



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

December 23, 2025

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

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 December 11, 2025
 - B. Appoint City Representatives to Dakota 911 Emergency Communications Center Board and Committees for 2026-2027
 - C. Adopt Resolution establishing 2026 polling places
 - D. Adopt Resolution approving revised bylaws of the Apple Valley Firefighters Relief Association
 - E. 2025 fund balance commitments
 1. Adopt Resolution committing December 31, 2025, fund balance for 2025 financial statement purposes
 2. Adopt Resolution amending 2026 Budget for uncompleted 2025 projects and specific items
 - F. Adopt Resolution amending the 2025 Budget for specific items
 - G. Adopt Resolution approving updated Youth Open Gym Policy and Rules
 - H. Adopt Resolution for No Parking at Garrett Avenue from Glazier Avenue to CSAH 42 and Garrett Avenue from CSAH 42 to 153rd Street

- I. Adopt Resolution for No Parking at 147th Street W. from CSAH 31 (Pilot Knob Road) to Johnny Cake Ridge Road and Upper 147th Street from CSAH 31 (Pilot Knob Road) to Endicott Way
- J. Approve stormwater maintenance agreement for Orchard Place Apartments (Lot 1, Block 2, Orchard Place 5th Addition)
- K. Authorize Project 2025-165, Quarry Point Tower Riser Pipe Repair
- L. Adopt Resolution awarding agreement for Project 2025-167, Alimagnet Park Unit 3 Restoration to Landbridge Ecological, Inc.
- M. Approve agreement with KFI Engineers, PC, for systems verification and testing services for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum)
- N. Approve agreement with KFI Engineers, PC, for systems verification and testing services for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)
- O. Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2024-158, Cobblestone Lake Trail Reconstruction (2023 Parks Bond Referendum)
- P. Approve Change Order No. 6 to agreement with Bituminous Roadways, Inc., for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)
- Q. Approve Memorandum of Agreement with LELS Local No. 71 establishing the 2026 City maximum monthly contribution toward employee group health benefits and the split for the cost of Minnesota Paid Leave
- R. Approve Memorandum of Agreement with LELS Local No. 243 establishing the 2026 City maximum monthly contribution toward employee group health benefits and the split for the cost of Minnesota Paid Leave
- S. 2026 Pay and Benefit Plan and Personnel Policy Manual
 - 1. Adopt Resolution approving changes to Pay and Benefit Plan for 2026
 - 2. Adopt Resolution approving changes to the Personnel Policy Manual
- T. Approve claims and bills
- U. Approve Personnel Report

5. Regular Agenda
 - A. Pass an Ordinance adding Chapter 124 to the City Code, regulating virtual currency kiosks (*Recommend waiving second reading*)
 - B. Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance & Related Text
6. Staff And Council Communications
7. Calendar Of Events
 - A. Approve Calendar of Upcoming Events
8. Closed Session
 - A. Convene in closed session to discuss the Purchase Agreement with Northland Real Estate Group, LLC for the City-owned "Fraser Parcel" (Lot 2, Block 1, Fraser 1st Addition)
 - B. Convene in closed session to discuss the appraisal of the City's Former City Hall Property (a/k/a The Education Partnership Building), 14200 Cedar Avenue
9. Adjourn

City Offices are closed Thursday, December 25 and Friday, December 26, 2025, in observance of Christmas and Thursday, January 1, 2026, in observance of New Year's Day.

Regular meetings can be viewed live on Charter Communications Cable Channel 180 and on the City's website at www.applevalleymn.gov. Some members of the City Council may participate electronically, as allowed by Minnesota Statutes.



ITEM:
MEETING DATE:
SECTION:

4.A.
December 23, 2025
Consent Agenda

Description:

Approve Minutes of the regular meeting of December 11, 2025

Staff Contact:

Christina Scipioni, City Clerk

Department / Division:

Administration/City Clerk's Office

Action Requested:

Approve Minutes of the regular meeting of December 11, 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
December 11, 2025

Minutes of the regular meeting of the City Council of Apple Valley, Dakota County, Minnesota, held December 11, 2025, at 7:00 p.m., at Apple Valley Municipal Center.

PRESENT: Mayor Hooppaw; Councilmembers Grendahl, Hiebert, and Melander.

ABSENT: Councilmember Bergman.

