauth	Hire	Division/Department Specialist	Full-Time, Regular	5305	$ 33.00	Hourly	130	7/28/2025
Cody	Larson	Hire	Fleet Mechanic	Full-Time, Regular	1530	$ 34.65	Hourly	UFM	7/14/2025
Randal	Neppl	Accept Resignation	Firefighter	Paid on Call	1300				7/15/2025
Liam	O'Donnell	Hire	Lead Instructor I	Casual, Variable Hour	5205	$ 15.50	Hourly	C-10	6/23/2025
Caitriona	Patterson	Hire	Lead Instructor II	Casual, Variable Hour	5205	$ 17.00	Hourly	C-10	6/10/2025
Maria	Pyle	Hire	Lifeguard I	Casual, Seasonal	1940	$ 17.40	Hourly	C-05	6/3/2025
Lynn	Rauch	Hire	Sales Clerk	Casual, Variable Hour	5090	$ 15.95	Hourly	L-1	6/25/2025
Lucas	Sterling	Hire	Sales Clerk	Casual, Variable Hour	5020	$ 15.95	Hourly	L-1	6/20/2025
McKenzie	White	Rehire	Lifeguard I	Casual, Seasonal	1940	$ 17.90	Hourly	C-05	6/3/2025

The Council's approval of the Personnel Report includes the ratification of the City Administrator's actions in carrying out the terms and conditions of the employment of the City personnel.

ITEM:	5.A.
MEETING DATE:	July 10, 2025
SECTION:	Regular Agenda

Description:	
Introductions and Oaths of Office of Police Officers David Wilson and Chidan Doobay	
Staff Contact: Nick Francis, Police Chief	**Department / Division:** Police

Action Requested:

N/A

Summary:

The Police Chief will introduce Police Officers David Wilson and Chidan Doobay to the City Council and the City Clerk will administer their oaths of office.

Background:

Both officers were hired earlier in 2025 to fill vacancies. They have both completed field training and are on solo patrol.

Budget Impact:

Attachments:

None

ITEM: 5.B.
MEETING DATE: July 10, 2025
SECTION: Regular Agenda

Description:
Natural gas utility franchise fee ordinance

1. Hold public hearing on natural gas utility franchise fee ordinance
2. Pass Ordinance amending Chapter 119 of City Code, adding Section 119.62 entitled "Franchise Fee" regarding a natural gas utility franchise fee *(Recommend waiving second reading.)*

Staff Contact:	**Department / Division:**
Matt Saam, Public Works Director	Public Works

Action Requested:

1. Hold public hearing on natural gas utility franchise fee ordinance
2. Pass Ordinance amending Chapter 119 of City Code, adding Section 119.62 entitled "Franchise Fee" regarding a natural gas utility franchise fee *(Recommend waiving second reading.)*

Summary:

Council is requested to hold a Public Hearing to consider adoption of the attached Franchise Fee Ordinance with CenterPoint Energy. The proposed Franchise Fee is 3% of gross revenues/month for residential and commercial properties except that the largest commercial customers will have a flat rate of $35/month. Based on data from CenterPoint, there are approximately 300 commercial accounts that are the largest users which will have the $35 monthly rate. Use of the Franchise Fee revenue is at the discretion of the City Council. However, based on previous discussions, a portion of the revenue is planned to be used for the Street Improvement Program.

Background:

This new franchise fee is necessary because the City's previously approved franchise fee was not able to be billed by the current accounting software used by CenterPoint Energy.

On December 26, 2024, the City Council passed a Natural Gas Utility Franchise Fee. The previous fee was 3% of account usage with a maximum cap of $25/month for residential properties and 3% of account usage with a maximum cap of $75/month for commercial/industrial properties.

This topic was previously discussed at the June 12, 2025, Council Informal Meeting and at the

October 10, 2024, March 14, 2024, and November 9, 2023, Council Informal Meetings.

Budget Impact:

Based on usage information provided by CenterPoint Energy, it is estimated that the proposed Franchise Fee will generate approximately $590,000 of annual revenue. CenterPoint Energy is expected to begin collecting fees effective October 1, 2025, therefore the first payments should be received by January 31, 2026.

Attachments:

1. Ordinance
2. Presentation

CITY OF APPLE VALLEY
ORDINANCE NO. _____

AN ORDINANCE IMPOSING AND IMPLEMENTING A GAS UTILITY SERVICE FRANCHISE FEE ON THE FOLLOWING COMPANIES PURSUANT TO THEIR RESPECTIVE FRANCHISE AGREEMENT WITH THE CITY OF APPLE VALLEY FOR PROVIDING GAS SERVICE WITHIN THE CITY OF APPLE VALLEY:

CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY, A MINNESOTA CORPORATION, ITS SUCCESSORS AND ASSIGNS; AND

The City Council of the City of Apple Valley, Dakota County, Minnesota, ordains:

Section 1. Chapter 119 of the Apple Valley City Code is amended by adding Section 119.62 to read as follows:

Section 1. Purpose. The Apple Valley City Council has determined that it is in the best interest of the City to impose a franchise fee on those public utility companies that provide gas, electric, or both services within the City of Apple Valley. Pursuant to duly adopted Ordinances, Franchise Agreement between the City of Apple Valley and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Minnesota Gas ("Company"), its successors and assigns and the City has the right to impose a franchise fee on the Company. See *Exhibit A* for identification of each Franchise Ordinance. The term "Company" as used herein shall mean and refer to each of the foregoing identified franchisee and the terms set forth shall apply to each of the franchisee independently, but equally.

Section 2. Terms. A franchise fee is hereby imposed on the Company under its gas franchise in accordance with the amount and fee design set forth in the fee schedule attached as *Exhibit B* to this Ordinance, commencing with the Company's October 2025, billing month.

This fee is a meter-based fee for each account holder. In the event that an account holder covered by this ordinance has more than one meter at a single premise, the fee shall be assessed for each meter for that account. If a premise has two or more meters being billed at different rates, the Company may have an account for each rate classification, which will result in more than one franchise fee assessment for gas service to that premise. If the Company combines the rate classifications into a single account, the franchise fee assessed to the account will be the largest franchise fee applicable to a single rate classification for energy delivered to that premise. In the event any account holder(s) covered by this ordinance have more than one premise, each premise (address) shall be subject to the appropriate fee. In the event a question arises as to the proper fee amount for any premises, the Company's manner of billing for energy used at all similar premises in the city will control.

Section 3. Payment and Fee Modification. The franchise fee shall be payable in January, April, July, and October of each year and each 3-month billing period shall be based on the amount collected by the Company during complete billing months during the period for which payment

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is to be made. The payment shall be due the last business day of the month following the period for which the payment is made. Such fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City by imposing a surcharge equivalent to such fee in its rates for gas service. The franchise fee may be increased or decreased by ordinance from time to time, however any such change may not occur more often than annually. No franchise fee shall be payable by Company if Company is legally unable to first collect an amount equal to the franchise fee from its customers in each applicable class of customers by imposing a surcharge in Company's applicable rates for gas service. Company may pay the City the fee based upon the surcharge billed subject to subsequent reductions to account for uncollectables, refunds and correction of erroneous billings. Company agrees to make its records available for inspection by the City at reasonable times provided that the City and its designated representative agree in writing not to disclose any information which would indicate the amount paid by any identifiable customer or customers or any other information regarding identified customers that is non-public by law.

Section 4. Surcharge. The City recognizes that the Minnesota Public Utilities Commission may allow the Company to add a surcharge to customer rates of city residents to reimburse the Company for the cost of the franchise fee imposed herein. The Company agrees that it is prohibited from adding an administrative fee of any kind on to the franchise fee.

Section 5. Enforcement. Any dispute, including enforcement of a default regarding this ordinance will be resolved in accordance with the provisions of the Franchise Ordinance/Agreement.

Section 6. Mandatory 5 Year Review. This Ordinance shall be reviewed by the City Council at least once within every five-year period to ensure that the Ordinance's purpose is being met.

Section 7. Filing. The City Clerk shall file a copy of this Ordinance in the Office of the City Clerk, which copy shall be available for inspection by any persons during regular office hours.

Section 8. Publication. The City Clerk shall publish this Ordinance in the official newspaper of the City with notice that a printed copy of the Ordinance is available for inspection by any person during regular office hours at the Office of the City Clerk.

Section 9. Effective Date of Franchise Fee. The effective date of the franchise fee under this Ordinance shall be October 1, 2025, with the first billing period fee due and payable on January 31, 2026, or ninety (90) days after the City sends written notice enclosing a copy of this adopted Ordinance to the Company by certified mail, whichever date is later. This Ordinance does not nullify or cancel the franchise fee imposed upon the Company pursuant to Ordinance No. 1140 (City Code Section 119.61) to the extent of the franchise fee imposed in the amount and fee design thereunder through September 30, 2025. The franchise fee(s) due and owing pursuant to Section 119.61 remains due and owing and does not merge with this Ordinance.

Section 10. Effective Date of this Ordinance. This ordinance becomes effective from and after its passage and publication.

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PASSED this _____ day of _____, 2025.

CITY OF APPLE VALLEY
City Council

_____
By: Clint Hooppaw
Its: Mayor

ATTEST:

_____
By: Christina Scipioni
Its: City Clerk

Date of Public Hearing: _____

Date Ordinance Adopted: _____

Date Ordinance Published in the Legal Newspaper: _____

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EXHIBIT A

This Franchise Fee Ordinance applies to the following public utility companies that provide natural gas services within the City of Apple Valley pursuant to the following Franchise Agreements:

> The Franchise Agreement between the City of Apple Valley and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Minnesota Gas, its successors and assigns is pursuant to City Ordinance No. 1138, effective February 14, 2025.

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EXHIBIT B

The following is the fee rate schedule for the Franchise Fee(s) imposed under this Ordinance:

Customer Classification	**Monthly Fee Amount per Customer***
Residential	3% of gross revenues per month
Firm A	3% of gross revenues per month
Firm B	3% of gross revenues per month
Firm C	$ 35.00 per month
Small Volume, Dual Fuel A ("SVDF A")	$ 35.00 per month
Small Volume, Dual Fuel B ("SVDF B")	$ 35.00 per month
Large Volume, Firm and Dual Fuel ("LVDF")	$ 35.00 per month

**Fee rate is per meter per month within the City.*

Franchise fees are to be collected monthly by the Company in the amounts set forth in the above schedule, and remitted to the City on a quarterly basis as set forth herein:

January – March collections due by April 30.
April – June collections due by July 31.
July – September collections due by October 31.
October – December collections due by January 31.

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Natural Gas Franchise Fee Ordinance

City Council Meeting – July 10, 2025

Apple Valley

Matt Saam, Public Works Director

Existing Natural Gas Franchise Fee Ordinance

- CenterPoint Energy – natural gas provider for City
  - Existing FF:
    - Residential = 3% with $25 cap
    - Commercial/Industrial = 3% with $75 cap
  - CP billing software can't do % usage and max cap
  - According to CP, billing issue only affects the largest commercial accounts ~ 300

Proposed Franchise Fee

- Residential = 3% of revenues/month
- Commercial/Industrial = 3% of revenues/month
- Largest (approx. 300) Commercial accounts = $35/month

Franchise Type - Provider	Annual Fee Total
Natural Gas - CenterPoint Energy	$590,000

Planned Franchise Fee Use

- Pavement Management Street Program = $1,000,000
- Other Priorities as Determined by the City Council

Requested Actions

1. Hold Public Hearing on Natural Gas Utility Franchise Fee Ordinance.

2. Pass Ordinance Amending Chapter 119 of City Code, Adding Section 119.62 Entitled "Franchise Fee" Regarding a Natural Gas Utility Franchise Fee (Recommend waiving second reading.)

Natural Gas Franchise Fee Ordinance

Apple Valley

Questions?

ITEM: 5.C.
MEETING DATE: July 10, 2025
SECTION: Regular Agenda

Description:
Variance, Conditional Use Permit, and Site Plan & Building Permit Authorization for 7 Brew, Lot 1, Block 1 McDonald's at Orchard Place

1. Adopt Resolution approving a variance to allow expanded hours of operation for a Class III Restaurant from 6:00 a.m. to 11:00 p.m. to 5:30 a.m. to 11:00 p.m., subject to findings and conditions
2. Adopt Resolution approving a Conditional Use Permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant, subject to conditions
3. Adopt Resolution approving the Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions

Staff Contact:	**Department / Division:**
Carter Hayes, Planner	Community Development

Action Requested:

1. Adopt Resolution approving a Variance to allow expanded hours of operation for a Class III Restaurant from 6:00 AM–11:00 PM to 5:30 AM–11:00 PM, subject to findings and conditions.
2. Adopt Resolution approving a Conditional Use Permit to allow a drive-through in conjunction with a Class III Restaurant, subject to conditions.
3. Adopt Resolution approving the Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions.

Summary:

Kueber Coffee Minnesota, LLC, doing business as 7 Brew, has submitted an application requesting the following land use actions on Lot 1, Block 1 of the McDonalds at Orchard Place plat:

- Variance to allow extended hours of operation from 6:00 AM – 11:00 PM to 5:30 AM – 11:00 PM; and
- Conditional Use Permit to allow a drive-through in conjunction with a Class III Restaurant; and
- Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop.

The proposed 7 Brew development consists of a drive-through-only coffee shop with two ordering lanes. There will be no indoor or outdoor seating. All ordering will occur through person-to-person

interaction, with no speaker boxes proposed. The site is located at 15440 English Avenue, north of the proposed McDonald's site, south of HealthPartners Medical, and west of Pilot Knob Road. Access to the site will be provided via a shared driveway on English Avenue. Site circulation and queuing are fully contained on-site. The proposed development meets the stacking requirements for drive-through facilities.

The subject site is zoned "RB" Retail Business. While Class III Restaurants are a permitted use, a Conditional Use Permit is required for the inclusion of a drive-through. The applicant has submitted a narrative addressing the performance standards outlined in City Code. In addition, a variance is requested to permit a 30-minute extension to the standard morning operating hours.

The Comprehensive Plan guides this area for "MBC" Mixed Business Campus and specifically identifies the subdistrict for commercial retail uses. The proposed use supports the intent of the Comprehensive Plan by contributing to a mix of complementary services for the surrounding employment and medical land uses.

A public hearing for the requested variance and Conditional Use Permit was held at the June 18, 2025, Planning Commission meeting. The Commission raised general questions regarding the method of service by the business, which were answered by both staff and the applicant. The only comment during the hearing was from the applicant's representative. The Planning Commission recommended approval by a 5-0 vote on each of the action items.

Background:

Zoning and Comprehensive Plan Guiding:

The subject site is zoned "RB" Retail Business. While Class III Restaurants are permitted uses within the RB district, drive-through facilities require a Conditional Use Permit in accordance with Section 155.157 (M) of the City Code. The applicant has submitted a letter of zoning compliance within the narrative that outlines how the proposed use meets applicable zoning standards. The City may apply reasonable conditions to mitigate potential adverse impacts. In addition, a variance is requested to allow hours of operation beginning at 5:30 AM.

The Comprehensive Plan designates the property as "MBC" Mixed Business Campus and more specifically within the "H" subdistrict of the Orchard Place planning area. This subdistrict is intended to support commercial, office, hotel, and medical uses. The proposed drive-through coffee shop is consistent with the planned commercial development in this area and complements surrounding uses.

Conditional Use Permit Request:

The City Code permits Class III Neighborhood Restaurants by right in the RB zoning district, but the addition of a drive-through facility requires a Conditional Use Permit. The applicant proposes two ordering lanes for drive-through service without the use of speaker boxes. Instead, person-to-person interaction will be used for all transactions. As required by ordinance, the applicant has provided a narrative demonstrating how the project complies with applicable performance standards, including vehicle queuing, pedestrian safety, and site circulation. Staff finds that the proposal is generally consistent with the intent of the RB district and recommends approval subject to the conditions outlined in the draft resolution.

Variance Request:
City Code restricts the hours of operation for Class III Restaurants to 6:00 AM – 11:00 PM. The applicant has requested a variance to allow opening at 5:30 AM to better accommodate early morning customers.

By state statute and City Ordinance, a variance may only be approved if practical difficulties exist related to the request. 7 Brew's applicant narrative provides their case for establishing a practical difficulty. A brief summary of these points is below; please see the full applicant narrative for additional details:

- The earlier operating hours support the reasonable use of the property without altering the character of the surrounding area.
- The site is located within a mixed-use employment area, where the proposed hours are compatible with similar uses.
- The requested variance is minimal and necessary to accommodate market demands during early morning hours.

Staff finds the requested variance to be consistent with the intent of the ordinance and recommends approval to allow operating hours from 5:30 AM to 11:00 PM.

Please see the attached variance resolution for findings related to this request.

Site Plan:
The site plan depicts a 510 sq. ft. drive-through coffee shop on a 1.01-acre parcel. The development includes two drive-through lanes and a 280 sq. ft. accessory cooler/storage structure. There will be no indoor or outdoor seating. All customer interaction will occur through direct person-to-person service at order windows, with no speaker boxes.

The site is accessed via a shared driveway on English Avenue, currently used by Chafin Veterinary Clinic and the future McDonald's. Internal circulation and queuing have been designed to accommodate vehicle movement within the site boundaries. All driveways and parking surfaces are to be constructed of bituminous material, in compliance with City Code.

Parking:
City Code requires parking for Class III Restaurants based on the number of customer seats. As this proposal includes no seating, this standard does not apply. However, a minimum of six stacking spaces per drive-through window is required. The site plan shows stacking capacity of 8 to 12 vehicles per lane, which exceeds minimum standards.

Twelve parking spaces, including one ADA-compliant stall, are proposed on the north side of the site and meet dimensional requirements for 60-degree angled stalls.

Building Elevations:
The proposed building and cooler/storage structure will be prefabricated and delivered to the site. Both structures will be clad in Nichiha fiber cement panels, a durable and low-maintenance product designed to withstand weather, UV, and pest impacts. The coffee stand is approximately 20 feet tall

and reflects 7 Brew's branding. A dumpster enclosure will also be finished in matching materials.

Utilities and Stormwater:
Water and sanitary sewer service will connect to existing utilities located at the northwest corner of the site. Stormwater runoff will be directed to a regional stormwater system, which includes existing ponds west of the site that provide necessary treatment and detention. Additional details are provided in the City Engineer's memo.

Landscape Plan:
Per City Code, the applicant is required to provide landscaping improvements equivalent to 2.5% of the building construction value. The proposed landscape plan includes a mix of canopy deciduous trees, ornamental (non-canopy) deciduous trees, and a variety of coniferous and flowering shrubs, intended to enhance the site's aesthetics, provide visual interest year-round, and soften the appearance of the development.

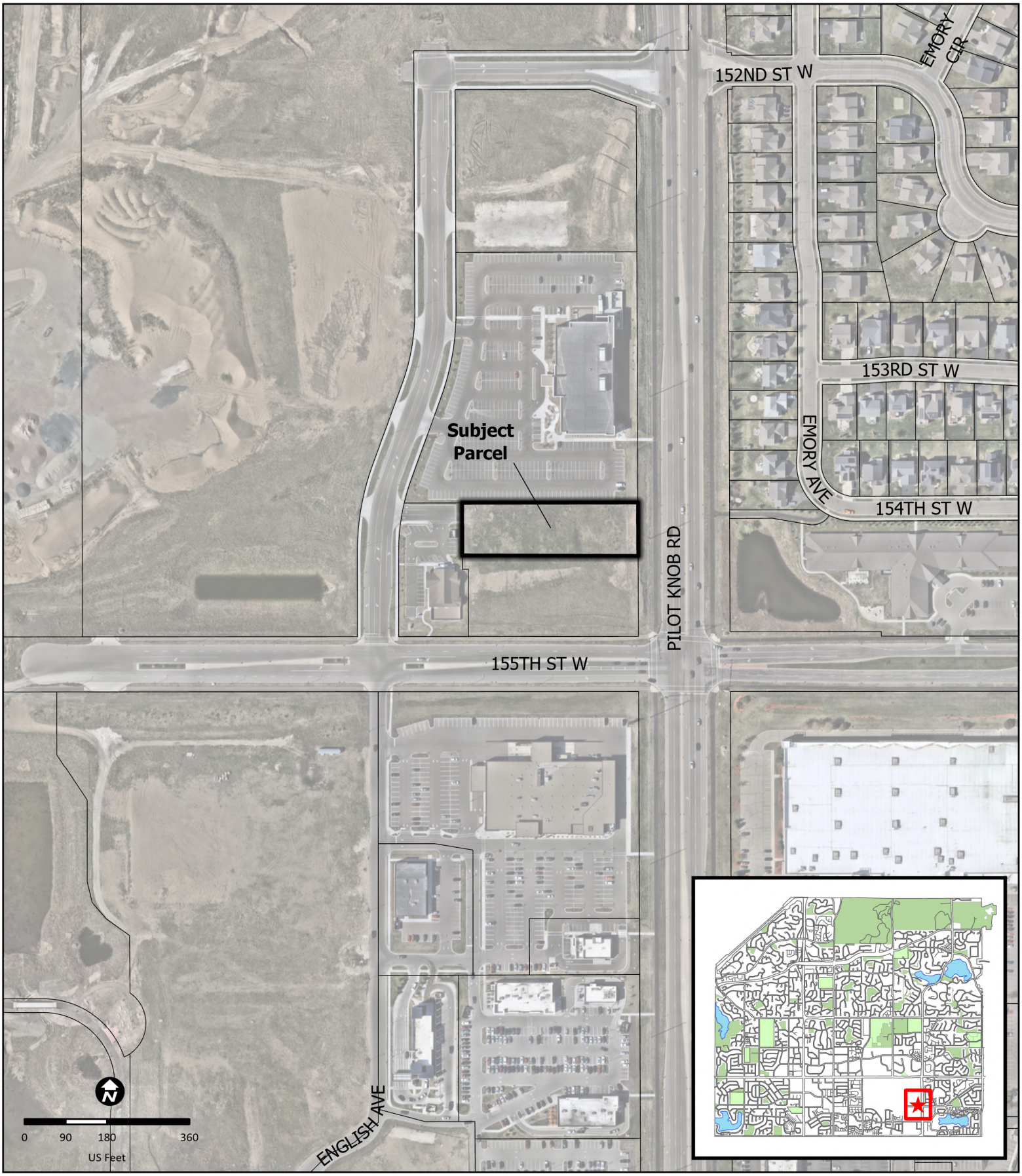
In addition, a 15-foot-wide landscaped buffer is required along Pilot Knob Road, which must incorporate a combination of trees and shrubs to provide screening and improve the streetscape appearance. The landscape plan will be reviewed for compliance with all City landscaping standards, including plant material specifications, spacing, and long-term maintenance requirements, prior to issuance of permits.

Budget Impact:
Park dedication was deferred at the time of platting due to the unknown end user. Now that development is proposed, park dedication is required based on projected employee density. For commercial service uses, the City estimates two employees per 1,000 sq. ft. of building area. Based on a 510 sq. ft. structure, the required park dedication is approximately 0.0024 acres.