City staff members present were: City Administrator Lawell, City Clerk Scipioni, City Attorney Hills, City Engineer Anderson, Community Development Director Benetti, Parks and Recreation Director Carlson, Deputy Police Chief Dahlstrom, Police Chief Francis, Assistant City Administrator Grawe, Human Resources Manager Haefner, Finance Director Hedberg, Fire Chief Nelson, Recreation Superintendent Rosa, and Public Works Director Saam.

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

MOTION: of Grendahl, seconded by Melander, approving the agenda for tonight's meeting, as presented. Ayes - 4 - 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.

Open Door Food Pantry Executive Director Jason Viana highlighted the organization's work, encouraged community members to donate or volunteer, and thanked Mayor Hooppaw and Councilmember Hiebert's for volunteering at the Open Door.

Consent Agenda

Mayor Hooppaw asked if the Council or anyone in the audience wished to pull any item from the consent agenda. Councilmember Hiebert asked that item 4.F. be pulled from the agenda.

MOTION: of Grendahl, seconded by Hiebert, approving items on the consent agenda, except for 4.F. Ayes - 4 - Nays - 0.

Consent Agenda Items

- A. Approve the minutes of the regular meeting of November 25, 2025.
- B. Adopting **Resolution No. 2025-164** setting 2026 City Council meeting calendar.
- C. Adopt **Resolution No. 2025-165** setting a public hearing at 7:00 p.m. on January 8, 2026, for On-Sale Intoxicating Liquor and Special License for Sunday Liquor Sales, for Spice Village, LLC, d/b/a Spice Village, 7520 149th Street W.

- D. Approve renewal of Off-Sale 3.2 Percent Malt Liquor Licenses for 2026.
- E. Top Star Tobacco and E-Cig, LLC, 15050 Cedar Avenue, Unit 109
 - 1. Approve issuance of 2025 license to sell tobacco or tobacco products
 - 2. Approve issuance of 2026-2027 renewal license to sell tobacco or tobacco products.
- F. ~~Adopt **Resolution No. 2025-166** authorizing transfers from the Liquor Fund for 2025.~~ Item Pulled for discussion.
- G. 2025 fund balance commitments
 - 1. Adopt **Resolution No. 2025-167** committing December 31, 2025, fund balance for 2025 Financial statement purposes.
 - 2. Adopt **Resolution No. 2025-168** amending 2026 Budget for uncompleted 2025 projects and specific items.
- H. Adopt **Resolution No. 2025-169** amending the 2025 Budget for specific items.
- I. Approve release of Natural Resources Management Permit financial guarantee.
- J. Adopt **Resolution No. 2025-170** renaming Hayes Arena to Wings Arena.
- K. Approve Community Waste Abatement 2026 Grant Agreement with Dakota County and Cities of Apple Valley, Burnsville, Eagan, and Lakeville.
- L. Approve display contract agreement with RES Specialty Pyrotechnics, Inc., d/b/a RES Pyro, for fireworks displays on February 7, 2026, and July 4, 2026.
- M. Approve grant agreement amendment with the Board of Water and Soil Resources for Watershed Based Implementation Fund Project FY23 EVR-P11 Pond Enhancements, City Project 2023-133.
- N. Approve purchase order with Webber Recreational Design, Inc., for indoor playground equipment and installation for Project 2024-186, Community Center & Senior Center Connection and Renovation (2023 Parks Bond Referendum).
- O. Approve amendment to the joint powers agreement for the Dakota County Domestic Preparedness Committee.
- P. Approve revision to service agreement with Lexipol, LLC, for fire department policy development, management software, and compliance training.
- Q. Approve revision to service agreement with Target Solutions Learning, LLC, d/b/a Vector Solutions for fire records management software.
- R. Approve Change Order No. 1 to agreement with Jamar Company, for Project 2024-148, City Hall Re-Roof.
- S. Approve Change Order No. 1 and acceptance and final payment on agreement with Killmer Electric Co., for Project 2022-111, Apple Valley 11th and 12th Additions Electrical Conversions Phase 1.
- T. Approve Change Order No. 1 to agreement with Hoffman & McNamara Company, for Project 2025-157, 2025 Ash Tree Replacements, and approve acceptance and final payment.
- U. Approve acceptance and final payment on professional services agreement with I & S Group, Inc., d/b/a ISG, Inc., for landscape architecture services for Project 2024-172, Skate Park Construction (2023 Parks Bond Referendum).
- V. Approve acceptance and final payment on agreement with Terra General Contractors, Inc., d/b/a Terra Construction, for Project 2024-187, Family Aquatic Center Improvements (2023 Parks Bond Referendum).

- W. Approve acceptance and final payment on professional services agreement with Johnson Laffen Galloway Architects, Ltd., d/b/a JLG Architects, for design and development services for Project 2024-187, Family Aquatic Center Improvements (2023 Parks Bond Referendum).
- X. Approve claims and bills.
- Y. Approve the personnel report.

End of Consent Agenda

- 4.F. Adopt Resolution No. 2025-166 authorizing transfers from the Liquor Fund for 2025.

Councilmember Hiebert highlighted the contributions the City's municipal liquor operations have on quality of life within the community.

MOTION: of Grendahl, seconded by Hiebert, adopting **Resolution No. 166** authorizing transfers from the Liquor Fund for 2025. Ayes - 4 - Nays - 0.

Regular Agenda

- A. Proclaim February 7, 2026, as "Apple Valley Mid-Winter Fest 2026"

Recreation Superintendent Rosa was present and reviewed activities planned for the 2026 celebration. Most events are scheduled on February 7, 2026, at Johnny Cake Ridge Park - West. Mr. Rosa thanked the organizations who support and sponsor this event.

MOTION: of Grendahl, seconded by Melander, proclaiming February 7, 2026, as "Apple Valley Mid-Winter Fest 2026" and declaring it a community festival. Ayes - 4 - Nays - 0.

- B. Renewal of On-Sale Liquor, Wine, 3.2 Percent Malt Liquor Licenses for 2026

Ms. Scipioni reviewed her memo regarding renewal applications for On-Sale Intoxicating Liquor, Concessionaire On-Sale Intoxicating Liquor, Special License for Sunday Liquor Sales, Wine, and 3.2 Percent Malt Liquor licenses for 2026. She noted receipt of the affidavit of publication of the hearing notice and stated no comments have been received. Staff review found all licenses in order for renewal.

Mayor Hooppaw called the public hearing to order at 7:12 p.m. to consider renewal applications for On-Sale Intoxicating Liquor, Concessionaire On-Sale Intoxicating Liquor, Special License for Sunday Liquor Sales, Wine, and 3.2 Percent Malt Liquor licenses for the year 2026. The Mayor asked for questions or comments from the Council and the audience. There were none and the hearing was declared closed at 7:12 p.m.

MOTION: of Melander, seconded by Grendahl, adopting **Resolution No. 171** renewing On-Sale Liquor, Special License for Sunday Liquor Sales, On-Sale Wine, and On-Sale 3.2 Percent Malt Liquor Licenses for 2026. Ayes - 4 - Nays - 0.

C. Christ Church Sign Setback Variance

Ms. Stroeing stated Christ Church, located at 12925 Johnny Cake Ridge Road, has applied for a sign setback variance for the installation of a new ground sign in the location of the existing ground sign. The Sign Code requires ground signs to be setback a minimum of 13 feet from the property line when adjacent to right-of-way. The applicant is seeking a 5-foot variance to install a new sign 8 feet from the property line adjacent to Johnny Cake Ridge Road. Ms. Stroeing added the existing and proposed sign are within a 40-foot drainage and utility easement dedicated for a stormwater utility pipe running along the eastern property line adjacent to Johnny Cake Ridge Road. Encroachment agreements are required to place structures within easements.

Ms. Stroeing stated the public hearing for the variance was held at the November 19, 2025, Planning Commission meeting. There were no public comments and no questions from the Commission. The Planning Commission made findings and unanimously recommended approval of the variance request with conditions.

MOTION: of Melander, seconded by Grendahl, adopting **Resolution No. 172** approving a 5-foot setback variance for a ground sign located at Christ Church. Ayes - 4 - Nays - 0.

MOTION: of Hiebert, seconded by Melander, approving an encroachment agreement to allow a ground sign within a drainage and utility easement at Christ Church. Ayes - 4 - Nays - 0.

Communications

Mayor Hooppaw thanked City staff for their snow removal efforts.

Calendar of Upcoming Events

MOTION: of Grendahl, seconded by Hiebert, 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 - 4 - Nays - 0.

Closed Session

A. Convene in Closed Session to Discuss AFSCME and LELS Union Negotiations

Mayor Hooppaw requested a motion to close the meeting under the exceptions to the open meeting law to discuss labor negotiations.

MOTION: of Grendahl, seconded by Melander, to enter into a closed meeting and convene in closed session to discuss AFSCME and LELS union labor negotiations. Ayes - 4 - Nays - 0.