At a land value of $265,000 per acre, the park dedication fee in lieu of land is calculated to be $645.

Attachments:

1. Location Map
2. Zoning Map
3. Narrative
4. Plat
5. Plan Set
6. Resolution - Building Permit
7. Resolution - CUP & Variance
8. Engineer's Memo
9. Building Official's Memo
10. Presentation



Date Saved: 5/20/2025 2:31 PM

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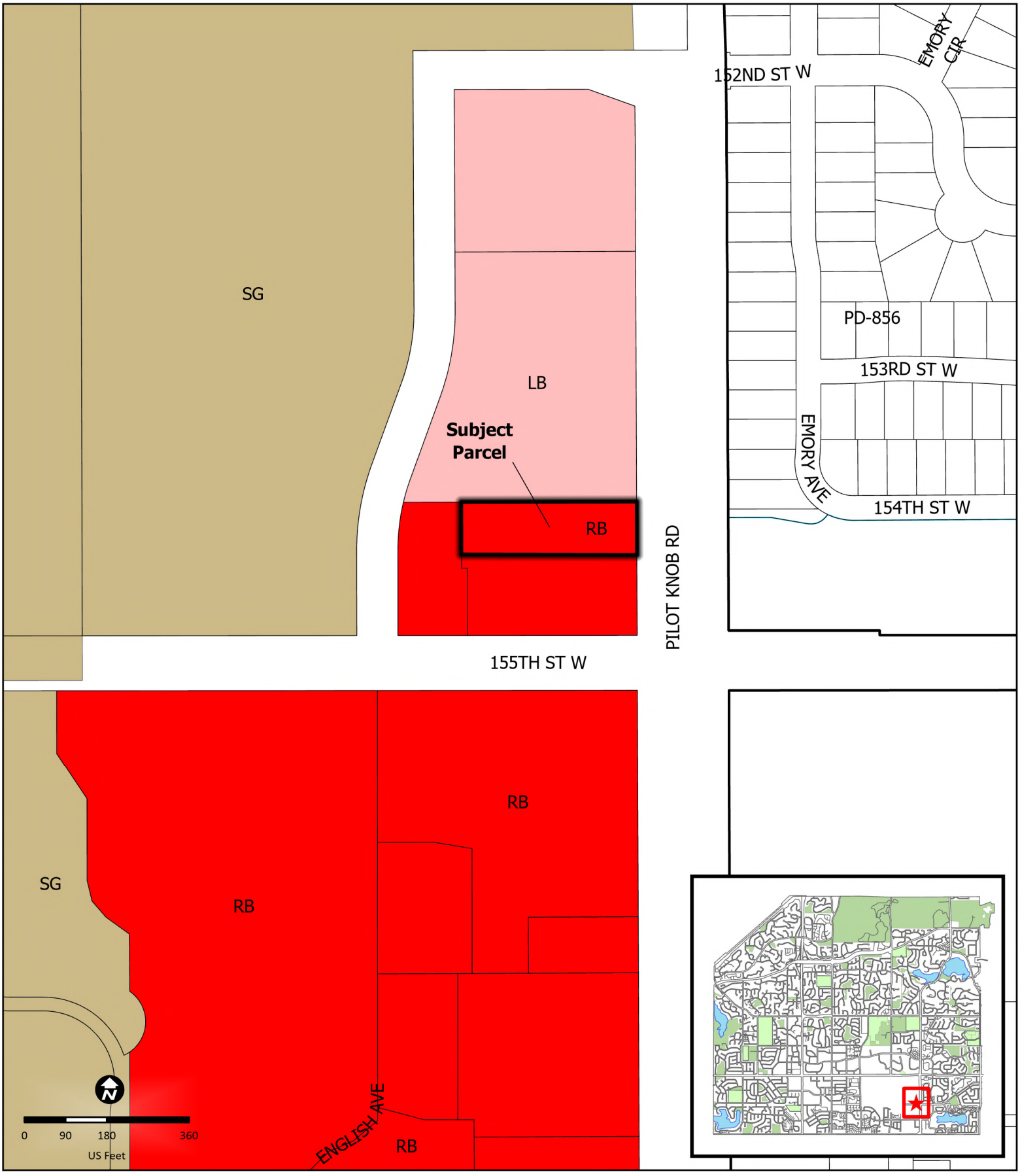
Apple Valley

7 BREW LOCATION MAP

15440 ENGLISH AVENUE

CITY OF APPLE VALLEY



Apple Valley

7 BREW ZONING MAP

15440 ENGLISH AVENUE

CITY OF APPLE VALLEY

Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

05/18/25 **Via: UPS**

City of Apple Valley
7100 W 147th Street
Apple Valley, MN 55124

RE: 7 Brew Coffee – 15460 English Ave
Project Narrative

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order beverages, including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate.

We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive thru. Each one of our location's employees between 40-50 high energy people that are sure to put a smile on guests' faces!

Our model takes up a small footprint of around half an acre to an acre with a 510 square foot prefabricated building. At Seven Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast (think Chick-fil-A) to allow our guest to get in and out to tackle their day. There is no interior or exterior seating available. Our baristas greet guest at their vehicles with iPad and drinks are then delivered directly to the vehicles. There are no obnoxious speaker boxes, all our interactions are person to person. Our stands operates Sunday thru Thursday from 5:30 am to 10:00 pm and from 5:30 am to 11:00 pm on Friday and Saturday.

Our thoughtfully designed building has a canopy that stems from each side to protect our employees and our guests from the weather during the ordering and delivery process. We do offer walk up ordering service, but this equates to less than 1% of our sales and is typically used by first responders, which we offer a 50% discount too.

We are proposing to develop Proposed Lot 1, Block 1 of McDonalds at Orchard Place with a 510 square foot stand with a 280 square foot remote cooler and storage structure along with a dumpster enclosure and associated site, utility and landscape improvements. Both the stand and cooler structures are prefabricated in Springfield, Missouri and then trucked to the site, which expediates our construction timeline. The stand, cooler/storage structure, and dumpster enclosure are clad in an attractive and durable Nichiha fiber cement product. Nichiha cladding is highly durable and can withstand a variety of harsh environments, including extreme temperatures, moisture, UV radiation, and insects all while requiring minimal maintenance.

The Property is accessed off of English Avenue via a shared driveway with Chafin Vet designed to manage traffic for both the McDonald's Site and the 7 Brew site. The previously approved access design specifically contemplates traffic management for the Property and ensures that any congestion is limited to the Property rather than impacting the public right of way. The City Engineer reviewed the subdivision proposal in light of McDonald's estimated traffic generation during the sketch plan review for that project and determined that there are no significant traffic impacts related to the use.

Conditional Use Permit for a Class III

A coffee house is defined as a Class III restaurant and requires a Conditional Use Permit in the RB Zoning District. The Project will comply with the CUP standards of Section 155.399(D) of the City Code:

(1) *Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.*

The Project is consistent with the public health, safety, and welfare because it adheres to the standards and regulations set forth by the City and provides design and operational mitigation for noise, traffic, and odor- the primary concerns for such developments. Class II restaurants are specifically contemplated by the RB District, reflecting that when properly managed through appropriate conditions, the use aligns with the City's underlying policy goals. The Project mitigates any potential impacts, including traffic congestion, noise levels, and odors, ensuring that the development will not adversely affect the surrounding community.

(2) *Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions.*

The Property is located within the Fischer Mine area, designated as a priority planning area within the 2040 Plan alongside the City's Downtown Core. These adjacent districts contain similar uses including existing Class-II restaurants. The former Fischer Mine, now under development pursuant to the Orchard Place master plan includes over 400 acres for total development space with 262 acres for non-residential employment-based use, guided as Mixed Business Campus ("MBC").
The MBC is designed to create a high-quality setting for general office, corporate office, research and development, manufacturing, and related supportive uses- like restaurants and retail. The MBC is distinguished from the city's Mixed-Use designation because it is specifically designed to drive economic development, permit higher intensity uses, with a lower residential yield. The 2040 Plan specifically contemplates the integration of drive through facilities within the MBC so long as the use is appropriately buffered from residential uses and incorporates thoughtful building design. The proposed Plans accomplish both goals.

(3) *Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.*

The proposed building materials and site design will meet the Building and Site Design standards of the RB zoning district. Each side of the building is composed of a two tone Nichiha Fiber Cement product that is

both 100% non-combustible, non-degradable and maintenance-free. Rooftop mechanical equipment will be screened with parapet walls that are an extension of the building façade.

(4) *Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.*

The Project will be adequately served by water, sanitary, and storm sewer utility services, which are stubbed into the Property from the access drive of the Chafin Vet property. Access to the site will be provided from English Avenue. Site drainage will be managed through on-site drainage structures and conveyed via storm sewer to the regional basin located west of the site.

(5) *Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.*

The direct interaction of our employees taking orders at customers' vehicles eliminates order speakers associated with typical drive thru facilities. There are no food options on the menu and therefore no food cooking equipment. The only refused created by the operation is non-organic in nature and therefore will not create any odors.

(6) *Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.*

The Project is benefited by existing ingress and egress designed to manage traffic of off 155th Street, thereby reducing impacts on residential property owners across Pilot Knob Road. Access to the site is via English Avenue, located approximately 1,600 feet by car from the nearest residential access drive to Boden Senior Living. As a result, traffic from the proposed restaurant will not significantly impact residential traffic.

(7) *Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.*

The Project is consistent with the 2040 Plan and the RB zoning district. Class II restaurants are an approved use within the RB district, and the development plan aligns with similar projects to the south, such as Chipotle, as well as established operators in the downtown district like Culver's and Chick-fil-A. These examples demonstrate integration of retail and restaurant uses within the surrounding area, including limited or negligible impacts on adjacent residential properties through thoughtful site design and conditions of approval.

Variance to allow a Class III restaurant to open at 5:30 am

(i) Special conditions apply to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;

The strict application of the ordinance prohibits the use of the Property for any Class III Fast Food Restaurant, even though the comprehensive plan contemplates the use and the policy goals advanced by the ordinance are successfully mitigated by project design and operational controls. While each variance is unique, the City has previously issued several variances to this standard for Class II restaurants.

(ii) The granting of the proposed variances will not be contrary to the intent of this chapter;

Restricting hours of operation to 6:00 am to 11:00 pm is designed to mitigate noise and light impacts. As previously described, noise, odor, and traffic will be well managed by site design and operational protocols. Noise and odor generation comply with Minnesota law. All lighting will be contained within the site. Retention of the berm on the project side of Pilot Knob Road, as well as the berm, and alternating privacy fencing and landscaping on the opposite side of Pilot Knob Road will mitigate these concerns.

The size of and number of vehicles utilizing Pilot Knob Road also lends support to approval of the proposed use. If the residential properties were on the same side of the roadway as the proposed restaurant, perhaps the impacts would be more significant and mitigation could be more difficult. The separation of the proposed use from residential uses by a four-lane county road, plus water management areas in the case of the senior living facility, distinguishes this Property from other potential sites within the MBC.

Granting the variances is consistent with the 2040 Plan and uses contemplated by the zoning district. The MBC district contemplates use of smaller development sites for commercial retail uses to serve office and medical users within the Orchard Place plan area. Lastly, granting the variance subject to design conditions is consistent with existing operations in the City.

(iii) The special conditions or circumstances do not result from the actions of the owner/applicant

As previously described, the proposed use is contemplated for the Property by both the 2040 Plan and the Orchard Place Master Plan, which envision it as a supportive service for the surrounding commercial properties. Upon reviewing the permitted uses within both the RB and LB districts, it is clear that a variety of uses with similar perceived impacts are allowed by right, including catering establishments, laundry and dry-cleaning pickup, laundromats, 24-hour health clubs, and auto parts stores.

(iv) The granting of the variances will not merely serve as a convenience to the applicant, but is necessary to alleviate practical difficulties in complying with the zoning provisions of this Code;

The adjacency to higher intensity retail and commercial uses like Lunds, Target and the veterinarian next door, make this an excellent site for transitioning to the office uses to the north from the retail/commercial uses to the south.

(v) The variances requested are the minimum variance necessary to alleviate the practical difficulty

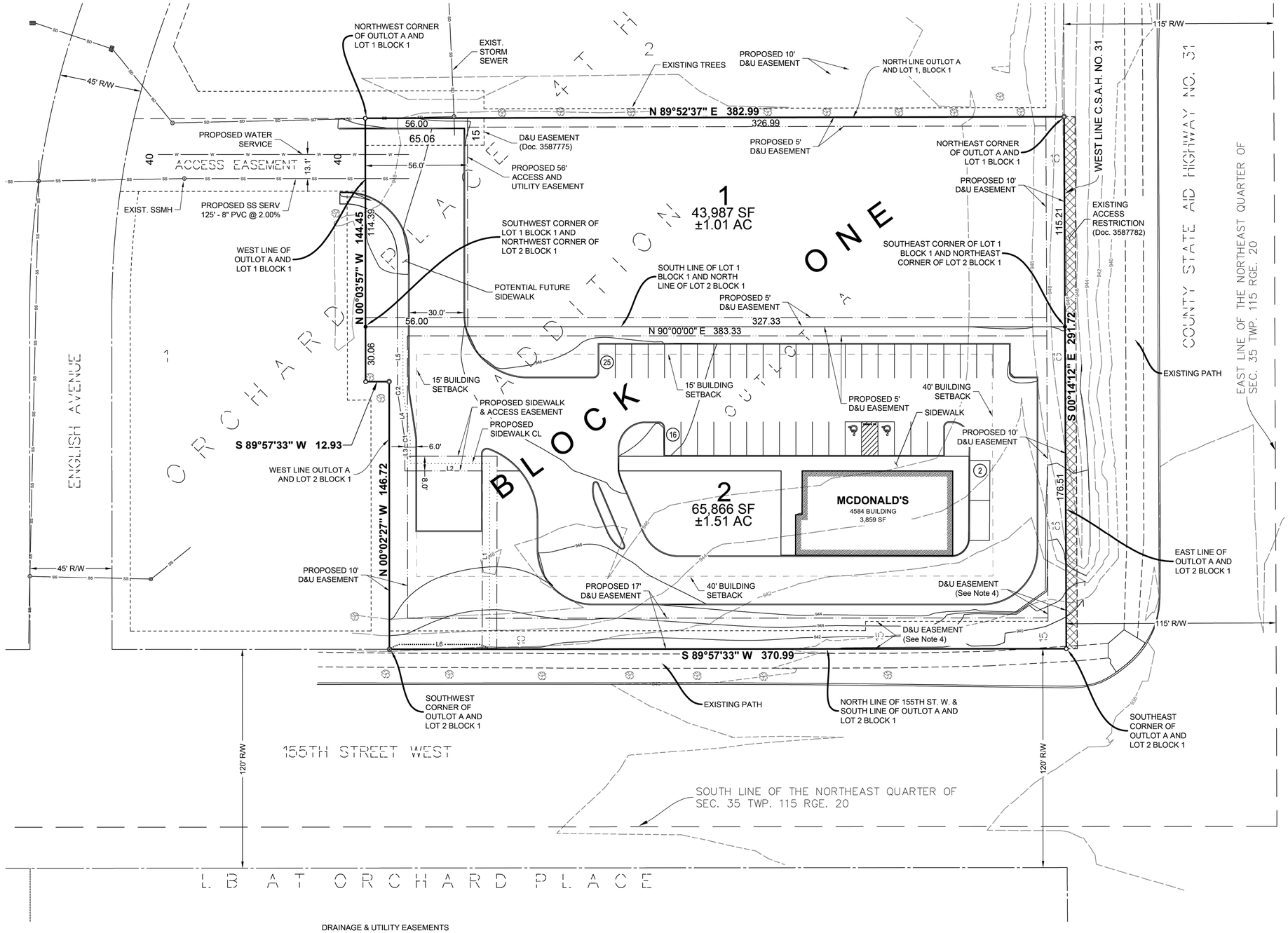
The variances requested are the minimum necessary in order to operate the proposed 7 Brew at this location.

If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

Brian Evans
Director of Entitlements

McDONALDS AT ORCHARD PLACE



Existing Legal Description :

Outlot A, Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

Metes & Bounds Descriptions of New Lots
(The lot and block description is the official legal description of the parcel.)

Lot 1, Block 1, McDonalds at Orchard Place

Beginning at the northeast corner of Outlot A, Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota, said point also being the northeast corner of Lot 1 Block 1 of McDonalds at Orchard Place; thence South 00 degrees 14 minutes 12 seconds East on the east line of said Outlot A a distance of 115.21 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 383.33 feet to the west line of said Outlot A; thence North 00 degrees 03 minutes 57 seconds West on said west line of Outlot A a distance of 114.39 feet to the northwest corner of said Outlot A; thence North 89 degrees 52 minutes 37 seconds East on the north line of said Outlot A a distance of 382.99 feet to the Point of Beginning.

Lot 2, Block 1, McDonalds at Orchard Place

Commencing at the northeast corner of Outlot A, Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota, said point also being the northeast corner of Lot 1 Block 1 of McDonalds at Orchard Place; thence South 00 degrees 14 minutes 12 seconds East on the east line of said Outlot A a distance of 115.21 feet to the the southeast corner of Lot 1, Block 1, and the northeast corner of Lot 2, Block 1, of said McDonalds at Orchard Place, said point also being the Point of Beginning; thence South 90 degrees 00 minutes 00 seconds West a distance of 383.33 feet to the west line of said Outlot A; thence South 00 degrees 03 minutes 57 seconds East on said west line of said Outlot A a distance of 30.06 feet; thence North 89 degrees 57 minutes 33 seconds East on said west line of Outlot A a distance of 12.93 feet; thence South 00 degrees 02 minutes 27 seconds East on said west line of Outlot A a distance of 146.72 feet to the southwest corner of said Outlot A; thence North 89 degrees 57 minutes 33 seconds East on the south line of said Outlot A a distance of 370.99 feet to the southeast corner of said Outlot A; thence North 00 degrees 14 minutes 12 seconds East on said east line of Outlot A a distance of 176.51 feet to the Point of Beginning.

PARCEL LINE DATA

LINE	LENGTH	BEARING
L1	101.74	N 0°06'50" E
L2	43.58	N 90°00'00" W
L3	12.43	N 0°00'00" E
L4	23.80	N 8°40'12" W
L5	33.02	N 0°02'27" W
L6	54.81	N 89°57'33" E

PARCEL CURVE DATA

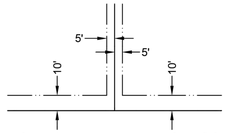
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	2.50	16.50'	8°40'12"	2.49'	N 04°20'06" W
C2	3.54	23.50'	8°37'45"	3.54'	N 04°21'20" W

LEGEND

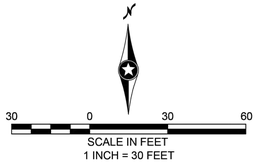
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING PUBLIC RIGHT OF WAY
- EXISTING DRAIN & UTILITY EASEMENT
- PROPOSED EASEMENT
- SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CURB & GUTTER
- PROPOSED PARKING STALL
- PROPOSED SIDEWALK
- ACCESS RESTRICTION
- PROPOSED BUILDING
- FOUND IRON MONUMENT w/ PLASTIC CAP MARKED RLS 19086
- FOUND IRON MONUMENT
- SET IRON MON. w/ PLASTIC CAP MARKED N.R.S. LS 49835

Notes:
1. Bearings and distances may vary from previous legal descriptions due to different methods of measurement.
2. All proposed site features shown hereon are per Kimley-Horn site design.
3. Building setbacks and landscape buffers shown hereon obtained from Kimley-Horn site design.
4. Existing 10' & 15' (varying width) Drainage and Utility Easement along the south and east sides of Outlot A, Block 1, Plat of Orchard Place 4th Addition (Doc. 3587775) to be vacated.
5. 115' R/W on east side of site is to the section line. This is the width dedicated on the plat of Orchard Place 4th Addition. An apparent additional 85' R/W exists adjacent to the east of the 115/ R/W shown hereon. The 85' R/W was not surveyed for this plat.

DRAINAGE & UTILITY EASEMENTS



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE NOTED, AND 10 FEET IN WIDTH AND ADJOINING STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.



SCALE IN FEET
1 INCH = 30 FEET

DAKOTA COUNTY
COORDINATE SYSTEM
NAD83, 2011 ADJ.

Ground Distances
US Survey Feet

CERTIFICATE OF SURVEYOR

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the State of Minnesota. All measurements are true and correct, and all monuments are of the nature and occupy the positions shown hereon, to the best of my knowledge and belief.