The Council convened in the Regent Conference Room at 7:22 p.m. to discuss AFSCME and LELS union labor negotiations. In attendance were Mayor Hooppaw, Councilmembers Bergman, Grendahl, Hiebert, and Melander; City Administrator Lawell, City Clerk Scipioni, City Attorney Hills, Parks and Recreation Director Carlson, Deputy Police Chief Dahlstrom, Police Chief Francis, Human Resources Manager Haefner, Finance Director Lemarr, and Public Works Director Saam. The meeting was tape recorded as required by law.

This portion of the meeting ended at 8:05 p.m.

Adjourn

MOTION: of Grendahl, seconded by Hiebert, to adjourn. Ayes - 4 - Nays - 0.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Christina M. Scipioni, City Clerk

Approved by the Apple Valley City Council
On December 23, 2025.

Clint Hooppaw, Mayor



ITEM:
MEETING DATE:
SECTION:

4.B.
December 23, 2025
Consent Agenda

Description:

Appoint City Representatives to Dakota 911 Emergency Communications Center Board and Committees for 2026-2027

Staff Contact:

Tom Lawell, City Administrator

Department / Division:

Administration

Action Requested:

Appoint City Representatives to Dakota 911 Emergency Communications Center Board and Committees for 2026-2027

Summary:

Emergency public safety communication needs within Dakota County are provided by Dakota 911 (previously known as the Dakota Communications Center) under a cooperative Joint Powers Agreement. Dakota 911 is overseen by a Board of Directors comprised of elected officials from various member agencies.

Additionally, Dakota 911 has in place an Executive Committee comprised of senior administrative staff to help advise the Board of Directors and two Operating Committees (one for Police and one for Fire) that help guide operational functions of Dakota 911.

It is recommended that the current slate of elected and appointed officials continue on in their roles for 2026 and 2027.

Background:

Currently the City is represented on the Board of Directors by Councilmember John Bergman as our Primary Representative and Councilmember Clint Hooppaw as our Alternate Representative. Both are willing to continue in these roles for another two-year term commencing January 2026.

Currently, the City is represented on the Executive Committee by Tom Lawell as the Primary Representative and Charles Grawe as the Alternate Representative. Both are willing to continue in these roles for another two-year term commencing January 2026.

Further, Deputy Police Chief Greg Dahlstrom currently serves as the City's Representative on the Police Operations Committee and Fire Chief Matt Nelson currently serves as the City's Representative on the Fire Operations Committee. Both are willing to continue in these roles for another two-year term commencing January 2026.

Lastly, we should also consider the appointment of Alternate Representatives for the Police and Fire Operations Committees. It is recommended that Police Chief Nick Francis be appointed as our Alternate Representative to the Police Operations Committee and that Deputy Fire Chief Matt Karnick be appointed as our Alternate Representative on the Fire Operations Committee for two-year terms commencing January 2026.

Thus, the slate of proposed 2026-2027 Apple Valley representatives serving Dakota 911 is recommended to be:

Councilmember John Bergman
Dakota 911 Board of Directors - Primary Director

Mayor Clint Hooppaw
Dakota 911 Board of Directors - Alternate Director

City Administrator Tom Lawell
Dakota 911 Executive Committee Primary Member

Assistant City Administrator Charles Grawe
Dakota 911 Executive Committee Alternate Member

Deputy Police Chief Greg Dahlstrom
Dakota 911 Police Operations Committee Primary Member

Police Chief Nick Francis
Dakota 911 Police Operations Committee Alternate Member

Fire Chief Matt Nelson
Dakota 911 Fire Operations Committee Primary Member

Deputy Fire Chief Matt Karnick
Dakota 911 Fire Operations Committee Alternate Member

Budget Impact:

N/A

Attachments:

1. Dakota 911 Letter Requesting Appointments for 2026-2027

November 1st, 2025

Tom Lawell
Apple Valley City Administrator
7100 W. 147th Street
Apple Valley, MN 55124

RE: 2026 BOARD APPOINTMENTS

Dear Administrator Lawell,

In accordance with Dakota 911 by-laws, Directors and Alternate Directors are appointed for two-year terms. The current Director for Apple Valley is Councilmember John Bergman and your current Alternate Director is Mayor Clint Hooppaw.

In 2026, Apple Valley is required to appoint a named elected official to serve as a Director and to designate another named elected official to serve as an Alternate. This appointment would be for the 2026 – 2027 term.

I would appreciate inclusion of Dakota 911 Board appointments on your January 2026 City Council agenda for action, followed by notification to Dakota 911 of the action taken.

Directors and Alternates may be reappointed at the discretion of the member.

Please let me know if you have any questions regarding Dakota 911 Board appointment requirements. Thank you for your attention to this matter and your continuing support of Dakota 911.

Sincerely,



Heidi Hieserich
Executive Director, Dakota 911



ITEM:
MEETING DATE:
SECTION:

4.C.
December 23, 2025
Consent Agenda

Description:

Adopt Resolution establishing 2026 polling places

Staff Contact:

Christina Scipioni, City Clerk

Department / Division:

Administration/City Clerk's Office

Action Requested:

Adopt Resolution establishing 2026 polling places

Summary:

State law requires municipalities to designate, by resolution, polling places for the following year if changes have been made to the polling locations. The designation must be made by December 31. Three changes are proposed:

1. **Move the polling location for Precinct 4 from the Apple Valley Community Center to the Apple Valley Senior Center.** This change is proposed due to the planned construction at the Apple Valley Community Center in 2026. After reviewing initial construction planning, staff determined locating Precincts 2 and 4 in separate rooms in the Senior Center will help ensure voters have easy access to their voting location. Greeter judges will be stationed in the Senior Center lobby to help voters identify which room serves their precinct.
2. **Move the polling location for Precinct 6 from the Education Partnership Building to the Apple Valley Municipal Center.** Due to the age of the Education Partnership Building, there are concerns about accessibility for voters. Moving Precinct 6 to the Regent Room in the Apple Valley Municipal Center will provide easier access for voters, facilitate a more efficient polling place setup, and result in faster election night returns. The Council Chambers will remain the polling location for Precinct 14. Greeter judges will be stationed in the Municipal Center lobby to help voters identify which room serves their precinct.
3. **Move the polling location for Precinct 15 from River Valley Church to Orchard Path senior living community.** River Valley Church is located outside the Precinct 15 boundary. Moving the Precinct 15 polling location to Orchard Path places it in the middle of the precinct and makes it especially easy to access for voters who live in the 328-unit Orchard Path and the 60-unit Cobblestone Square CDA senior housing building.

Before the August Primary, voters whose polling locations have changed will receive a mailed notification of their new polling locations. Additionally, on election days, notices will be posted at the former polling locations directing voters to their new voter sites.

Background:

Minnesota Statute 204B.16 requires the official governing body of a municipality to designate by December 31 changes to polling places for elections held in the following year. Designations remain in effect until changed by the governing body.

Budget Impact:

Costs for mailing notices to voters are included in the 2026 City Clerk's Office budget.

Attachments:

1. Resolution

CITY OF APPLE VALLEY
RESOLUTION NO. 2023-145

A RESOLUTION ESTABLISHING 2026 POLLING PLACES

WHEREAS, the City Council of the City of Apple Valley is the official governing body of the City of Apple Valley, Minnesota; and

WHEREAS, Minnesota Statute 204B.16 Subd. 1 requires the official governing body of a municipality to designate by December 31 changes to polling place locations for elections held in the following year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota the following polling places are hereby established for the City's election precincts:

Precinct Number	Polling Place Name	Polling Place Address
1	Revival Baptist Church	964 Garden View Drive
2	Apple Valley Senior Center	14601 Hayes Road
3	Redwood Park Building	311 150th Street W.
4	Apple Valley Senior Center	14601 Hayes Road
5	Bethel's Rock Church	14201 Cedar Avenue
6	Apple Valley Municipal Center	7100 147th Street W.
7	Shepherd of the Valley Lutheran Church	12650 Johnny Cake Ridge Road
8	Heritage Lutheran Church	13401 Johnny Cake Ridge Road
9	Community of Christ Church	5990 134th Street Court
10	South Suburban Evangelical Free Church	12600 Johnny Cake Ridge Road
11	ISD 196 District Service Center	14301 Diamond Path
12	Spirit of Life Presbyterian Church	14401 Pilot Knob Road
13	Johnny Cake Activity Center	14255 Johnny Cake Ridge Road
14	Apple Valley Municipal Center	7100 147th Street W.
15	Orchard Path	5400 157th Street W.
16	Hope Church	7477 145th Street W.