Nicholas R Stattelman
MN Licence No. 49835

1/23/25
Date

Tax Record Owner:
Rockport LLC
14698 Galaxie Ave
Apple Valley, MN 55124

Designer:
Kimley-Horn
Eli Sankey, P.E.
767 N Eustis St #100
St. Paul, MN 55114

Surveyor:
True North Surveys
Nick Stattelman, PLS 49835
5503 W. Ponderosa Dr.
Horace, ND 58047

TRUE NORTH SURVEYS, P.A.
5503 W. Ponderosa Dr.
Horace, ND 58047
Phone: 218-230-4358

Date: 12/10/2024
Sheet 1 of 1

SITE DEVELOPMENT PLANS FOR

SEVEN 7B BREW DRIVE THRU COFFEE

APPLE VALLEY, MN

155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

PROJECT NUMBER:
110005

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
GRADING PLAN	C3.1
EXISTING DRAINAGE PLAN	C3.2
PROPOSED DRAINAGE PLAN	C3.3
UTILITY PLAN	C4.1
LANDSCAPE PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2

KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	DAKOTA ELECTRIC ASSOCIATION	651-463-6212
WATER	CITY OF APPLE VALLEY	952-953-2400
SANITARY SEWER	CITY OF APPLE VALLEY	952-953-2400
GAS	CENTERPOINT ENERGY	612-861-8686

0 250 500

NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES
H. SCALE: 1" = 500'

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0845 Fax: 417-888-0857
www.tothassociates.com
MN# 1063075500037

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SEVEN 7B BREW DRIVE THRU COFFEE

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

Print Name: SHAWN WAYNE BARRY
Signature:
Date: 04/03/2025

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO.: MN #PE-43638

PROJECT NUMBER:
110005

REVISION:

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C0.0
COVER SHEET

DATE: APRIL 3, 2025

CIVIL LEGENDS

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
RW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TGV	TOP OF GRAVEL
EX TP	EXISTING TOP OF PAVEMENT

SYMBOLS

	MARKER STONE
	RIGHT OF WAY MARKER
	IRON PIN FOUND
	IRON PIN SET
	CUT CROSS
	CONTROL POINT
	BENCHMARK
	SANITARY SEWER MANHOLE
	STORM SEWER INLET
	TELEPHONE MANHOLE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
	TELEPHONE RISER
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SPRINKLER HEAD
	IRRIGATION VALVE
	WELL
	MAIL BOX
	POST
	CLEANOUT
	SIGN
AC	AIR CONDITIONING UNIT

LINETYPES

PL	PROPERTY LINE
RW	RIGHT OF WAY LINE
S	SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN
ST	STORM SEWER LINE
IRR	IRRIGATION WATER LINE
FL	FLOW LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
G	GAS LINE
W	WATER LINE
C	COMMUNICATIONS LINE
T	TELEPHONE LINE
FO	FIBER OPTIC LINE
CTV	CABLE TELEVISION
O	CHAIN LINK FENCE
X	BARBED WIRE FENCE
□	WOOD FENCE
1000	EXISTING MAJOR CONTOUR
1001	EXISTING MINOR CONTOUR
1000	PROPOSED MAJOR CONTOUR
1001	PROPOSED MINOR CONTOUR
	TREE LINE
FPL	FEMA FLOODPLAIN
FFW	FEMA FLOODWAY

PROJECT CONTROL

BENCHMARKS

MINNESOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY OTHERS AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
500	958316.8	2838166	950.19	BM X LP BASE
501	958182.8	2838027	950.32	BM X LP BASE
201	958202.8	2837877	946.17	CP X CONCRETE

FLOOD PLAIN INFORMATION:

FEMA PANEL # 27037C0210E - EFFECTIVE DATE: 12/2/2011
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

KUEBER COFFEE MONTANA, LLC
MIKE GUSTAFSON
445 E. MARKET STREET
SUITE 310
LOUISVILLE, KY 40202
502-335-7780

OWNER:

ROCKPORT, LLC
15480 ENGLISH AVE
APPLE VALLEY MN 55124

GENERAL CIVIL NOTES

1. THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS, WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
5. EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION. ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
8. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS, WHICH EVER IS APPLICABLE.
9. ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
10. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IF APPLICABLE, EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
15. THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
18. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR INSTALLATIONS, ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

DEMOLITION NOTES

JOB CONDITIONS

1. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
2. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
4. THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
5. THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN; AND INJURY TO PERSONS.
6. PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
7. MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

1. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR, COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
2. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
3. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
4. BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
5. FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
6. USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
7. PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
8. PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
9. AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
10. ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER PROJECT SPECIFICATIONS. TREES ON THE SITE MAY BE SAFELY REMOVED FROM NOVEMBER 1 THROUGH MARCH 31. IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

1. REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
2. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
3. REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

1. CONTRACTOR SHALL INSTALL 8' STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIP LINES AND INSTALL 4' TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

1. THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
2. INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC, PRIOR TO APPROVAL OF CONSTRUCTION.
6. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC., SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS. BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
7. IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
2. ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.
3. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
5. INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUB UP END OF THE TRACER WIRE AT THE ENDS OF RUNS IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS.
6. ALL HDPE PIPE JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7. COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
8. EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
9. ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
10. ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
11. ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
12. ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR SIS.

SITE GRADING NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING GRADING ACTIVITIES THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
2. CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
3. SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
4. CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
5. THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
6. STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER. THE MATERIAL SHALL BE COMPACTED BY HAND.
7. CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
8. CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
9. THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC, REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
10. CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
11. CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS, NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
13. NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
14. ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED, SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
15. THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
16. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
17. PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
18. IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.

SAFETY NOTICE TO CONTRACTOR

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

1. INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

USE OF CONSTRUCTION DOCUMENTS

1. DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

Call 811 or
1-800-252-1166
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TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-889-0645 Fax: 417-889-0657
www.tothassociates.com
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: SHAWN WAYNE BARRY
Signature:
Date: 04/03/2025

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO.: MN #PE-45838

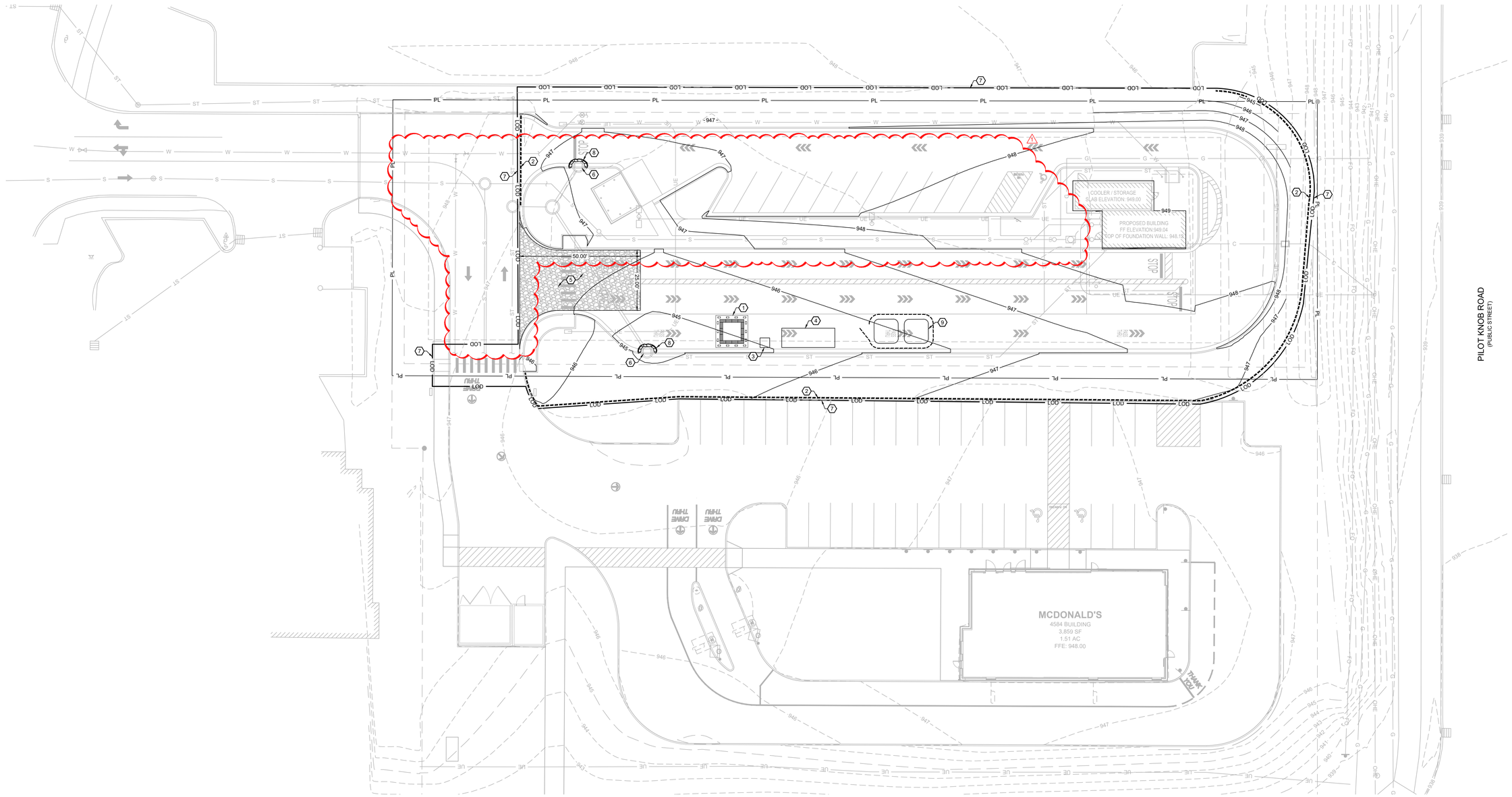
PROJECT NUMBER: 110005

REVISION:

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C0.1
GENERAL NOTES

DATE: APRIL 3, 2025



KEY NOTES:

1. APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
2. INSTALL 500 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
3. APPROXIMATE LOCATION OF PORTABLE RESTROOM.
4. APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
5. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
6. PROPOSED OUTFALL.
7. LIMITS OF DISTURBANCE = 0.97 ACRES.
8. CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04 SHEET C7.2.
9. APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	~ TREE PROTECTION ~ CONSTRUCTION ENTRANCE ~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ RETAIN TOPSOIL ~ STOCK PILE PROTECTION ~ DEWATERING ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ CONSTRUCTION ENTRANCE ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ HYDROSEED ~ RIP RAP PLACEMENT ~ SEED / STRAW

N

0 10 20

H. SCALE: 1" = 20'

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TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
MN# 1063075500037
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: SHAWN WAYNE BARRY
Signature:
Date 06/06/2025 License # 45838

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO. MN #PE-45838

PROJECT NUMBER:
110.005

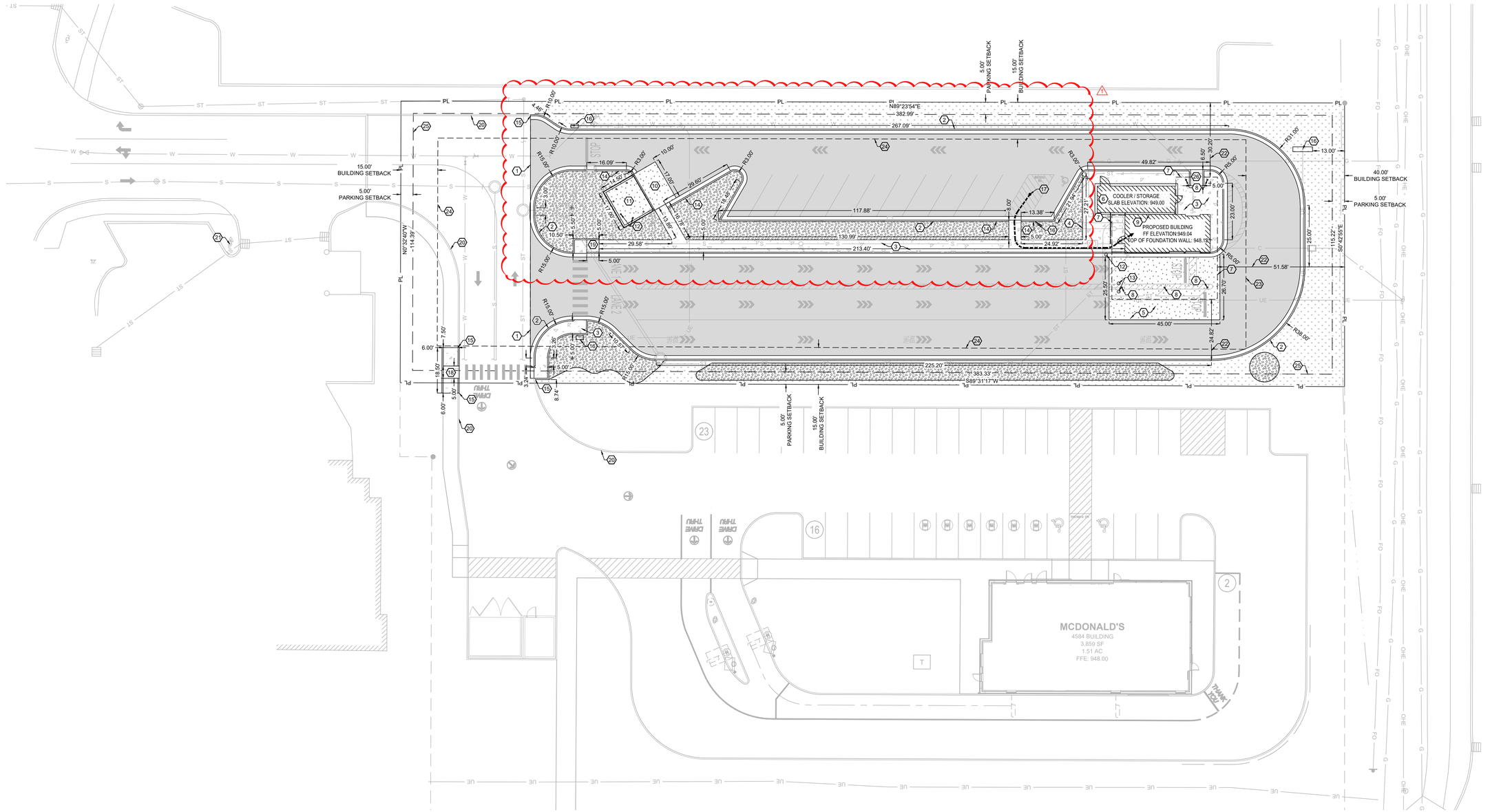
REVISION:
1 6-6-2025 CITY REVIEW COMMENTS

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C1.2

EROSION CONTROL PLAN

DATE: APRIL 3, 2025



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
13. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
15. CONNECT TO EXISTING CURB.
16. SIGN, SEE SHEET C6.1.
17. ACCESSIBLE PATH FROM PARKING TO BUILDING.
18. TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
19. TYPE 3 ADA CURB RAMP PER DETAIL 2.13, SHEET C7.2.
20. EXISTING CURB AND GUTTER, DO NOT DISTURB.
21. EXISTING LIGHT POLE, TO REMAIN.
22. DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
23. 40 FOOT BUILDING SETBACK LINE.
24. 15 FOOT BUILDING SETBACK LINE.
25. 5 FOOT PARKING SETBACK LINE.
26. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: RB - RETAIL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 12 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 0 S. F.
PRE-PROJECT PERVIOUS AREA	= 43,989 S. F.
TOTAL	= 43,989 S. F.
POST-PROJECT IMPERVIOUS AREA	= 31,029 S. F.
POST-PROJECT PERVIOUS AREA	= 12,960 S. F.
TOTAL	= 43,989 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE AREAS WITHIN PROPERTY LINE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	43,989 S.F.	= 1.01 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =		510 S.F.
REMOTE COOLER		= 280 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES

CURB & GUTTER:	1,395 L.F.
ASPHALT PAVEMENT:	18,550 S.F.
8" CONCRETE PAVEMENT:	1,865 S.F.
4" CONCRETE SIDEWALK:	2,365 S.F.
COOLER/STORAGE SLAB:	420 S.F.
TURF GRASS SOD:	7,078 S.F.
LANDSCAPE MULCH	4,805 S.F.

N

0 10 20
H. SCALE: 1" = 20'

Call 811 or
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TOTH & ASSOCIATES
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SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
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SEVEN BREW COFFEE DRIVE THRU

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

Print Name: SHAWN WAYNE BARRY
Signature:
Date 06/06/2025 License # 45838

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO. MN #PE-45838

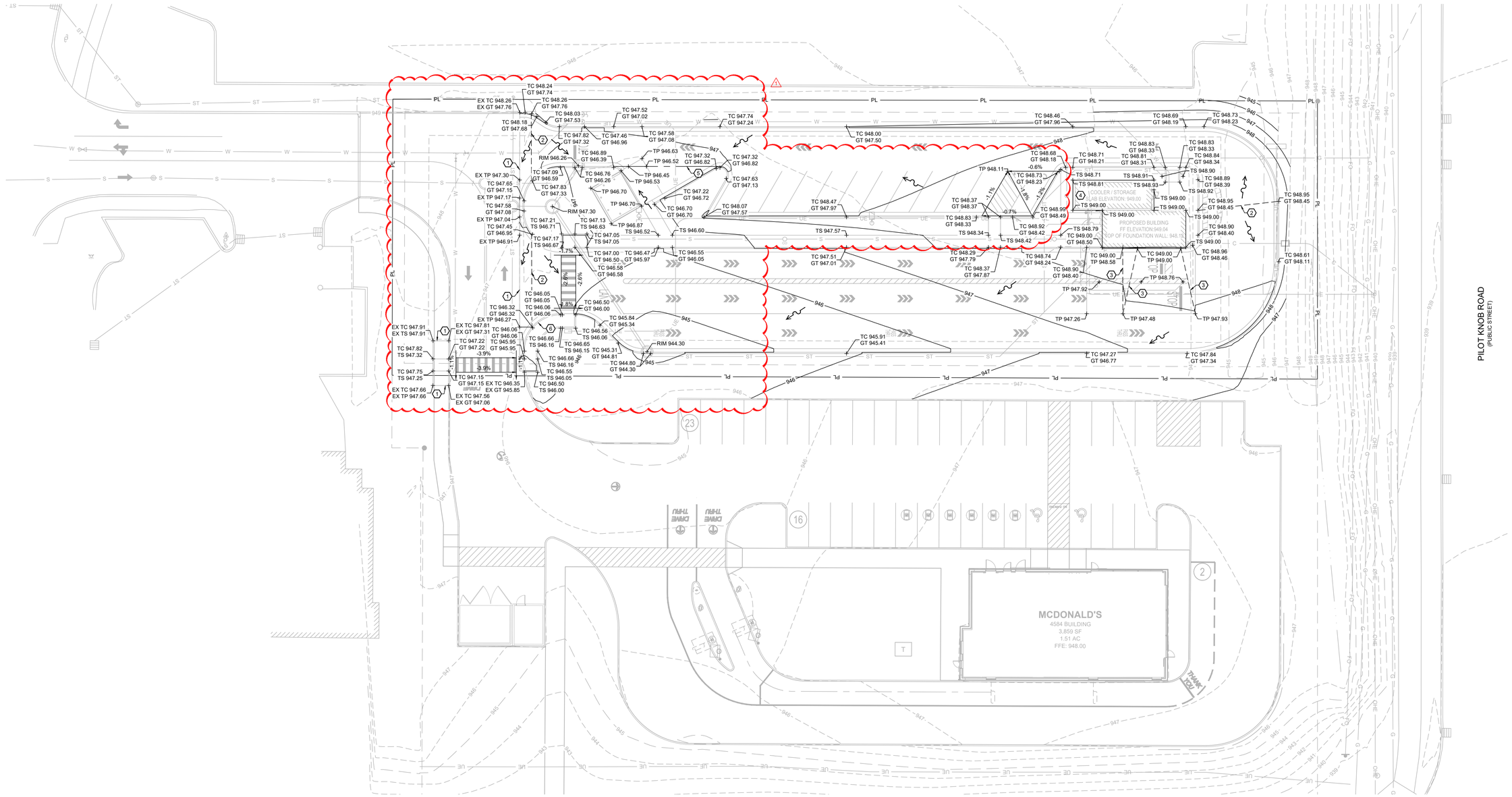
PROJECT NUMBER:
110.005

REVISION:
1 6-6-2025 CITY REVIEW COMMENTS

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C2.1
SITE PLAN

DATE: APRIL 3, 2025



KEY NOTES:

1. MATCH EXISTING ELEVATION.
2. HIGH POINT IN PAVEMENT.
3. CENTERLINE OF GRADE BREAK IN PAVEMENT.
4. PROPOSED REMOTE COOLER.
5. CENTERLINE OF SWALE IN PAVEMENT.
5. INSTALL FLUSH CURB.

ABBREVIATIONS

BC	BACK OF CURB	PVC	POLYVINYL CHLORIDE PIPE
CC	STANDARD CATCH CURB	R/W	RIGHT-OF-WAY
CL	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	SC	SPILL CURB
EP	EDGE OF PAVEMENT	TB	TOP OF BASE ROCK
FES	FLARED END SECTION	TC	TOP OF CURB
FL	FLOW LINE	TG	TOP OF GROUND
GT	GUTTER INVERT	TP	TOP OF PAVEMENT
GY	GUY WIRE	TS	TOP OF SIDEWALK
HDPE	HIGH DENSITY POLYETHYLENE	TW	TOP OF WALL
INV	INVERT	EX TP	EXISTING TOP OF PAVEMENT
LF	LINEAR FEET	EX TS	EXISTING TOP OF SIDEWALK
MC	MOUNTABLE CURB		DIRECTION OF SHEET FLOW

N

0 10 20

H. SCALE: 1" = 20'

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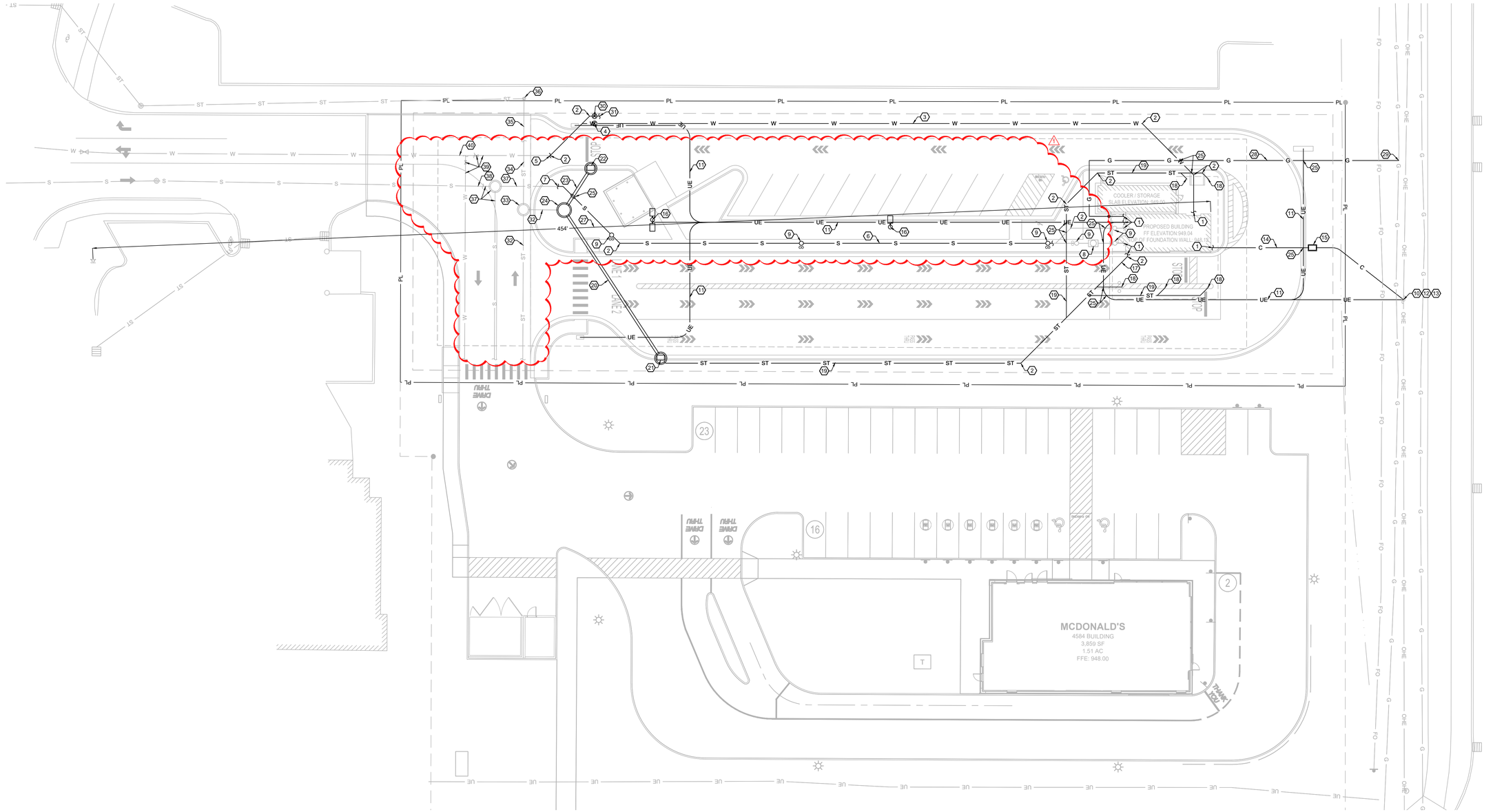
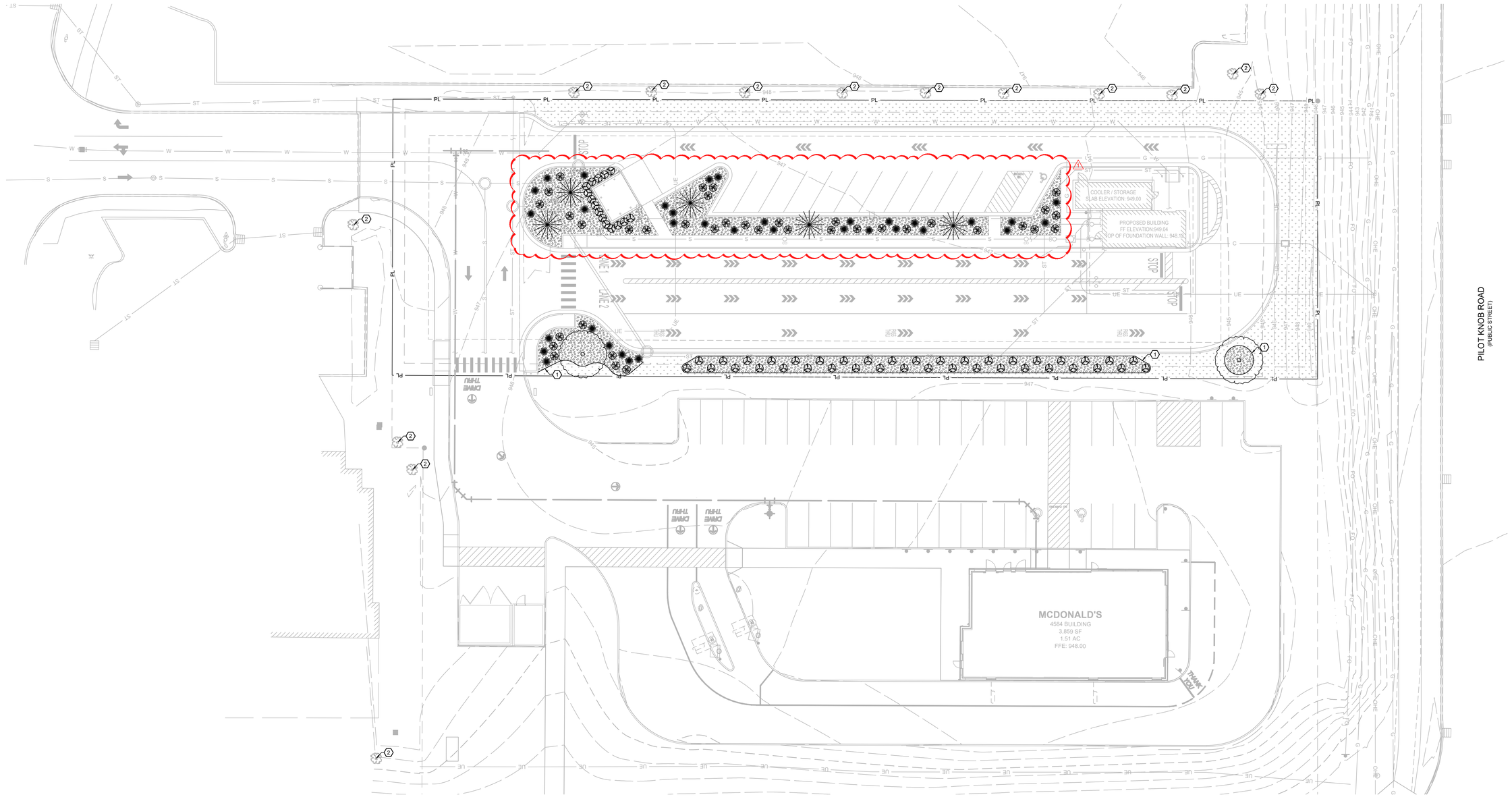
7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C3.1
GRADING PLAN

DATE: APRIL 3, 2025


PILOT KNOB ROAD
(PUBLIC STREET)
DRIVE THRU
DRIVE THRU
MCDONALD'S
4584 BUILDING
3,859 SF
1.51 AC
FFE: 948.00
COOLER / STORAGE
SLAB ELEVATION: 945.04
PROPOSED BUILDING
FF ELEVATION 948.04
TOP OF FOUNDATION WALL: 949.37
454'
TRAFFIC FLOW
TRAFFIC FLOW
TRAFFIC FLOW



GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY
   AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
   A. 2 PARTS BY VOLUME TOPSOIL.
   B. 1 PART BY VOLUME BROWN RIVER SAND.
   C. 1 PART BY VOLUME PEAT MOSS.
   D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
20. SEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

PLANTING KEY

= LL (LITTLE-LEAF LINDEN)

= PP (PURPLE PONY)

= NP (NORTH POLE ARBORVITAE)

= TT (TATER TOT ARBORVITAE)

= AB (ABELIA)

PLANTING LIST

TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
	CANOPY TREES				HT x SP
LL	LITTLE-LEAF LINDEN (TILA CORDATA)	2	2	2" CAL. B&B	50'X35'
	NON-CANOPY TREES				
PP	PURPLE PONY (PRUNUS CERASIFERA)	5	5	2" CAL. B&B	12'X12'
	SHRUBS				
NP	NORTH POLE ARBORVITAE (THUJA OCCIDENTALIS)	54	54	2" CAL. B&B	10'X4'
TT	TATER TOT ARBORVITAE (THUJA OCCIDENTALIS)	37	37	12" MIN.	24" MIN.
AB	ABELIA (ABELIA XGRANDIFLORA)	34	34	12" MIN.	36" MIN.

KEY NOTES:

1. INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
2. EXISTING TREE.

HATCH LEGEND

= TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

= LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

N

0 10 20

H. SCALE: 1" = 20'

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SPRINGFIELD, MO 65804
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SEVEN BREW COFFEE DRIVE THRU

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Print Name: SHAWN WAYNE BARRY

Signature:

Date 06/06/2025 License # 45838

ENGINEER OF RECORD:

NAME: SHAWN WAYNE BARRY

LICENSE NO. MN #PE-45838

PROJECT NUMBER:
110 005

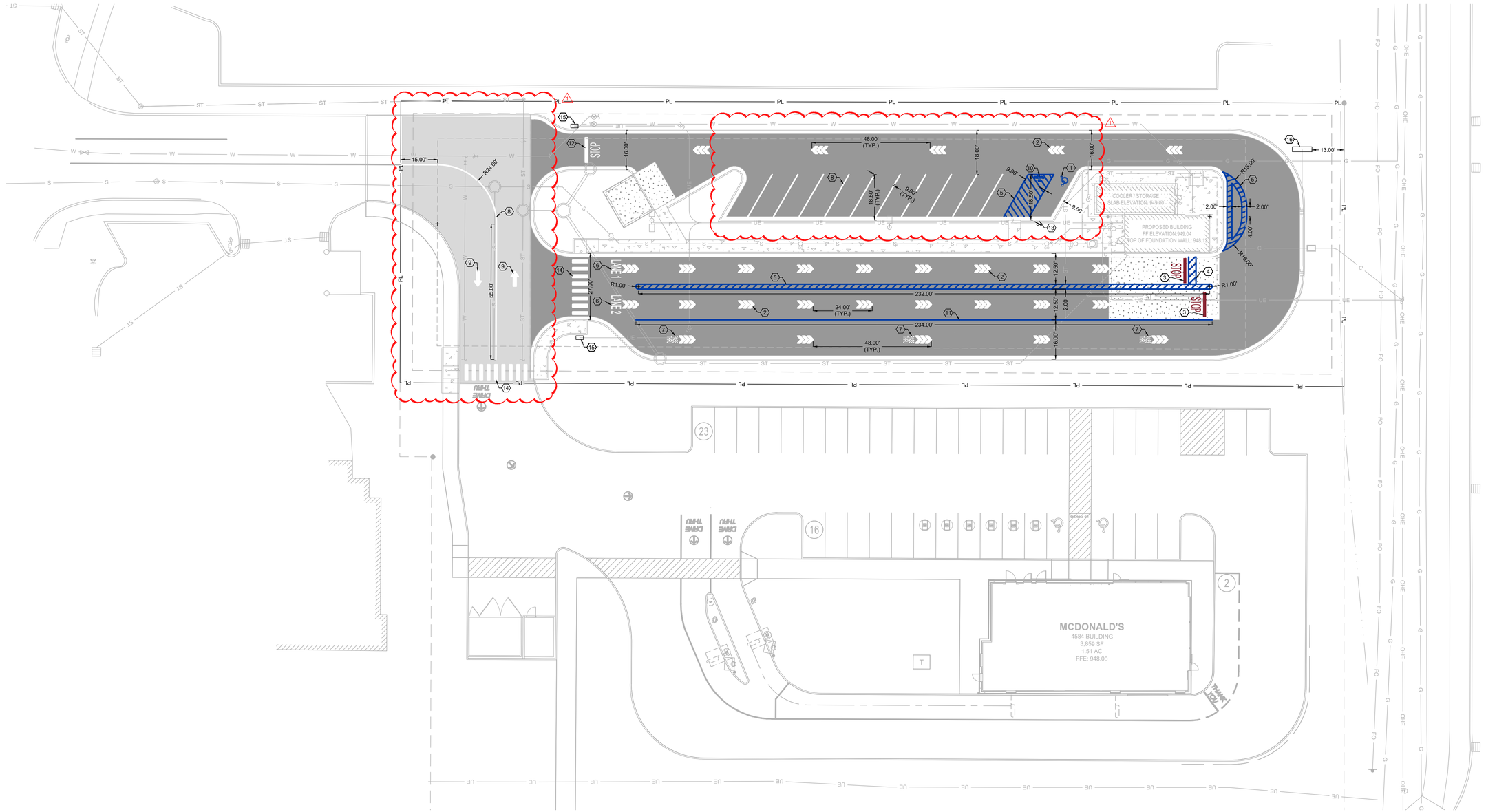
REVISION:
1 6-6-2025 CITY REVIEW COMMENTS

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C5.1

LANDSCAPE PLAN

DATE: APRIL 3, 2025

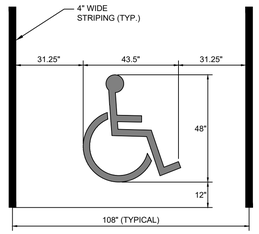


HATCH LEGEND:

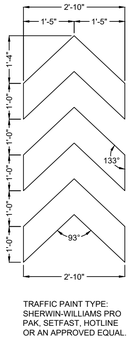
- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- = ASPHALT PAVEMENT BY OTHERS

KEY NOTES:

1. BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
2. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
3. 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
4. ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
5. 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
6. 48-INCH TALL "LANE #" PAINTED IN WHITE.
7. 24-INCH TALL "PASS THRU" PAINTED IN WHITE.
8. 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
9. SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING.
10. "NO PARKING" PAINTED IN ACCESS AISLE, ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
11. 4-INCH SOLID BLUE PAVEMENT MARKER.
12. 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
13. ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, SHEET C7.1.
14. CROSS WALK PAVEMENT MARKING, 12" WIDE BY 6' LONG SOLID WHITE PAINT SPACED EVERY 3'. ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.
15. DIRECTIONAL SIGN.
16. PYLON SIGN.



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



TRAFFIC PAINT TYPE:
SHERWIN-WILLIAMS PRO PAK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

PARKING LOT STRIPING COLORS & PAINT

ASPHALT PAINT COLORS:
WHITE PANTONE 000C
BLUE PANTONE 293

CONCRETE PAINT COLORS:
RED PANTONE 202
BLUE PANTONE 293

PMS 000C
R: 255
G: 255
B: 255
HEX: FFFFFF

PMS 293
R: 0
G: 61
B: 165
HEX: 003DA5

PMS 202
R: 138
G: 36
B: 50
HEX: 8A2432

6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE

N

0 10 20
H. SCALE: 1" = 20'

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7 BREW COFFEE
DRIVE THRU

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PROJECT NUMBER:
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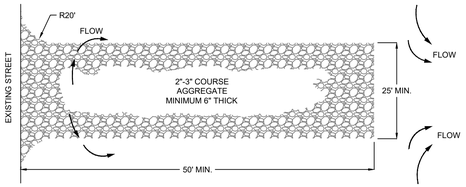
REVISION:
1 6-6-2025 CITY REVIEW COMMENTS

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C6.1
STRIPING PLAN

DATE: APRIL 3, 2025

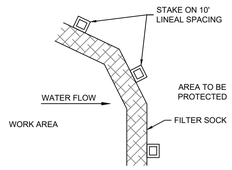


PLAN

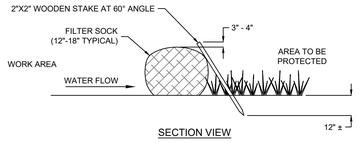
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1.01 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE



PLAN VIEW



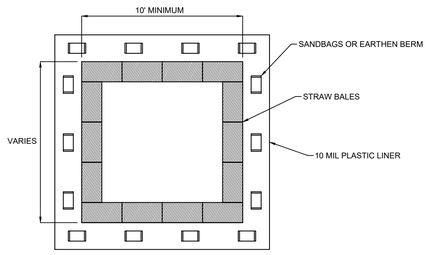
SECTION VIEW

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.

2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.

3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

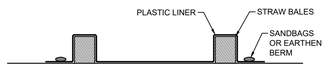
1.02 COMPOST FILTER SOCK DETAIL
SCALE: NONE



PLAN VIEW

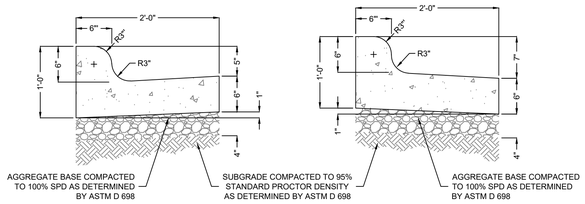
NOTES:
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
5. TRAPS SHALL BE ROUTINELY. MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SIGNAGE



SECTION VIEW

1.03 CONCRETE WASHOUT
SCALE: NONE

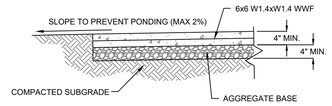


CATCH CURB SPILL CURB

NOTES:

1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL TANGENT POINTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURBS AND NOT MORE THAN 100 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED THAT ONE-HALF (1/2) INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, THEY SHALL NOT BE SAW CUT, CONTRACTION JOINTS SHALL BE TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1-1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH. CONTRACTION JOINTS SHALL BE LOCATED APPROXIMATELY 10 FEET APART.

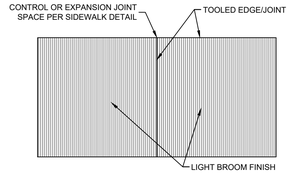
2.01 CONCRETE CURB & GUTTER DETAIL
SCALE: NONE



SECTION

NOTES:

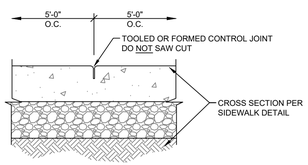
1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
4. KEY ALL CONSTRUCTION JOINTS.
5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.



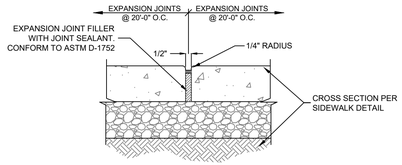
FINISH PLAN

NOTES:

1. CONTRACTOR SHALL TOOL EDGES AND JOINTS AS SHOWN THEN LIGHTLY BROOM FINISH ENTIRE SIDEWALK SURFACE.

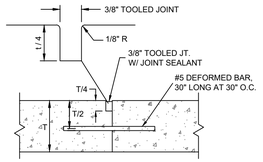


CONTROL JOINT

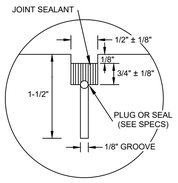


EXPANSION JOINT

2.02 SIDEWALK DETAILS
SCALE: NONE



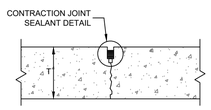
DOWELED CONSTRUCTION JOINT



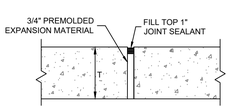
CONTRACTION JOINT SEALANT DETAIL

CONCRETE JOINT NOTES:

1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.

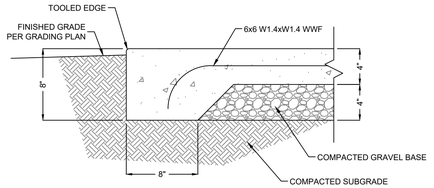


SAWED CONSTRUCTION JOINT

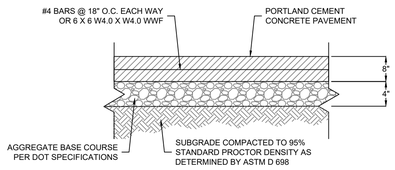


EXPANSION JOINT

2.03 CONCRETE PAVEMENT JOINT DETAILS
SCALE: NONE



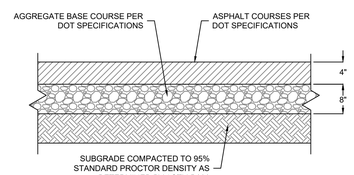
2.04 CONCRETE STOOP/WALK EDGE
SCALE: NONE



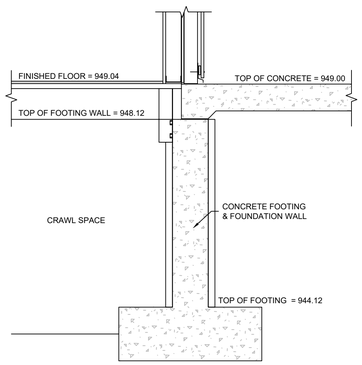
NOTES:

1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.05 CONCRETE PAVEMENT
SCALE: NONE

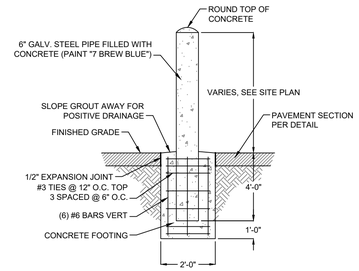


2.06 ASPHALT PAVEMENT
SCALE: NONE

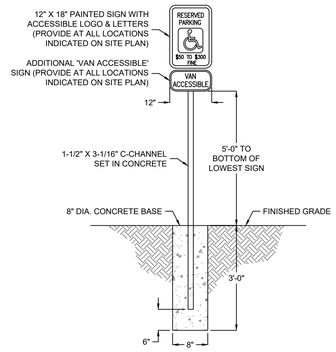


NOTE: THIS DETAIL IS PROVIDED FOR CLARIFICATION OF ELEVATION ONLY. REFER TO STRUCTURAL DETAILS 5 AND 7 SHEET S1.0 FOR STRUCTURAL STEM WALL DETAILING.

2.07 WALL ELEVATION SECTION DETAIL
SCALE: NONE



2.09 PIPE BOLLARD
SCALE: NONE



6.03 ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE

SEVEN 7 BREW COFFEE DRIVE THRU

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

Print Name: SHAWN WAYNE BARRY
Signature
Date 04/03/2025 License # 45838

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO. MN #PE-45838

PROJECT NUMBER:
110.005

REVISION:

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

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TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0845 Fax: 417-888-0657
www.tothassociates.com
MN# 1063075500037

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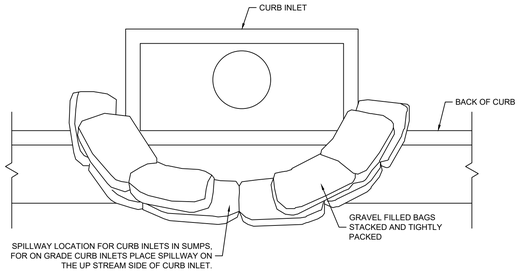
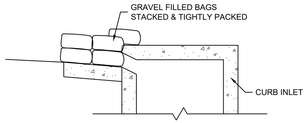
C7.1
DETAILS

DATE: APRIL 3, 2025





CROSS SECTION

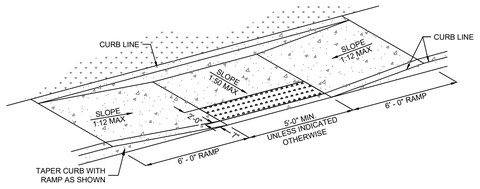
NOTES:

1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

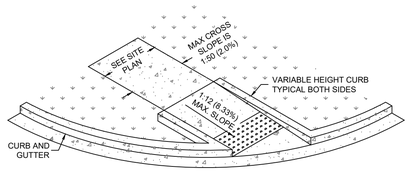
1.04 CURB INLET SEDIMENT BARRIER DETAIL
SCALE: NONE

NOTES:

1. DETECTABLE WARNING ON RAMP SURFACE SHALL CONSIST OF TRUNCATED DOMES (FOR THE ENTIRE WIDTH OF THE RAMP) AND SHALL CONTRAST VISUALLY W/ ADJOINING SURFACES. PROVIDE ARMOR-TILE ADA TACTILE EPOXY POLYMER CAST IN PLACE WARNING TILES WITH TRUNCATED DOMES OR APPROVED EQUAL.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER-TO-CENTER SPACING OF 1.7 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.



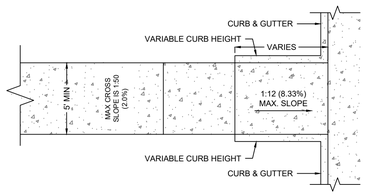
2.12 TYPE 2 CURB RAMP DETAIL
SCALE: NONE



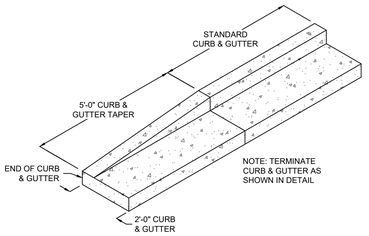
NOTES:

1. ENSURE THAT THE INSIDE EDGE OF CURVED RAMPS MAINTAIN AN 8.33% SLOPE MAXIMUM.
2. THE COUNTER SLOPE OF THE GUTTER ON STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 5% MAXIMUM.