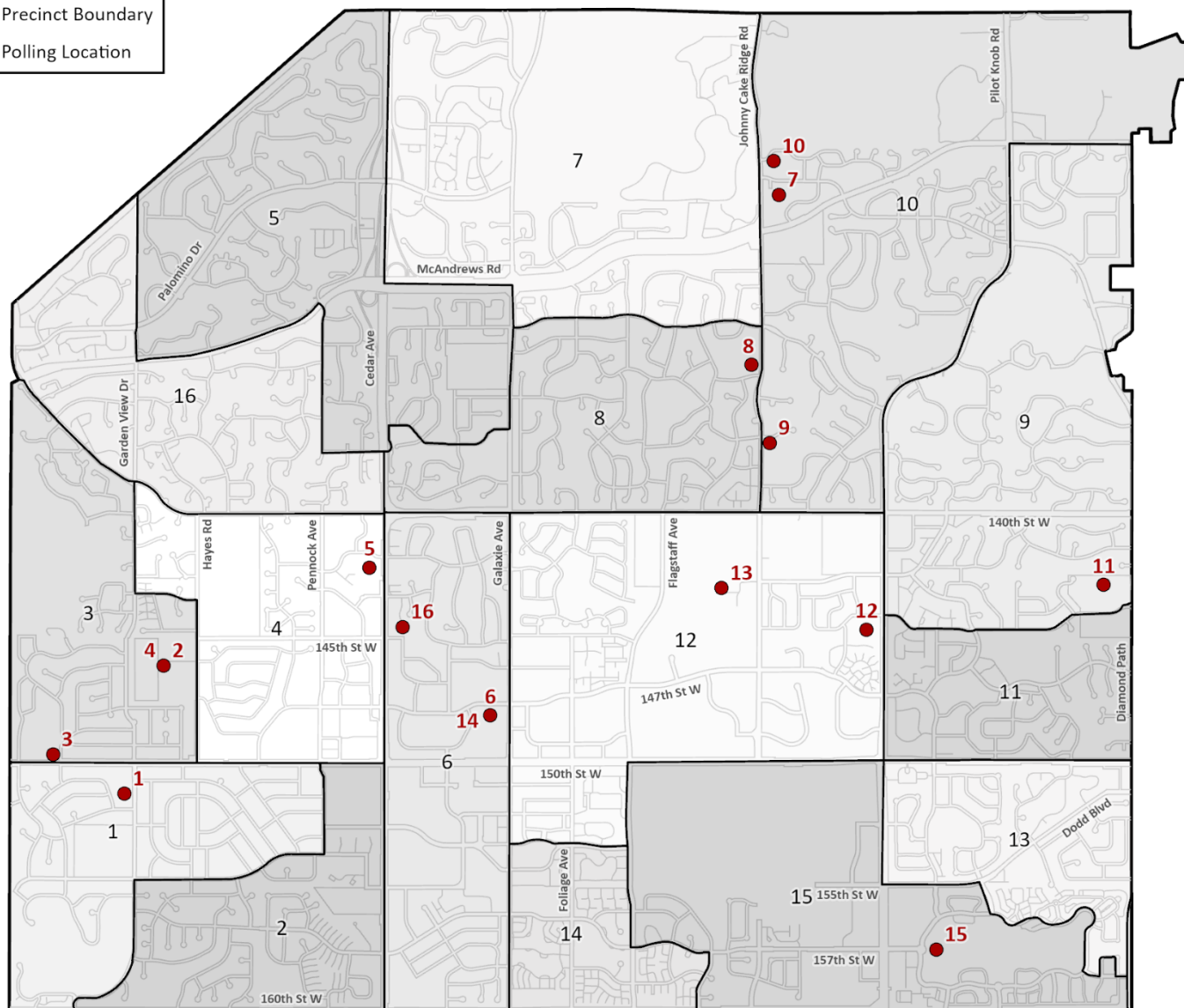
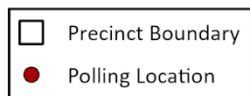
Attached to this resolution, for illustrative purposes, is a map showing said precincts and the location of each polling place.

DATED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



Number	Location	Address
1	Revival Baptist Church	964 Garden View Drive
2	Apple Valley Senior Center	14601 Hayes Road
3	Redwood Park Building	311 150th Street W.
4	Apple Valley Senior Center	14601 Hayes Road
5	Bethel's Rock Church	14201 Cedar Avenue
6	Apple Valley Municipal Center	7100 147th Street W.
7	Shepherd of the Valley Lutheran Church	12650 Johnny Cake Ridge Road
8	Heritage Lutheran Church	13401 Johnny Cake Ridge Road

Number	Location	Address
9	Community of Christ Church	5990 134th Street Court
10	South Suburban Evangelical Free Church	12600 Johnny Cake Ridge Road
11	ISD 196 District Service Center	14301 Diamond Path
12	Spirit of Life Presbyterian Church	14401 Pilot Knob Road
13	Johnny Cake Activity Center	14255 Johnny Cake Ridge Road
14	Apple Valley Municipal Center	7100 147th Street W.
15	Orchard Path	5400 157th Street W.
16	Hope Church	7477 145th Street W.



2026 POLLING PLACES AND PRECINCT BOUNDARIES

CITY OF APPLE VALLEY



ITEM:
MEETING DATE:
SECTION:

4.D.
December 23, 2025
Consent Agenda

Description: Adopt Resolution approving revised bylaws of the Apple Valley Firefighters Relief Association	
Staff Contact: Matt Nelson, Fire Chief	Department / Division: Fire

Action Requested:

Adopt Resolution approving revised bylaws of the Apple Valley Firefighters Relief Association

Summary:

The membership of the Apple Valley Firefighters Relief Association (AVFRA) voted to approve a revised set of bylaws at their annual meeting held December 6, 2025. The revised bylaws are based off of the Bylaw Guide for a Lump-Sum Volunteer Fire Relief Association Affiliated with a City Fire Department that was put together by the State of Minnesota Office of the State Auditor. Using this guide, the relief association board drafted the revised bylaws.

Included in the revised bylaws is an increase to the benefit level. It provides a \$1,000 per year of service increase, which brings the benefit level to \$16,000 per year of service.

With the approval by the AVFRA membership, Minnesota State Statutes 424A.02 requires the City Council approval to ratify any AVFRA bylaw amendments.

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.

The membership of the Apple Valley Firefighters Relief Association voted to approve the revised bylaws at their annual meeting on December 6, 2025. The revised bylaws include the lump sum pension benefit increasing by \$1,000, going from \$15,000 to \$16,000 per year of service. According to the actuarial report completed this year, the funding ratio changes from 149% to approximately 140%.

Budget Impact:

The benefit increase does not affect the amount allotted in the approved 2026 City budget.

Attachments:

1. Resolution
2. Exhibit A - Revised Bylaws
3. Current Bylaws

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION APPROVING REVISED BYLAWS OF THE
APPLE VALLEY FIREFIGHTERS' RELIEF ASSOCIATION

WHEREAS, Bylaws of the Apple Valley Firefighters' Relief Association were adopted and approved in 1989 with subsequent amendments establishing pension benefits for its members, and

WHEREAS, the Board of Trustees and membership of the Apple Valley Firefighter's Relief Association approved revised Bylaws at its annual meeting on December 6, 2025, a copy of which is attached hereto as Exhibit A, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the existing Bylaws of the Apple Valley Firefighters' Relief Association are hereby repealed and the revised Bylaws, attached hereto as Exhibit A, are hereby approved.

BE IT FURTHER RESOLVED that a copy of the Bylaws is directed to be filed with the Minnesota State Auditor pursuant to Minnesota Statutes 424A.02, Subd. 10.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

Bylaws of the Apple Valley Firefighters Relief Association

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BYLAWS OF THE APPLE VALLEY FIREFIGHTERS RELIEF ASSOCIATION

ARTICLE I – NAME

Section 1 – NAME.

The name of this relief association is the Apple Valley Firefighters Relief Association (Association). It is a nonprofit organization incorporated under the laws of Minnesota.

Section 2 – TYPE.

The Association is a defined-benefit lump-sum relief association subject to Minn. Stat. §§ 424A.015; 424A.02; and 424A.091 to 424A.094.¹ All benefits provided by this Association derive from and are governed by Federal and State laws and these bylaws.

Section 3 – BOOKS AND RECORDS.²

The Association will keep, at a minimum, correct and complete copies of its articles of incorporation and bylaws, accounting records, records documenting Special Fund transactions, records necessary to determine benefits payable and paid to individual members and their beneficiaries, and minutes of each of its meetings that record the votes of actions taken. Unless a Records Retention Schedule is adopted and the Minnesota Historical Society has been notified or authority to destroy records is received from the Records Disposition Panel, relief association records may not be destroyed.

Section 4 – PURPOSE.

The Association is a governmental entity that receives and manages public money to provide retirement and ancillary benefits for individuals providing the governmental services of firefighting and emergency first response, and for their beneficiaries.³

Section 5 – FISCAL YEAR.

The Association's fiscal year begins on January 1 of each calendar year and ends on December 31 of the same calendar year.⁴

ARTICLE II - MEMBERSHIP

Section 1 – MEMBERSHIP.