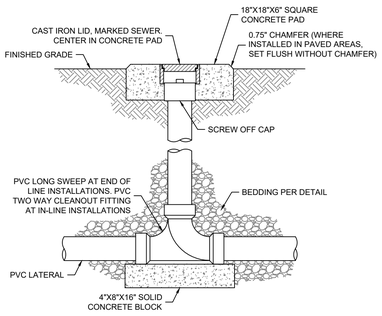
2.13 TYPE 3 CURB RAMP DETAIL
SCALE: NONE



2.14 TYPE 4 CURB RAMP DETAIL
SCALE: NONE



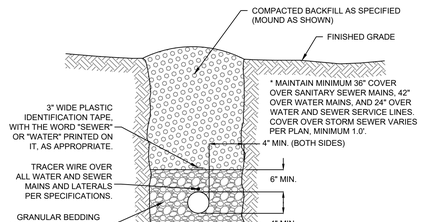
2.15 CURB TRANSITION DETAIL
SCALE: NONE



SECTION VIEW

NOTES:
1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

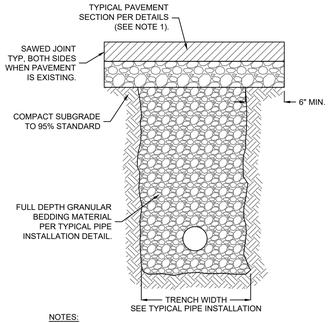
4.02 SANITARY SEWER CLEANOUT DETAIL
SCALE: NONE



GRANULAR BEDDING MATERIAL SHALL BE CRUSHED STONE OR GRAVEL CONFORMING TO THE REQUIREMENTS OF ASTM D 2321 FOR CLASS I MATERIALS, EXCEPT WITH THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
1"	100
½"	55-90
NO. 4	8-40
NO. 10	0-15
NO. 200	0-4

TYPICAL

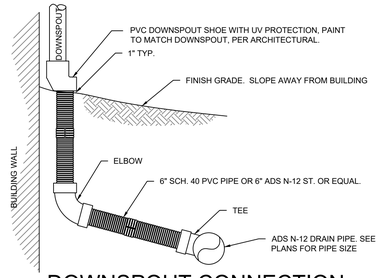


NOTES:

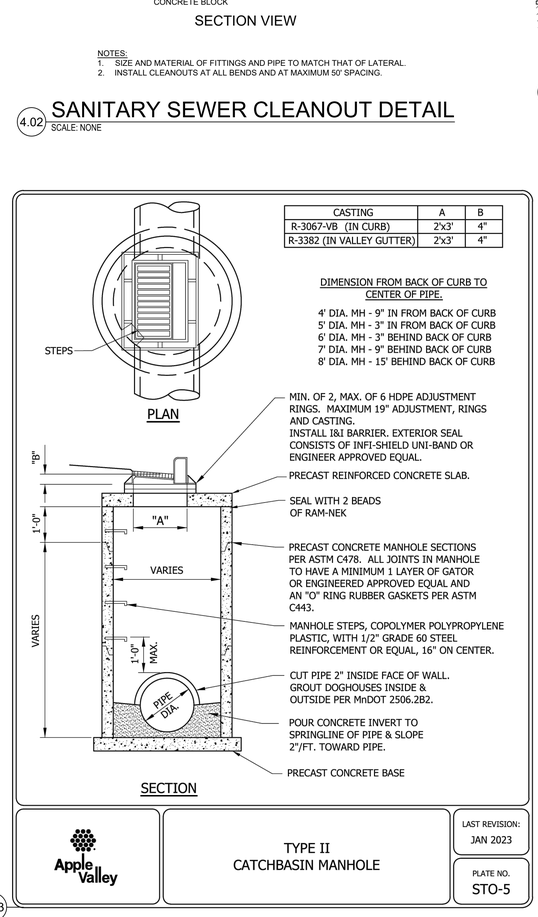
1. INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

UNDER PAVEMENT

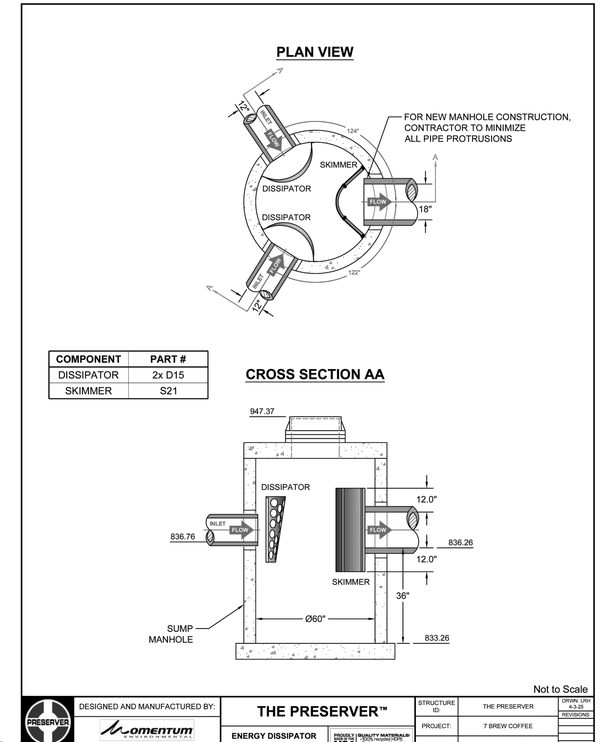
4.01 PIPE INSTALLATION
SCALE: NONE



4.06 DOWNSPOUT CONNECTION
SCALE: NONE



4.03



4.05

SEVEN 7 BREW COFFEE DRIVE THRU

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

Print Name: SHAWN WAYNE BARRY
Signature:
Date: 04/03/2025 License #: 45838

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO. MN #PE-45838

PROJECT NUMBER:
110 005

REVISION:

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

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TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
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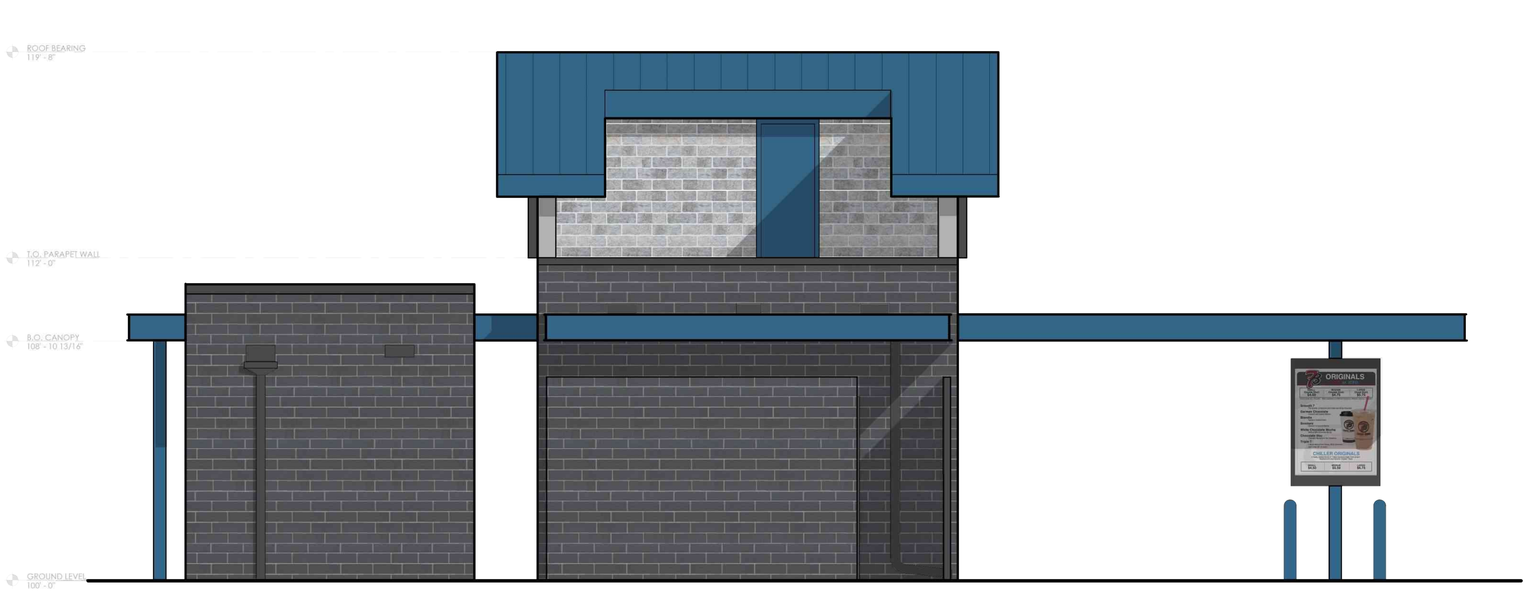
C7.2
DETAILS

DATE: APRIL 3, 2025

1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL MATTLE BLACK
- DOORS HONORABLE BLUE SW6811

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 · SPRINGFIELD, MO 65807 · P (417) 530-4321

FIRM LICENSE NO. 2022033789

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:
NAME: ASHLEY FELIU RIVERA
LICENSE NO. 2023043835

PROJECT NUMBER: 24347 7BWW
REVISION:

7 BREW COFFEE

A2.1
EXTERIOR ELEVATIONS

DATE: DECEMBER 19, 2024

1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL MATTLE BLACK
- DOORS HONORABLE BLUE SW6811

KITTIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 · SPRINGFIELD, MO 65807 · P (417) 530-4321

FIRM LICENSE NO. 2022033789

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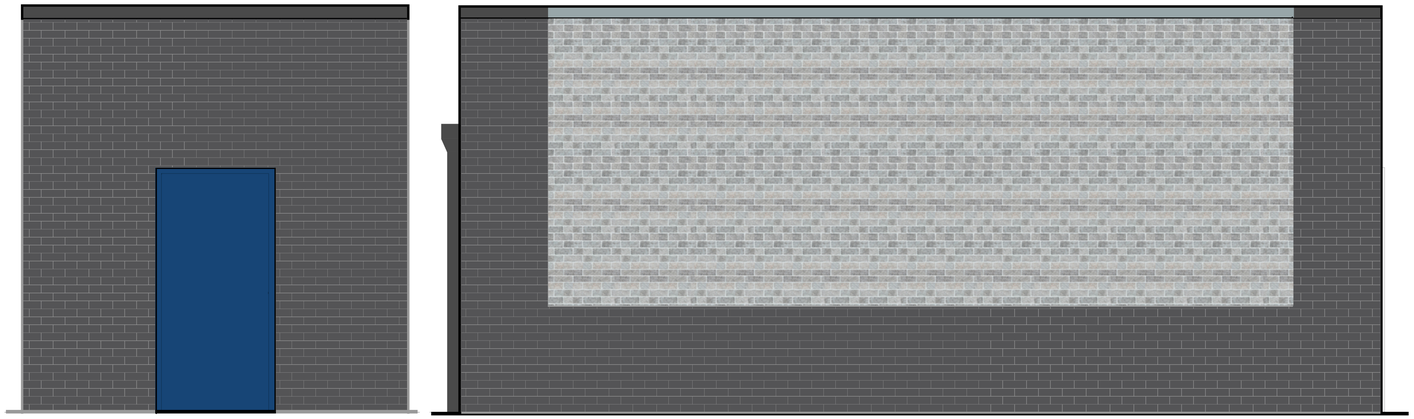
ARCHITECT OF RECORD:
NAME: ASHLEY FELIU RIVERA
LICENSE NO. 2023043835

PROJECT NUMBER: 24347 7BWW
REVISION:

7 BREW COFFEE

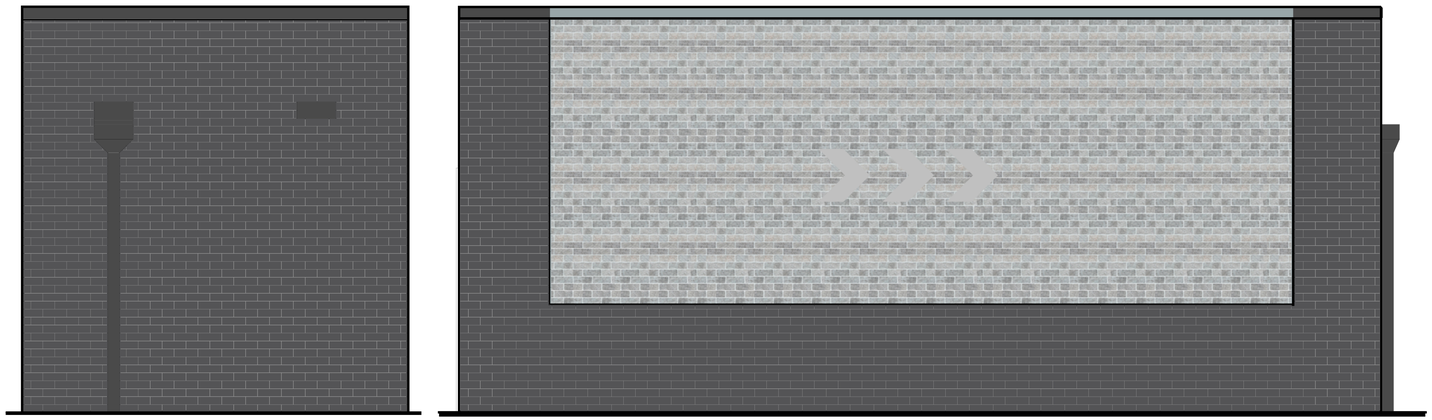
A2.2
EXTERIOR ELEVATIONS

DATE: DECEMBER 19, 2024



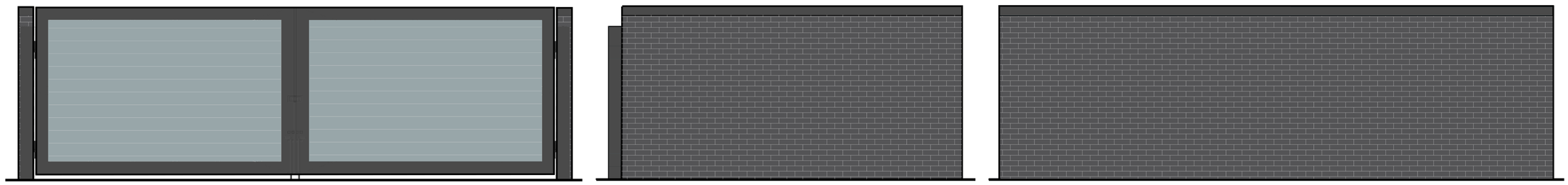
1 COOLER ELEVATION - FRONT
1/2" = 1'-0"

2 COOLER ELEVATION - RIGHT
1/2" = 1'-0"



3 COOLER ELEVATION - REAR
1/2" = 1'-0"

4 COOLER ELEVATION - LEFT
1/2" = 1'-0"



5 TRASH ENCLOSURE - FRONT
1/2" = 1'-0"

6 TRASH ENCLOSURE - SIDE
1/2" = 1'-0"

7 TRASH ENCLOSURE - REAR
1/2" = 1'-0"

EXTERIOR FINISH LEGEND

- Nichiha Modernbrick Midnight
- Nichiha Canyon Brick Shale Brown
- Brake Metal Coping Cap Onyx
- Doors Honorable Blue (SW6811)
- Metal Wall Panel Pac-Cloud 16" Panel Cityscape
- Brake Metal Coping Cap Sandstone

KITTIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 21AC00142400

STATE OF NEW JERSEY
ADAM J KREHER
22737
5/31/2024
REGISTERED ARCHITECT

ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 21AI02273700

PROJECT NUMBER: 24037 78TN
REVISION:

7 BREW COFFEE

A7.1

REMOTE COOLER & TRASH ENCLOSURE ELEVATIONS

DATE: MAY 29, 2024

EnVisionLED
WWW.ENVISIONLEDLIGHTING.COM
Project: ________ Part #: ________
Type: ________
Wall Packs

Slim Wall Pack: EGG-Line
With or Without Emergency

Detail Specifications:
- Finish: Bronze, Custom finishes available
- IP Rating: Wet Location
- Impact Rating: IK08
- Wattage 15w: 1,950 Lumens
  - 5W EMB: 680 Lumens
- Beam Angle: Type IV
- BUG: B1-U3-G1
- Chip: SMD 2835, R9 >50, CRI >80
- Operating Temperature: -40° - 122° F
- Lens: Clear acrylic
- Average life (L70) of 70,000 hours

Applications:
- Walkways & Pathways
- Parking Lots
- Hospitality, Multi-Family
- Outdoor Corridors
- Residential, Commercial and Industrial

Product Information:
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Photocell is included with an easy quick disconnect
- Available in quick ship with emergency backup
- Instant-On to full brightness
- Select-n-Switch Technology: 3-CCT

Driver Options:
- UNV: 120-277V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:
- Three 1/2" knockouts: 1 one each side for convenient installation

Certifications:
- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

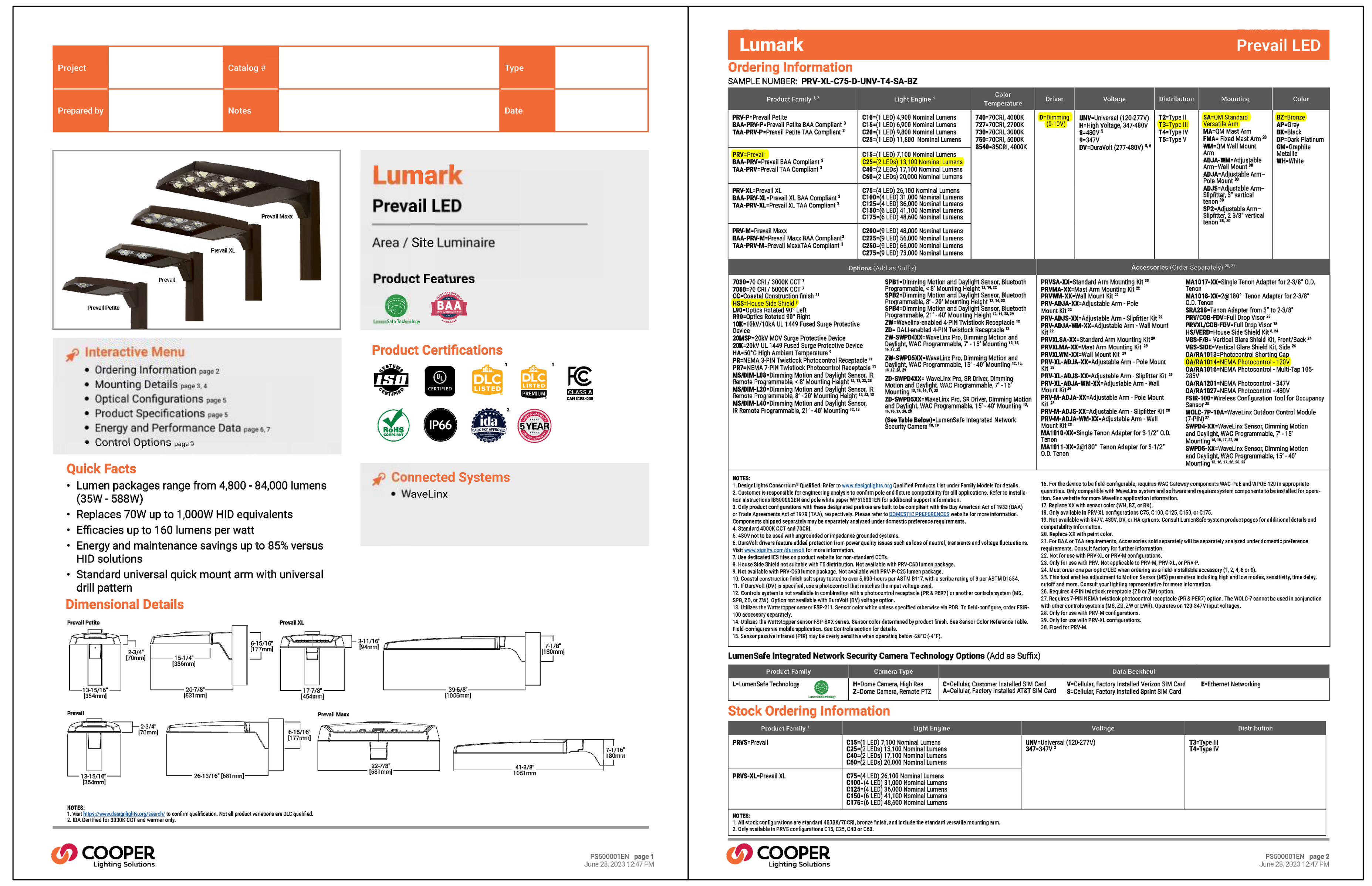
Series	Photocell	Finish[1]	Emergency Backup
LED-WPE-15W-TRI -	PC -	___ -	___
1,950 Lumens	Photocell is included. Easy quick disconnect. (PC-3/4-3PIN-LV)	BZ Bronze (Standard) BL[1] Black WH[1] White GRY[1] Gray CS[1] Custom Color	(blank) No Emergency EMB 90 minute 5W Emergency Backup 80 Lumens

1. Standard quickship is bronze. Other colors are custom finishes

Specs and model numbers are subject to change with or without notice.

EnVision LED Lighting, Inc.
6023 Bandini Blvd. | Bell, CA 90040 | Tel.: 323-604-0066 | www.envisionledlighting.com
Rev. 10.23

4 SITE LIGHTING FIXTURE W1E


Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark
Prevail LED
Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 9

Product Certifications

Quick Facts
- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems
- WaveLinx

Dimensional Details

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

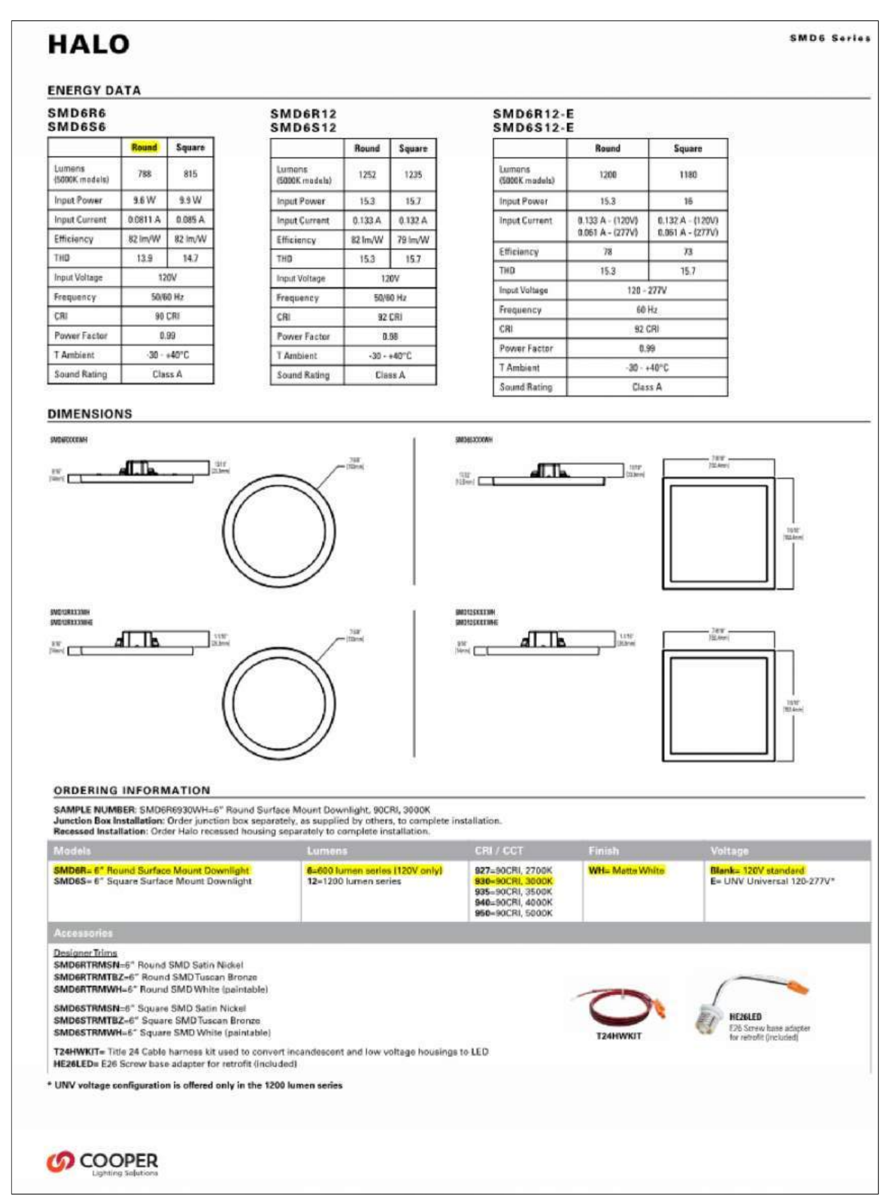
COOPER Lighting Solutions
PS500001EN page 1
June 28, 2023 12:47 PM

Lumark Prevail LED
Ordering Information
SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Stock Ordering Information

COOPER Lighting Solutions
PS500001EN page 2
June 28, 2023 12:47 PM

2 SITE LIGHTING FIXTURE PL1


HALO SMD6 Series

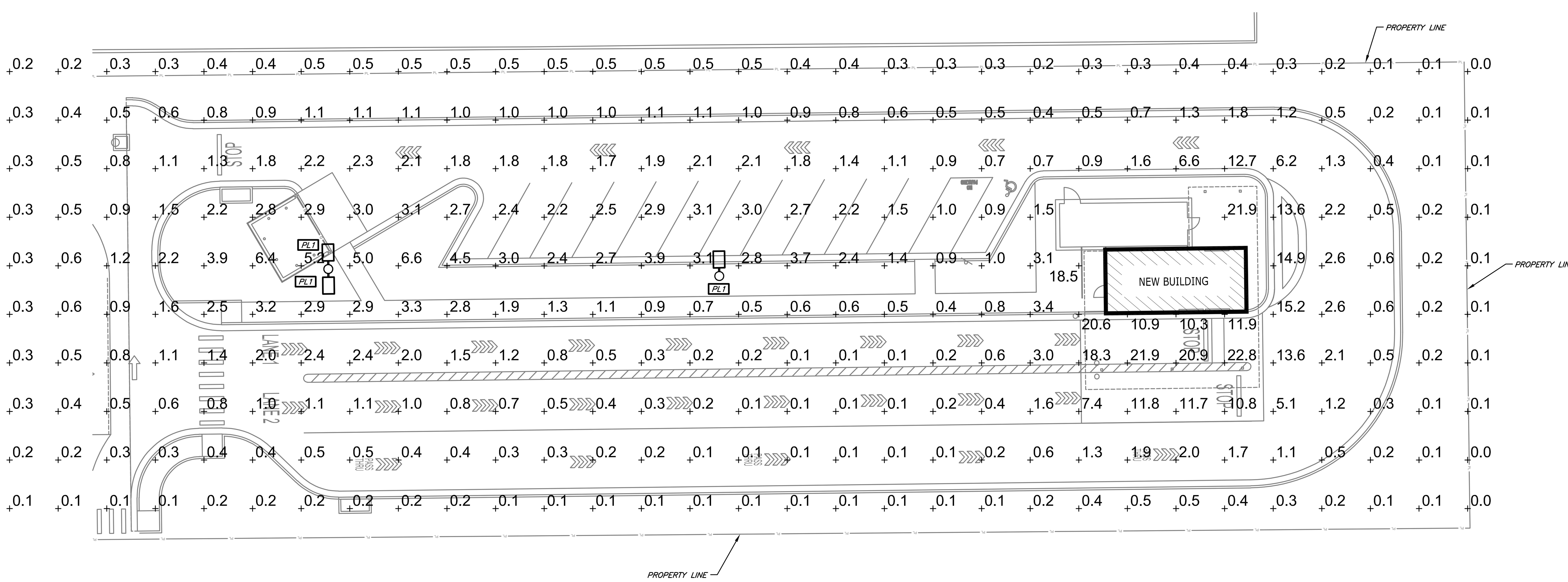
ENERGY DATA

DIMENSIONS

ORDERING INFORMATION

COOPER Lighting Solutions

3 SITE LIGHTING FIXTURE C1



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"
NORTH

SEVEN BREW COFFEE DRIVE THRU

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature
Typed or Printed Name RYAN S. JONES
Date 04-03-25 License Number 57069

ENGINEER OF RECORD:
NAME: RYAN JONES
LICENSE NO. 57069

PROJECT NUMBER: 25003 7BAV
REVISION:

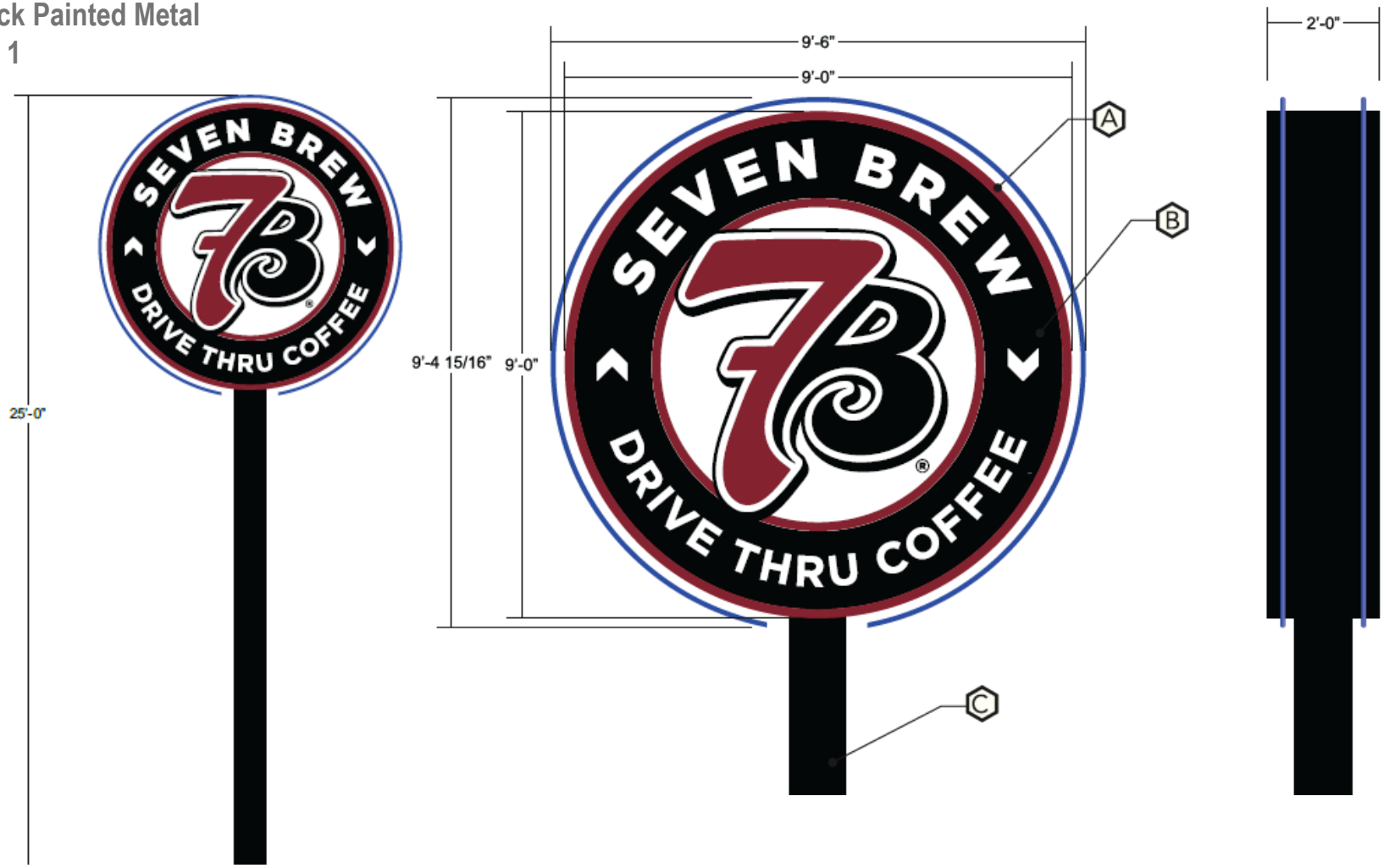
7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

CJD
Engineering | Energy | Innovation
2225 West Chesterfield Boulevard, Suite 200, Springfield, MO 65807
P: 417.877.1700 F: 417.324.7735 www.cjd-eng.com
Minnesota State Certificate of Authority #1186919000032

Special notice: Drawings prepared by CJD LLC are instruments of service for use solely with respect to this project. CJD LLC retains ownership and all common law, statutory law and other reserved rights including copyrights. This drawing shall not be reused in part or in full for any other work without prior written consent by and appropriate compensation to CJD LLC. Whosoever changes the design without prior written approval from CJD LLC, does so at their own risk and assumes full responsibility for any damages, liabilities or costs resulting directly or indirectly from such changes to the fullest extent of the law.

SU1.2
SITE PHOTOMETRIC PLAN
DATE: APRIL 3, 2025

Type: Pylon
Sq Ft: 63.62
Face Material: Aluminum & Vinyl
Pole: Black Painted Metal
Quantity: 1



Prototype Signage – Pylon

Type: Directional (internally illuminated)
Size: 18”x36”
Sq Ft: 4.5
Face Aluminum Cabinet
Pole: Black Painted Metal
Quantity: 1

Prototype Signage – Directional

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-
A RESOLUTION AUTHORIZING THE ISSUANCE OF A BUILDING PERMIT FOR KUEBER COFFEE MINNESOTA, LLC AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of proposed 510 square foot 7 Brew Coffee Class III Neighborhood Restaurant has been requested by Kueber Coffee Minnesota, LLC, applicant and Rockport, LLC, property owner, on property legally described on the approved preliminary plat for McDonalds at Orchard Place as Lot 1, Block 1, McDonalds at Orchard Place; and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on June 18, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the issuance of a building permit for 7 Brew Class III Restaurant is hereby authorized, subject to all applicable City Codes and standards, and the following conditions:

1. If the Building Permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.

2. Execution and recording of a Development Agreement between the City, the Owner, and the Applicant, in a form acceptable to the City Attorney, shall be completed prior to the issuance of the Building Permit.

3. Construction shall occur in conformance with the site plan dated May 18, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.

4. Construction shall occur in conformance with the landscape plans dated May 18, 2025, (including sodded/ seeded public boulevard area up to each street curbline), subject to submission of a detailed landscape planting price list for verification of the City' s 2½ % landscaping requirement at the time of building permit application.

   A 15-foot-wide landscaped buffer along Pilot Knob Road is also required, incorporating trees and shrubs for screening and streetscape enhancement. The landscape plan will be reviewed for compliance with all City landscaping standards prior to permit issuance.

DRAFT

4. Construction shall occur in conformance with the elevation plans dated May 18, 2025.

5. Compliance with all conditions noted in the City Engineer's memo dated June 10, 2025, on file with the City.

6. Subject to all conditions noted in the Building Official' s memo dated May 27, 2025, on file with the City.

7. Final pedestrian connection design shall be reviewed and approved by the City Engineer.

8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155. 346 (3) (a) (b) of the city code.

9. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100. 1000 - 7100. 1100 regarding the State NPDES Permit prior to commencement of grading activity.

10. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.

11. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confine light to the property and shall be installed in conformance with Section 155.353 of the city code.

12. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.

13. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

14. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

15. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.

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16. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

17. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the structure and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this ____ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CERTIFICATE

I, Christina M. Scipioni, Apple Valley City Clerk, hereby certify that the forgoing is a true and correct copy of a resolution adopted by the City Council on _____, 2025, the original of which is in my possession, dated this _____ day of _____, 2025.

_____

DRAFT

Christina M Scipioni, Clerk

DRAFT

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-
A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND GRANTING A VARIANCE TO OPERATE A DRIVE-THROUGH WINDOW IN CONJUNCTION WITH A CLASS III NEIGHBORHOOD RESTAURANT IN AN "RB" (RETAIL BUSINESS) ZONE, AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the
City; and

WHEREAS, Section 155.157(M) of the City Code allows a drive-through window in conjunction with a Class III Neighborhood Restaurant as a conditional use in the “RB” (Retail Business) zoning district, provided specific performance standards are met; and

WHEREAS, Section 155.003 of the City Code defines a Class III Neighborhood Restaurant as having limited hours of operation between 6:00 a.m. and 11:00 p.m. daily; and

WHEREAS, Kueber Coffee Minnesota, LLC has submitted an application for a Conditional Use Permit to operate a drive-through window in conjunction with a Class III Neighborhood Restaurant, known as 7 Brew Coffee, on property legally described on the approved preliminary plat for McDonalds at Orchard Place as Lot 1, Block 1, McDonald's at Orchard Place; and

WHEREAS, Kueber Coffee Minnesota, LLC has also requested a variance to extend the hours of operation of the restaurant beginning at 5:30 a.m. to 11:00 p.m. daily; and

WHEREAS, a public hearing on the CUP and variance requests was held by the Planning Commission on Class II restaurants, in accordance with applicable procedural requirements; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Variance requests to determine conformance with the applicable regulations and performance standards has occurred at its meeting held on June 18, 2025; and

WHEREAS, on June 18, 2025, the Planning Commission recommended approval of the Conditional Use Permit subject to conditions; and

WHEREAS, on June 18, 2025, the Planning Commission recommended approval of the variance request to extend the hours of operation of the restaurant from 5:30 a.m. to 11:00 pm daily.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the request for a Conditional Use Permit to allow a drive-through window in conjunction with a Class III Neighborhood Restaurant on the Property above described

is hereby approved, subject to compliance with all applicable City codes and the following conditions:

1. Development and construction shall be in substantial conformance with the site plan dated May 18, 2025.

2. All signage associated with the drive-through window shall comply with section 154.04 (J)(1)(2)(3)(4)(5) by separate review and approval.

3. Cross access agreements between Lot 1 and Lot 2, McDonalds at Orchard Place shall be provided to the City in a form acceptable to the City Attorney. These documents shall be recorded with Dakota County. Recorded documents shall be provided to the City of Apple Valley prior to issuance of a building permit.

4. Landscaping shall be added along the east lot line to mitigate headlights and operations with Pilot Knob Road and residential uses on the East of Pilot Knob Road in compliance with section 155.349 (A) of the City Code and an approved landscaping plan approved by the Community Development Director.

5. If the use allowed by the Conditional Use Permit is not completed or utilized within one (1) year of the date of approval, the permit shall become null and void.

6. The Conditional Use Permit may be revoked for cause if the terms of (1) through (5) preceding are not adhered to.

BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley that a variance is hereby granted to permit the operation of a Class III Neighborhood Restaurant beginning at 5:30 a.m. and no later than 11:00 p.m. daily, based on the following findings:

1. The 2040 Comprehensive Plan designated this area with supportive uses to the mixed business campus.

2. The site' s topography with a 7- 10 ft. berm along the east lot line will mitigate noise and headlights.

3. Class II restaurants in the RB district are not subject to operating hour limits.

4. On the adjacent property to the south, a McDonald’s restaurant with drive-through window is intended to be located and may operate 24 hours a day.

5. The variance is not merely a convenience; it is needed for the restaurant to function.

6. Early-morning hours align with similar commercial operations nearby.

7. Physical buffers, including a pond, berm, and 6 lane county roadway, separate the site from homes and other land uses.

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8. The distance from the restaurant structure to the residential structures across the county roadway is more than 400'.

9. The residential properties across Pilot Knob Road were developed when the Property was an active sand and gravel mining operation.

ADOPTED this ___ day of _____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

CERTIFICATE

I, Christina M. Scipioni, Apple Valley City Clerk, hereby certify that the forgoing is a true and correct copy of a resolution adopted by the City Council on _____, 2025, the original of which is in my possession, dated this _____ day of _____, 2025.

_____
Christina M Scipioni, Clerk

DRAFT

City of Apple Valley
Public Works | Engineering

MEMORANDUM

DATE: June 12, 2025
TO: Carter Hayes, Planner
FROM: Evan Acosta, Assistant City Engineer
SUBJECT: Seven Brew Coffee Site Plan Review per plans dated 06/06/2025

Carter,

The following are comments regarding the Seven Brew Coffee preliminary site plans dated June 6, 2025. Please include these comments as conditions of approval.

General

1. All work and infrastructure within public easements or right of way shall be to City standards.
2. Provide a narrative of how the buildings will be constructed and any impacts. The narrative shall include the following:
    a. Shoring (if applicable)
    b. Material Storage.
    c. Haul routes to and from the site.
    d. Phasing
3. No construction work shall begin prior to a preconstruction meeting conference with a Public works and a Building Inspections representative.
4. Provide a copy of the approval letter from the Department of Labor and Industry (DOLI) prior to construction.
5. Public Work Department (952-953-2400) shall be notified a minimum of 48 hours for any required water main shut downs and/or connections.
6. A stormwater maintenance agreement will be required for the pretreatment structure(s) on the property.
7. Plans should include reference to all used City of Apple Valley standard detail plates. All Standard detail plates should be shown in the details section of the plans.
8. No trees will be permitted in public easements.

Permits

9. Provide a copy of the executed Minnesota Department of Health, Minnesota Pollution Control Agency, Met Council, Department of Labor and any other required permits prior to construction.
10. Department of Labor and Industry (DOLI) shall review private utilities.
11. A right of way permit will be required for all work within public easements or right of way.
12. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.
13. Since the site will be disturbing more than 1 acre and creating more than 1 acre of new impervious. The applicant will be subject to the requirements of the State NPDES Construction Storm water Permit. The applicant must provide proof of permit.

Site

14. Final Site Plan subject to City Engineer Approval.
15. Sidewalk adjacent to curb and gutter shall be 6 feet in width, minimum.
16. Include Auto turn drawing for service and emergency vehicles entering and leaving the site.
17. Pavement section for public roadways shall match existing roadways and be shown on the plans.
18. Show the location of manholes and gate valves and hydrants on the site plan.
19. Show existing easements on the site/grading and utlity plans. Permanent structures are not allowed in drainage and utility easements or private storm water facilities.
20. Signage Plan and details should be included on site plan (i.e. pedestrian crossing signage, ADA, directional signs, no parking, buffer/storm water signs, no snow storage in storm water basins, etc...) for review
21. Driveway Apron shall be per City of Apple Valley standard detail plate STR-5.
22. All retaining walls over 48" from bottom of footing to the top of wall shall be designed and certified by a structural engineer and submitted to building inspections for final approval. Retaining walls over 4' will require a fence above the wall. Provide additional details and/or specifications for retaining wall block. Retaining walls shall be privately owned and maintained. Retaining walls are not allowed in drainage and utility easements without an approved encroachment agreement.
23. Show locations of proposed lighting fixtures for parking lots and site.
24. Site plan should show site line triangles at access entrances as well as on the landscape plan
25. Drainage and utility easements should be shown on Plans.
26. Submit a Storm water Management Checklist. The checklist can be found on the City's website at https://www.cityofapplevalley.org/DocumentCenter/View/16258/Project-Submittal-Checklist_Fillable

Grading & Drainage Plan

27. Grading limits are shown crossing the property lines to the north and south. There is no concern on the shared grading between the proposed Seven Brew and McDonald's lot. However, a letter from the property owner to the north (Health Partners Clinic) is required to grade on their property.
28. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer.
29. Final Grading Plans shall be reviewed and approved by City Engineer.
30. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation.
31. Label the EOF's on the grading plan.
32. Provide elevations for top & bottom of all retaining walls.

Storm Sewer

33. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
34. Provide storm sewer calculations for storm water requirements. (Rational method including Hydraulic grade lines).
35. Provide pretreatment device/s, such as a SAFL Baffle or approved equal and sump prior to discharging into the public storm sewer in an additional separate MH. Sump structures as shown in City "Catch Basin Manhole with Sump" detail STO-5S. Any sumps shall be privately maintained and routinely cleaned as the accumulated sediment will be from the private parking lots and roadways.
36. Storm sewer within right of way and public drainage and utility easement for purposes of connection to public infrastructure shall be reinforced concrete pipe and meet all City standards.

Sanitary Sewer and Water main

37. Final locations and sizes of Sanitary Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
38. All water mains located within right of way and public easements for purposes of connection to public infrastructure shall be ductile iron pipe and meet all City standards.
39. Provide gate valves on all water lines going into the buildings including fire suppression lines in accordance with City Detail plate
40. Remove unused sanitary and water services to the main and indicate on plans.
41. All watermain shall be a min depth of 8.0'.
42. Identify Irrigation service location(s) if applicable per SER-4.
43. Provide additional drawing showing required hydrant coverage for site.

Landscape and Natural Resources

44. Tree planting plan must follow 15-10-5 diversity rule.
45. Applicant should provide detail on snow storage locations.

City of Apple Valley

MEMO

Building Inspections

TO: Carter Hayes, Planner

FROM: George Dorn, Building Official

DATE: May 27, 2025

SUBJECT: Seven Brew Coffee northwest corner of Pilot Knob Rd and 155th St W.

- SAC determination is required from Met Council prior to permit issuance from the city.
- Geotechnical Report, Boring Log and Special Inspector Agreement are required prior to permit and soil corrections on site.
- Special inspection of building fabricated items or fabricator approval shall be required in accordance with MSBC 1704 prior to permit approval.
- Indicate Trash and recycling area calculations, Per MSBC 2020 1303.1500 Subpart 1, recycling space is required in accordance with Table 1-A on plans issued for permit. Please designate this recycling space at the time of permit submittal.
- Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
- Architectural, Structural and Civil plans are required to be signed with the permit application.
- Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
- Provide energy and lighting compliance calculations at the time of permit submittal.
- Crawl spaces are required to be ventilated, see MSBC 1202.4
- Sewer/water and plumbing systems are required to be protected from freezing.
- Footings for frost protection shall be in accordance with MSBC 1303.1600 or MSBC 1809
- Canopy is missing all structural details and frost protected footings.
- Submit plans to the Minnesota Department of Health for review and approval.
- Platting the property lines must be completed prior to permit issuance.
- Folding access ladders are not an approved method for accessing mechanical equipment.
- Plan sheet A2.2 states to refer to A4.1 for energy compliance information. That sheet is not included. Energy compliance must mee the 2024 Minnesota State Commercial Energy Code.
- Missing the utility plans to evaluate the sewer slope to the manhole. That will need to be reviewed by the State Plumbing division and Building Inspections Division for compliance.
- Ventilation for the buildings and occupants must meet the 2020 Minnesota Mechanical and Fuel Gas Code.
- Plumbing, sewer and water must meet the 2020 Minnesota State Plumbing Code.
- Details shall be required from the cooler manufacturer at the time of permit submittal.

7 Brew Coffee

City Council

July 10th, 2025

Actions Requested

A public hearing for the variance and Conditional Use Permit was held at the June 18, 2025, Planning Commission meeting. The only public comment came from the applicant's representative. The Commission recommended approval by a 5-0 vote on each action.

Staff recommends the following actions:

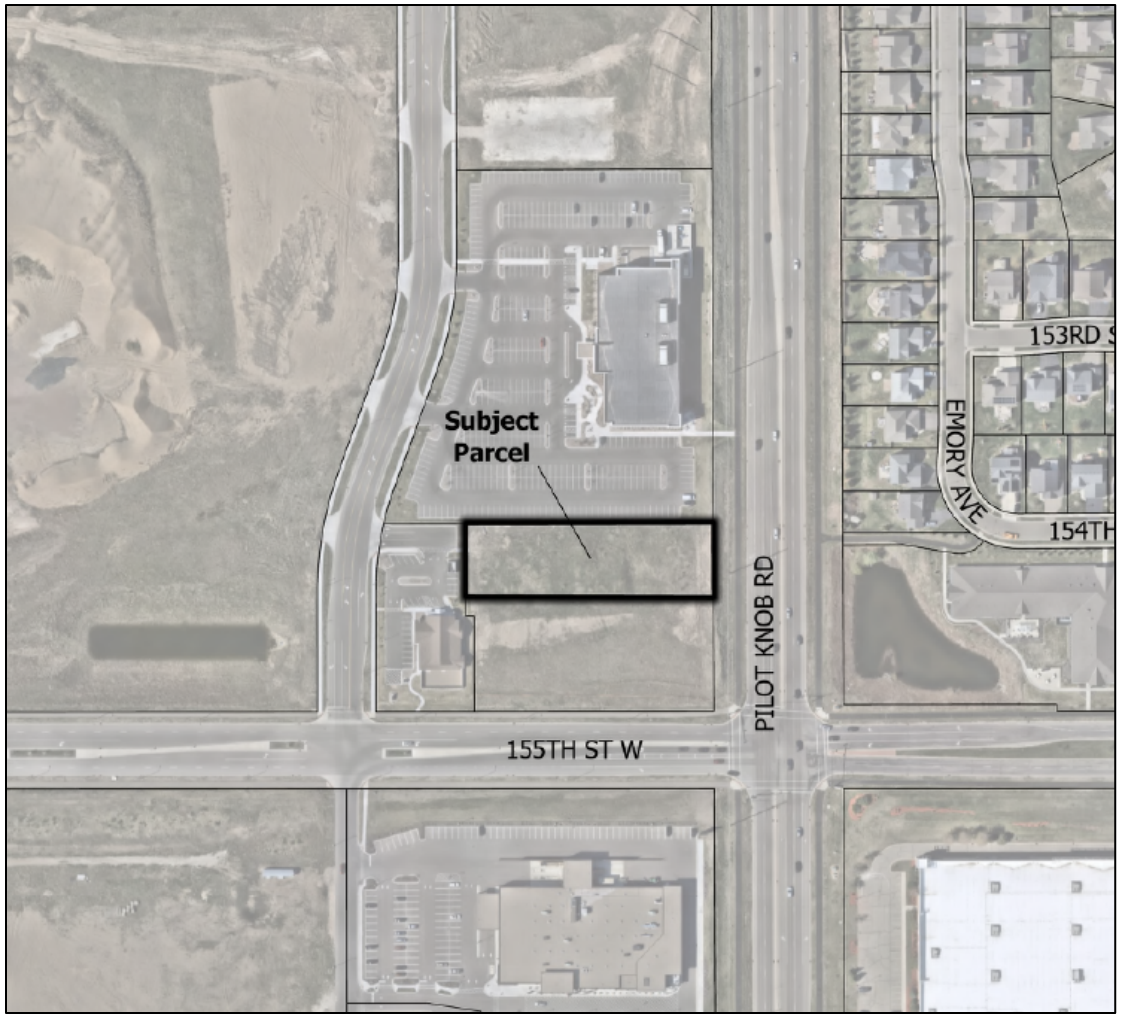
- Adopt the resolution approving a variance to allow expanded hours of operation for a Class III Restaurant from 6:00 AM – 11:00 PM to 5:30 AM – 11:00 PM, subject to findings and conditions.

- Adopt the resolution approving a Conditional Use Permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant, subject to conditions.

- Adopt the resolution approving the Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions.

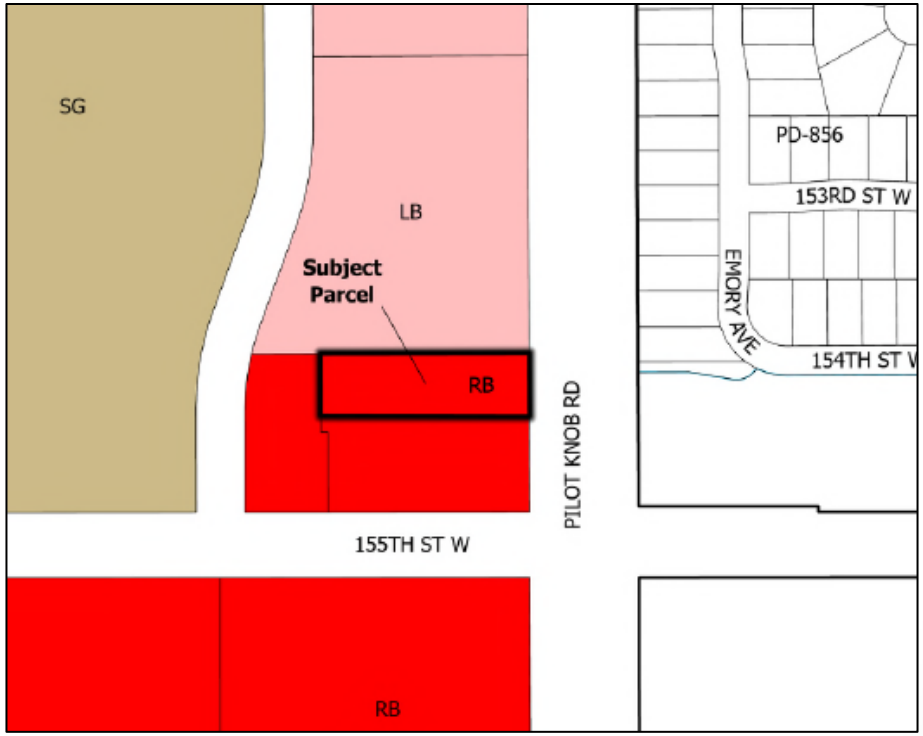
Apple Valley

Site Location



Zoning & Comprehensive Guiding

- Located in the RB (Retail Business) Zoning District.
- Abuts Limited Business to the North, Retail Business to the South and West, and ROW to the East.
- Guided MBC – Mixed Business Campus



Drive-Through CUP

Drive-through windows may be permitted with a Class III Neighborhood Restaurant if the following conditions are met:

1. The City Council determines that noise, headlights, traffic, and emissions from idling vehicles will not negatively impact nearby residential or institutional uses.
2. The drive-through lane does not interfere with on-site vehicle, bicycle, or pedestrian circulation, as verified by the City Traffic Engineer.
3. If within 1,000 feet of residential or institutional uses, the City Council may limit operating hours to reduce potential adverse impacts.

Planning Commission reviewed at the June 18th, 2025 meeting and recommended approval, subject to conditions in the attached resolution.

Apple Valley

Hours of Operation Variance

The applicant requests a variance to extend Class III Neighborhood Restaurant hours from 6:00 AM–11:00 PM to 5:30 AM–11:00 PM.

Planning Commission reviewed at the June 18th, 2025 meeting and recommended approval with the following findings:

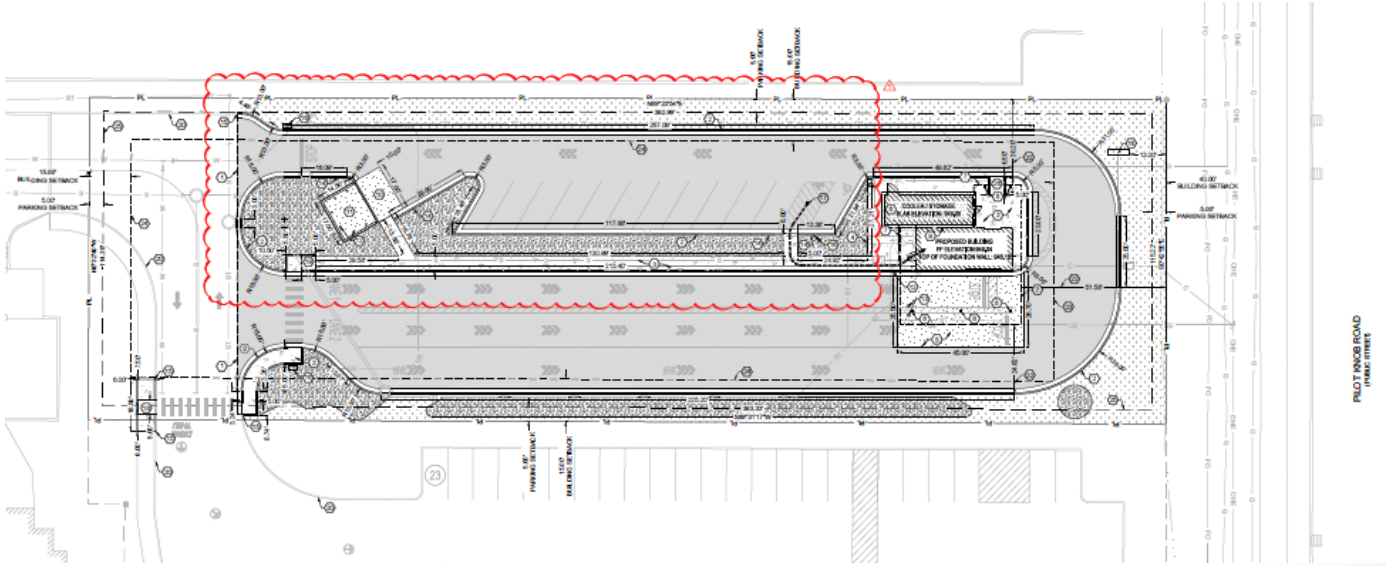
- The 2040 Comprehensive Plan designated this area with supportive uses to the mixed business campus.
- The site' s topography with a 7- 10 ft. berm along the east lot line will mitigate noise and headlights.
- Class II restaurants in the RB district are not subject to operating hour limits.
- On the adjacent property to the south, a McDonald's restaurant with drive-through window is intended to be located and may operate 24 hours a day.
- The variance is not merely a convenience; it is needed for the restaurant to function.
- Early-morning hours align with similar commercial operations nearby.
- Physical buffers, including a pond, berm, and 6 lane county roadway, separate the site from homes and other land uses.
- The distance from the restaurant structure to the residential structures across the county roadway is more than 400'.
- The residential properties across Pilot Knob Road were developed when the Property was an active sand and gravel mining operation.

Apple Valley

Site Plan

Proposed 7 Brew Drive-Through Site Plan

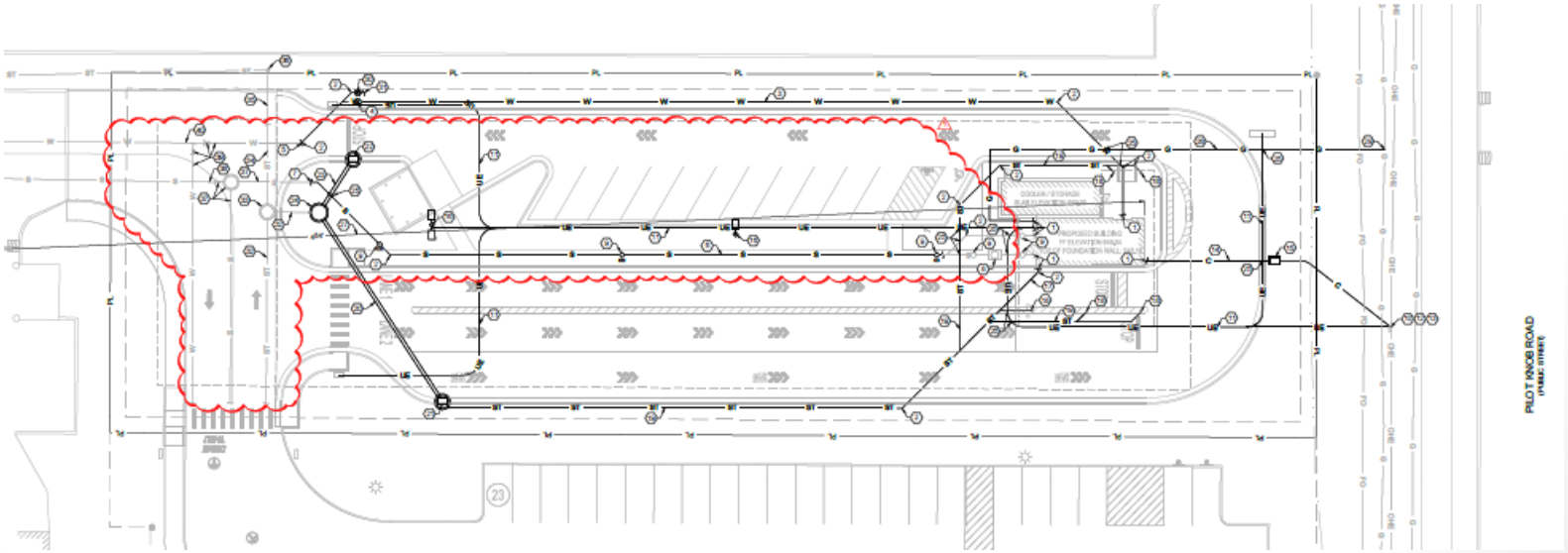
- **Location:** 510 sq. ft. building on 1.01-acre parcel at 15440 English Ave, Lot 1, Block 1, McDonald's at Orchard Place.
- **Design:** Drive-through only with two ordering lanes; no seating.
- **Service:** Person-to-person ordering; no speaker boxes/communication boards.
- **Access:** Shared driveway with Chafin Veterinary Clinic & McDonald's.
- **Circulation:** On-site vehicle queuing within site boundaries.



Utility Plan

Utilities & Stormwater Management

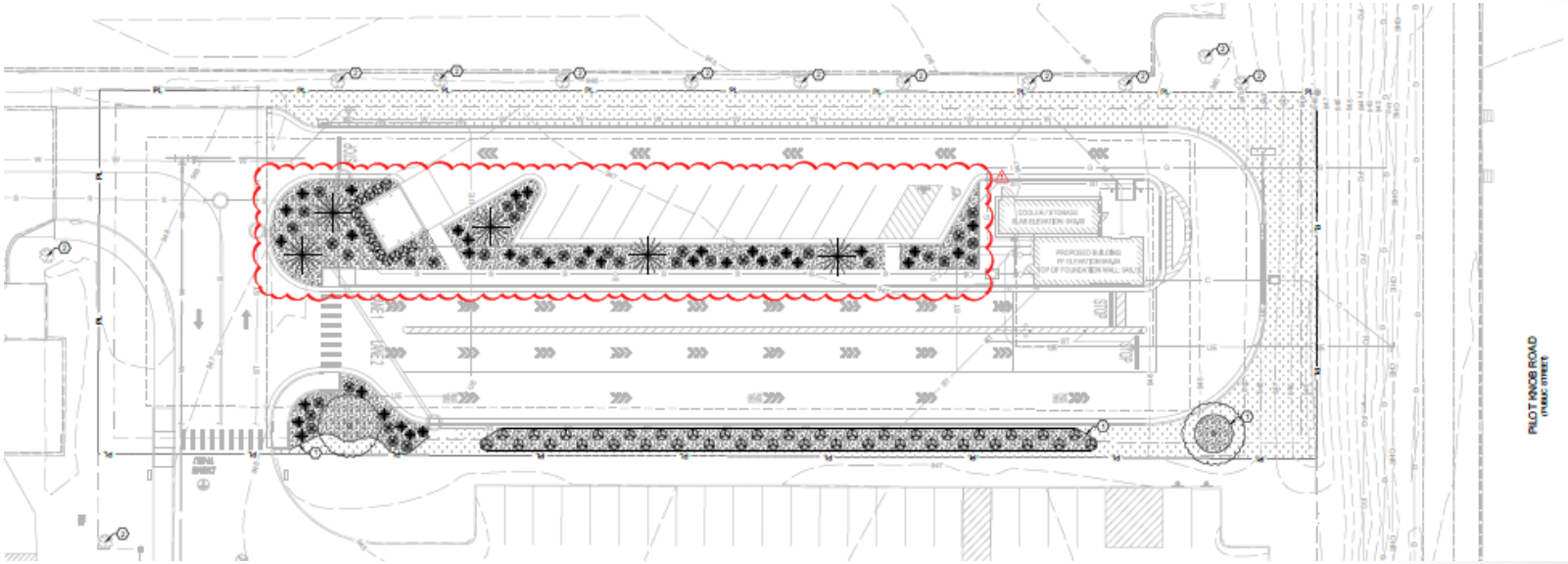
- **Utilities:** Connects to existing water and sanitary sewer at northwest corner of the lot.
- **Stormwater:** Managed via regional system approved with Orchard Place development; treatment/detention provided by existing ponds west of site.



Landscaping Plan

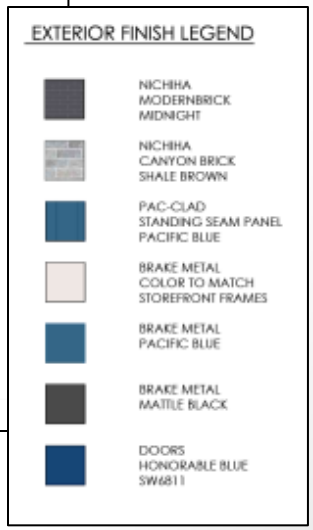
Landscaping Requirements

- **City Code:** 2.5% of building construction value allocated for landscaping.
- **Proposed Plan:** Mix of canopy/ornamental trees, coniferous and flowering shrubs.
- **Buffer:** 15-ft-wide landscaped buffer along Pilot Knob Rd is required with trees and shrubs for screening and streetscape improvement.



Building Elevations

- The building is approximately 20’ tall at its highest point.
- The building materials consist of Nichiha cement fiber panels and Nichiha cladding.



Apple Valley

Actions Requested

A public hearing for the variance and Conditional Use Permit was held at the June 18, 2025, Planning Commission meeting. The only public comment came from the applicant's representative. The Commission recommended approval by a 5-0 vote on each action.

Staff recommends the following actions:

- Adopt the resolution approving a variance to allow expanded hours of operation for a Class III Restaurant from 6:00 AM – 11:00 PM to 5:30 AM – 11:00 PM, subject to findings and conditions.

- Adopt the resolution approving a Conditional Use Permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant, subject to conditions.

- Adopt the resolution approving the Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions.

Apple Valley

ITEM:	5.D.
MEETING DATE:	July 10, 2025
SECTION:	Regular Agenda

Description:

Cannabis Microbusiness Text Amendments

1. Adopt Resolution denying application to amend Planned Development No. 409, Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses
2. Adopt Resolution denying application to amend Section 155.320 to allow cannabis microbusinesses in Planned Developments

Staff Contact:	Department / Division:
Sydnee Stroeing, Associate Planner	Community Development

Action Requested:

1. Adopt Resolution denying application to amend Planned Development No. 409, Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses
2. Adopt Resolution denying application to amend Section 155.320 to allow cannabis microbusinesses in Planned Developments

Summary:

Jason Sewell (d/b/a HiRISH), (applicant) has requested to amend Planned Development No. 409 to allow cannabis microbusinesses within the PD. Cannabis Microbusinesses are currently not a permitted use in Planned Developments per Section 155.320 (Cannabis Businesses, Hemp Businesses, and Temporary Events). Therefore, the applicant has also requested an amendment to Section 155.320 to allow for cannabis microbusinesses in Planned Developments.

The City Council considered the requested amendments at the June 12, 2025 City Council meeting. The Council, having reviewed and considered the public hearing record, staff's presentation and report, the comments from the applicant, and the recommendation of the Planning Commission, made the following Findings:

1. The zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned, not impacted by the use buffer, for cannabis microbusinesses.
2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.
3. Property within Planned Development No. 409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.

4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

The following motions were made in consideration of the applicant's request:

1. Affirm the Planning Commission's recommendation of denial made at the May 7, 2025, Planning Commission meeting and direct staff to prepare a Resolution of denial for the request to amend Article 16, Planned Development No. 409 of the City Code to allow cannabis microbusinesses; and
2. Affirm the Planning Commission's recommendation of denial made at the May 7, 2025, Planning Commission meeting and direct staff to prepare a Resolution of denial for the request to amend Section 155.320(C) of the City Code to allow cannabis microbusinesses in planned developments.

Resolutions denying application to amend Planned Development No. 409, Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses, and to amend Section 155.320 to allow cannabis microbusinesses in Planned Developments are attached for review.

Per the applicant's extension letter (attached), the City Council was given until July 11, 2025, to review the request. The Council must take action at the July 10, 2025, City Council meeting.

Background:

The public hearing for the requested text amendments was held on April 2, 2025. The Planning Commission further reviewed the request and the public hearing responses at the May 7, 2025, Planning Commission meeting. The Commission voted to recommend denial of the ordinances by a 4-0 vote for both motions at the May 7, 2025 meeting. A summary of the Planning Commission's findings and rationale for the recommendation of denial is as follows:

1. The zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned for cannabis microbusinesses.
2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.
3. Property within Planned Development No. 409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Budget Impact:

N/A

Attachments:

1. Resolution of Denial PD-409
2. Resolution of Denial Sec. 155.320
3. Applicant Narrative
4. Applicant Extension Request
5. Zoning Map
6. Presentation

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-___

A RESOLUTION DENYING APPLICATION TO AMEND PLANNED DEVELOPMENT DESIGNATION NO. 409, CHAPTER 155-APPENDIX F, ARTICLE 16, TO ALLOW CANNABIS MICROBUSINESSES

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Chapter 155 of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, pursuant to the City's said regulations, "Zoning Amendments" may be requested for any change to the zoning classification or zoning boundaries of a property or any amendment to any provision of said chapter; and

WHEREAS, Chapter 155-Appendix F, Article 16, governing Planned Development Designation No. 409, sets forth the permitted uses, conditional uses, and accessory uses within Planned Development No. 409; and

WHEREAS, Apple Valley City Code, Section 155.320 establishes the zoning regulations and specific performance requirements for the operation of cannabis businesses, hemp businesses, and temporary cannabis events as authorized by M.S. Chapter 342; and

WHEREAS, cannabis microbusinesses are not allowed within Planned Developments as set forth in Section 155.320(C); and

WHEREAS, the applicant, Jason Sewell, ("Applicant"), with the consent of the property owner, 6950 146th LLC, seeks to operate a cannabis microbusiness at 6950 146th Street West, which is located within Planned Development No. 409; and

WHEREAS, the Applicant, with the written consent of the property owner, 6950 146th LLC, filed an application to amend Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses within Planned Development No. 409 and to amend Section 155.320(C) to allow cannabis microbusinesses within Planned Developments; and

WHEREAS, the Apple Valley Planning Commission held a public hearing on the Applicant's application for the zoning amendments at its April 2, 2025, meeting during which the Planning Commission received city staff's presentation and report and comments from the Applicant and other persons. The Apple Valley Planning Commission further reviewed the application at its May 7, 2025, meeting and recommended denial of the requested amendment to Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses within Planned Development No. 409 and to Section 155.320(C) to allow cannabis microbusinesses within Planned Developments based on the following findings:

1. The zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned for cannabis microbusinesses.

DRAFT

2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.

3. Property within Planned Development No. 409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.

4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

WHEREAS, the Council considered the Applicant's application at its June 12, 2025, meeting. The Applicant, with his legal counsel, were provided the opportunity and were be heard on his application.

NOW THEREFORE, the City Council, having reviewed and considered the public hearing record, staff's presentation and report, the comments from the Applicant, and the recommendation of the Planning Commission, makes the following Findings:

1. The zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned, not impacted by the use buffer, for cannabis microbusinesses.

2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.

3. Property within Planned Development No. 409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.

4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Apple Valley, Dakota County, Minnesota, that the Applicant's application for an amendment to Chapter 155-Appendix 5, Article 16 to allow cannabis microbusinesses within the Planned Development No. 409 is denied.

ADOPTED this ___ day of ____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST:

_____
Christina M. Scipioni, City Clerk

DRAFT

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-___

A RESOLUTION DENYING APPLICATION TO AMEND
APPLE VALLEY CITY CODE, SECTION 155.320 TO ALLOW
CANNABIS MICROBUSINESSES IN PLANNED DEVELOPMENTS

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Chapter 155 of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, pursuant to the City's said regulations, "Zoning Amendments" may be requested for any change to the zoning classification or zoning boundaries of a property or any amendment to any provision of said chapter; and

WHEREAS, Chapter 155-Appendix F, Article 16, governing Planned Development Designation No. 409, sets forth the permitted uses, conditional uses, and accessory uses within Planned Development No. 409; and

WHEREAS, Apple Valley City Code, Section 155.320 establishes the zoning regulations and specific performance requirements for the operation of cannabis businesses, hemp businesses, and temporary cannabis events as authorized by M.S. Chapter 342; and

WHEREAS, cannabis microbusinesses are not allowed within Planned Developments as set forth in Section 155.320(C); and

WHEREAS, the applicant, Jason Sewell, ("Applicant"), with the consent of the property owner, 6950 146th LLC, seeks to operate a cannabis microbusiness at 6950 146th Street West, which is located within Planned Development No. 409; and

WHEREAS, the Applicant, with the written consent of the property owner, 6950 146th LLC, filed an application to amend Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses within Planned Development No. 409 and to amend Section 155.320(C) to allow cannabis microbusinesses within Planned Developments; and

WHEREAS, the Apple Valley Planning Commission held a public hearing on the Applicant's application for the zoning amendments at its April 2, 2025, meeting during which the Planning Commission received city staff's presentation and report and comments from the Applicant and other persons. The Apple Valley Planning Commission further reviewed the application at its May 7, 2025, meeting and recommended denial of the requested amendment to Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses within Planned Development No. 409 and to Section 155.320(C) to allow cannabis microbusinesses within Planned Developments based on the following findings:

1. The zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned for cannabis microbusinesses.

DRAFT

2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.

3. Property within Planned Development No. 409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.

4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

WHEREAS, the Council considered the Applicant's application at its June 12, 2025, meeting. The Applicant, with his legal counsel, was provided the opportunity and was heard relative to his application.

WHEREAS, Council having denied the Applicant's application to amend Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses within Planned Development No. 409, Applicant's request to amend Section 155.320(C) to allow cannabis microbusinesses within any Planned Development is effectively addressed and should be denied.

NOW THEREFORE, the City Council, having reviewed and considered the public hearing record, staff's presentation and report, the comments from the Applicant, and the recommendation of the Planning Commission, makes the following Findings:

1. The zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned, not impacted by the use buffer, for cannabis microbusinesses.

2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.

3. Properties within Planned Development No. 409, as well as many other Planned Development districts, are adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.

4. Allowing cannabis microbusinesses in planned developments could cause disturbances in the area and nearby neighborhoods.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Apple Valley, Dakota County, Minnesota, that the Applicant's application for an amendment to Chapter 155, Section 155.320(C), to allow cannabis microbusinesses within Planned Development districts is denied.

ADOPTED this ___ day of ____, 2025.

_____
Clint Hooppaw, Mayor

ATTEST: _____
Christina M. Scipioni, City Clerk

DRAFT

6 March 2025

To Whom it May Concern:

Thank you for the opportunity to submit my application for a zoning code text amendment at the property located at 6950 W 146th St. I am requesting an amendment to PD-409 to allow a cannabis microbusiness within this planned development district. In addition, I am subsequently requesting an amendment to section 155.320 (Cannabis Business, Hemp businesses and Temporary Events) to allow for a cannabis microbusiness in planned developments. Attached you will find the application, Deposit agreement, a preliminary floor plan and the business plan for HiRISH ACRES dba, "HiRISH".

HiRISH is a veteran-owned company. Through the socially equitable application process, HiRISH completed the application process with Office of Cannabis Management (OCM) in July 2024. Our application has been approved, and we are currently awaiting the adoption of the expedited rules released by OCM on January 13, 2025.

As a resident of Apple Valley for the past 10 years, being allowed to establish a cannabis business within our city would be an honor. It would enable me to educate, assist and provide knowledgeable information surrounding the safe use and consumption of cannabis products. Being one of the selected few to help ensure that only tested, quality products are available for our community would be a great privilege. As a veteran, retired engineer, lifelong cannabis advocate and an individual formally trained & certified in cannabis through Green Flower, I feel I am very well prepared to represent cannabis responsibly for the members of our community and those just visiting.

Thank you for considering my application. I look forward to the opportunity to contribute positively to our community.

Regards,

Jason

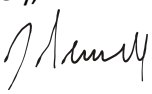
May 21, 2025

Dear City Council,

I am writing to formally request a postponement of the upcoming review and an extension of the review period. I kindly ask that the review be delayed and the deadline extended to July 11 to allow additional time for a thorough and complete evaluation.

Please let me know if any further information or documentation is required to process this request. I appreciate your consideration and support.

Sincerely,



Jason Sewell

HiRish Acres, LLC

Doc ID: 17afca7344e3275ea0d4d4301095f26257978b73

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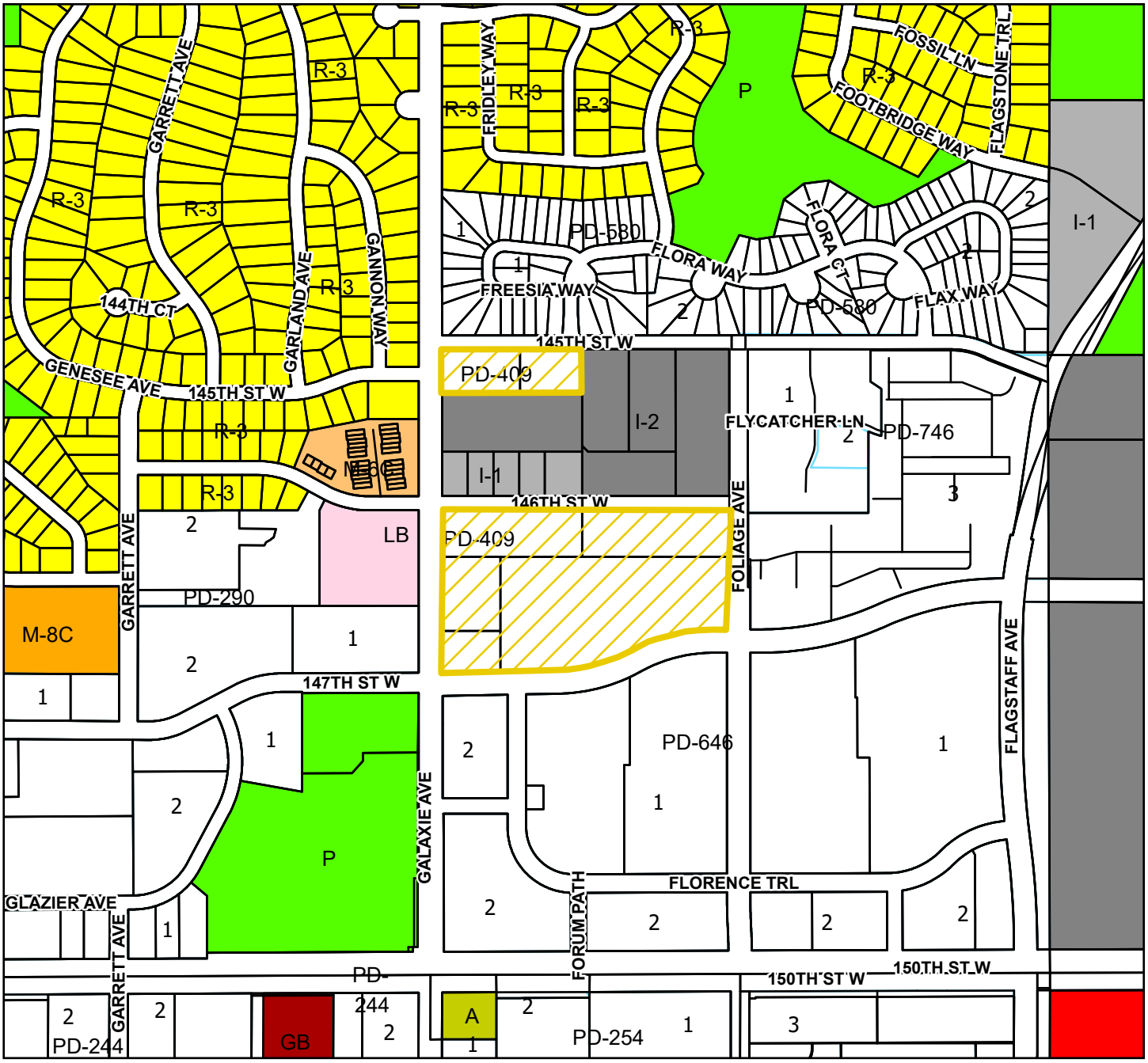
Document ID	17afca7344e3275ea0d4d4301095f26257978b73
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

SENT	**05 / 21 / 2025** 16:52:49 UTC	Sent for signature to Jason Sewell (jason@hirishacres.com) from gbaumann@hjlawfirm.com IP: 209.10.146.36
VIEWED	**05 / 21 / 2025** 16:53:02 UTC	Viewed by Jason Sewell (jason@hirishacres.com) IP: 68.117.55.33
SIGNED	**05 / 21 / 2025** 16:53:18 UTC	Signed by Jason Sewell (jason@hirishacres.com) IP: 68.117.55.33
COMPLETED	**05 / 21 / 2025** 16:53:18 UTC	The document has been completed.



Planned Development No. 409

Subject Planned Development

Apple Valley

0 325 650 Feet

Cannabis Microbusiness

Text Amendments

City Council

Date: July 10, 2025

Action Requested

Based on Council direction, City staff have prepared two Resolutions denying the requested amendments; the recommended actions are as follows:

1. Adopt Resolution denying application to amend Planned Development No. 409, Chapter 155-Appendix F, Article 16 to allow cannabis microbusinesses.
2. Adopt Resolution denying application to amend Section 155.320 to allow cannabis microbusinesses in Planned Developments.

Apple Valley

Application Requested

Consider the following:

1. Ordinance amendment to Planned Development No. 409 to allow for a cannabis microbusiness.
2. Ordinance amendment to Section 155.320 (Cannabis Businesses, Hemp Businesses, and Temporary Cannabis Events) to allow cannabis microbusinesses in planned developments.

Planning Commission Recommendation

The Planning Commission recommended denial of the passage of the amendments at the May 7, 2025, Planning Commission meeting by a 4-0 vote. A summary of the Planning Commission's findings and rationale for the recommendation of denial is as follows:

1. The existing zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned for cannabis microbusinesses.
2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.
3. Property within PD-409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Apple Valley

Previous City Council Action

The City Council made the following actions at the June 12, 2025, City Council meeting by a 4-1 vote:

1. Affirm the Planning Commission's recommendation of denial made at the May 7, 2025, Planning Commission meeting and direct staff to prepare a Resolution of denial for the request to amend Article 16, Planned Development No. 409 of the City Code to allow cannabis microbusinesses, stating the following reasons for denial:
    1. The existing zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned for cannabis microbusinesses.
    2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.
    3. Property within PD-409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
    4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Apple Valley

Previous City Council Action (continued)

2. Affirm the Planning Commission's recommendation of denial made at the May 7, 2025, Planning Commission meeting and direct staff to prepare a Resolution of denial for the request to amend Section 155.320 of the City Code to allow cannabis microbusinesses in planned developments, stating the following reasons for denial:
    1. The existing zoning districts that allow cannabis microbusinesses are industrial (BP, I-1, I-2), and there are ample properties within Apple Valley properly zoned for cannabis microbusinesses.
    2. Industrial zoning districts are best suited for the operations of a cannabis microbusiness intending to cultivate, manufacture or produce cannabis or cannabis products.
    3. Property within PD-409 is adjacent to existing residential properties and the amendment would allow for a cannabis microbusiness to operate in close proximity to those residential properties.
    4. Allowing cannabis microbusinesses in PD-409 could cause disturbances in the area and nearby neighborhoods.

Apple Valley

Questions?

Site Location

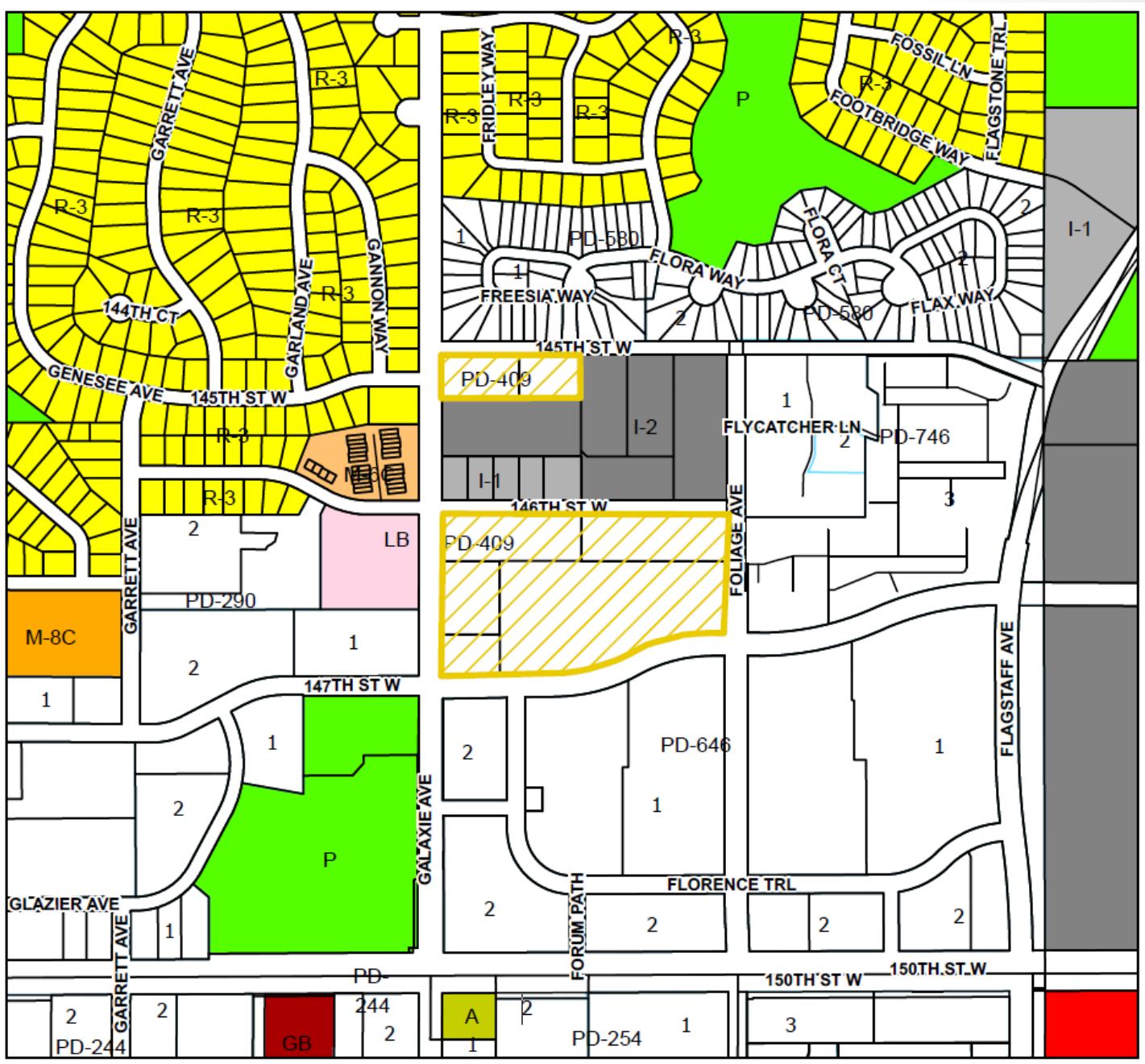
Cannabis Microbusiness Location Map

6950 146th Street West

Subject Property

Apple Valley

"PD-409" (Planned Development No. 409)



Apple Valley

PD-409 Text Amendments

§ A16-3 CONDITIONAL USES.

(2) Cannabis Microbusiness as regulated in §155.320, subject to the following additional conditions:

(a) All cannabis microbusiness activities shall occur and take place indoors of a delineated identified space of the primary building on site. Outdoor operations of any kind are prohibited.

(b) No retail sales of cannabis or cannabis products shall be permitted except in conjunction with a cannabis microbusiness in operation on the site and with a retail operations endorsement

(c) An odor mitigation plan shall be submitted with the application and all cultivation, manufacturing, processing and packaging operations shall be in compliance with the odor mitigation plan and MN licensing regulations. The space in which the operation is located shall be equipped with and in operating condition odor control filtration and ventilation system(s) to control odors, humidity, and mold.

(d) Off-street loading areas in conjunction with a cannabis microbusiness is subject to §155.354.

(e) On-site retail operations in conjunction with a cannabis microbusiness are subject to §A16-2(19).

Apple Valley

Section 155.320 Text Amendments

Guiding	Commercial						Industrial			PD	AG
Zoning District	NCC	LB	GB	RB	SC	VB	BP	I-1	I-2	PD	
Business Type											
Cannabis Retailer	P			P	P	P				PD-R	
Cannabis Microbusiness							P*	P*	P*	**	
Cannabis Mezzobusiness							P*	P*	P*		
Cannabis Cultivator (Indoor only)							P	P	P		
Cannabis Cultivator (Outdoor)							P	P	P		P
Cannabis Manufacturer							P	P	P		
Cannabis Wholesaler							P	P	P		
Cannabis Transporter							P	P	P		
Cannabis Testing Facility							P	P	P		
Cannabis Event Organizer Temporary Event	P			P	P	P					
Cannabis Delivery Service	P			P	P	P	P*	P*	P*		
Medical Cannabis Combination Business (Retail location only)	P			P	P	P				PD-R	
Medical Cannabis Combination Business (Cultivation and processing)							P*	P*	P*		
Lower-potency Hemp Edible Manufacturer							P*	P*	P*		
Lower-potency Hemp Edible Retailer	P	P	P	P	P	P				PD-R	

** Cannabis Microbusiness may be allowed within a Planned Development district (or zones therein) when specifically allowed as a permitted or conditional use under the zoning regulations of the specific Planned Development district, subject to the provisions herein.

Apple Valley

ITEM: 7.A.
MEETING DATE: July 10, 2025
SECTION: Calendar of Events

Description:	
Approve Calendar of Upcoming Events	
Staff Contact:	**Department / Division:**
Stephanie Marschall, Deputy City Clerk	Administration/City Clerk's Office

Action Requested:

Approve the calendar of upcoming events as listed in the summary below, and noting that each event listed is hereby deemed a special meeting of the City Council.

Summary:

Wed./July 9	7 p.m.	Municipal Center	Traffic Safety Advisory Committee Meeting
Thur./July 10	11 a.m.	Abyssinia Mart	Ribbon Cutting Ceremony
Thur./July 10	5:30 p.m.	Municipal Center	Informal City Council Meeting
Thur./July 10	7 p.m.	Municipal Center	Regular City Council Meeting*
Fri./July 11	6:30-8:30 p.m.	Kelley Park	Music in Kelley Park
Sat./July 12	2 p.m.	La Michoacana Purepecha	Grand Opening Celebration
Tue./July 15	10 a.m.	McDonald's at Orchard Place	Groundbreaking Ceremony
Tue./July 15	2 p.m.	Municipal Center	Cemetery Advisory Committee Meeting
Wed./July 16	7 p.m.	Municipal Center	Planning Commission Meeting
Wed./July 16	7 p.m.	Fire Station 2	Special Apple Valley Firefighters Relief Association Meeting
Thur./July 17	3 p.m.	Apple Valley Community Center to Delano, MN	Landscape Structures Manufacturing Plant Tour with Parks & Recreation Advisory Committee
Fri./July 18	6:30-8:30 p.m.	Kelley Park	Music in Kelley Park
Thur./July 24	4:30 p.m.	Warners' Stellian	Chamber Business After Hours
Thur./July 24	6 p.m.	Municipal Center	Economic Development Authority Meeting
Thur./July 24	7 p.m.	Municipal Center	Regular City Council Meeting*
Fri./July 25	6:30-8:30 p.m.	Kelley Park	Music in Kelley Park
Fri./Aug. 1	6:30-8:30 p.m.	Kelley Park	Music in Kelley Park
Tue./Aug. 5	4:30-10:00 p.m.	New Police Garage Facility	Annual Night to Unite
Wed./Aug. 6	7 p.m.	Municipal Center	Planning Commission Meeting
Thur./Aug. 7	6 p.m.	Municipal Center	Informal Parks & Recreation Advisory Committee Meeting

Thur./Aug. 7	7 p.m.	Municipal Center	Regular Parks & Recreation Advisory Committee Meeting
Fri./Aug. 8	6:30-8:30 p.m.	Kelley Park	Music in Kelley Park

Background:

Each event is hereby deemed a special meeting of the City Council, the purpose being informational or social gathering. Only events marked with an asterisk (*) will any action of the Council take place.

Budget Impact:

N/A

Attachments:

None