All individuals who are members of the city of Apple Valley Fire Department (Fire Department), are engaged in or qualified to provide fire suppression duties, and who meet any additional standards established by the Fire Department or by the Association are eligible for membership in the Association.

If the city has approved the employment on the Fire Department of volunteer firefighters to perform fire prevention duties and to supervise fire prevention duties, the personnel serving in fire prevention positions are eligible for membership in the Association and qualify for service pensions and other benefit coverage

¹ Minn. Stat. § 424A.002, subd. 2.

² Minn. Stat. §§ 138.17; 317A.461.

³ Minn. Stat. § 424A.001, subd. 4.

⁴ Minn. Stat. § 424A.001, subd. 11.

of the Association on the same basis as members who perform fire suppression duties.⁵

No member may be credited with service credit in the Association for the same hours of service for which coverage is already provided in a fund operated by the Public Employees Retirement Association.⁶

Application for membership will be made in writing on a form supplied by the Secretary of the Association. Membership will be approved by the Board of Trustees.

Section 2 – **MEMBERSHIP START DATE.**⁷

Membership in the Association begins on the date a firefighter is hired by the city.

Section 3 – **DUES.**

Each member of the Association will pay dues of twelve (12) hours of fire pay annually to the Association. Annual dues will be collected as a payroll deduction through the City of Apple Valley, from each member's monthly payroll check. One twelfth (8.333%) of the annual dues will be withheld from each monthly check. The dues will be deposited in the General Fund.

Section 4 – **EXCLUSIONS.**⁸

The Association may exclude from membership an applicant who, due to some medically determinable physical or mental impairment or condition, would constitute a predictable and unwarranted risk of imposing liability for an ancillary benefit at any age earlier than the minimum age specified for receipt of a service pension. A minor may not be a member of this Association.

Section 5 – **TERMINATION.**

Any member may be terminated from the Association for cause by a two-thirds vote of all members present at a special meeting of the membership. Cause for termination includes, but is not limited to, failure to account for money belonging to the Association, or feigning illness or injury for the purpose of defrauding the Association. A member may not be terminated except by a fair and reasonable process.

Section 6 – **ACTIVE SERVICE.**

Active service is the supervision or performance of fire suppression duties. If the city has approved the employment on the Fire Department of fire prevention personnel, active service includes the supervision or performance of fire prevention duties. Active service requires meeting minimum service requirements specified by the Fire Department in the Fire Department's rules, regulations, and policies.

Section 7 – **CERTIFICATION OF SERVICE CREDIT.**⁹

Annually, by March 31, the Fire Chief must certify the service credit for the previous calendar year of each member rendering active service with the Fire Department. The certification must be made to an officer of the Association and to the city clerk.

Section 8 – **DEFINITION OF YEAR OF ACTIVE SERVICE.**¹⁰

A year of active service will be defined as 12 months of active service in the Fire Department. A "month"

⁵ Minn. Stat. § 424A.01, subd. 5.

⁶ Minn. Stat. § 424A.01, subd. 4a.

⁷ Minn. Stat. § 424A.001, subd. 12.

⁸ Minn. Stat. § 424A.01.

⁹ Minn. Stat. § 424A.003.

¹⁰ Minn. Stat. § 424A.02, subd. 1(a).

is a completed calendar month of active service measured from the member's date of entry to the same date in the subsequent month. Service pensions and ancillary benefits will be prorated monthly for fractional years of service.

Section 9 – **BREAK IN SERVICE.**

A break in service means that a member has temporarily ceased supervising and performing fire suppression and fire prevention duties.¹¹ If a member is unable to perform the duties of a firefighter for any reason, including an approved leave of absence, the member will be considered to have a break in service and will not receive service credit in the Association for that period of time.¹²

Section 10 – **RETURN TO SERVICE.**¹³

Any firefighter who has a break in service, including former members who have received payment of a service pension or disability benefit and who have waited at least 60 days following receipt of the pension or benefit, *will be eligible* to resume active membership in the Association should the firefighter resume active firefighting duties with the Fire Department. Active membership in the Association immediately resumes when a member returns to active service with the Fire Department.

If the firefighter has previously received payment of a service pension or disability benefit, the firefighter may be eligible for a second pension or benefit for the resumption period of service if the firefighter meets the vesting requirements defined in this section based on the resumption years of service. No firefighter may be paid a service pension twice for the same period of service.

A firefighter who previously received payment of a service pension or disability benefit from this Association and who completes at least five (5) years of active service with the Fire Department upon a resumption of active service is fully vested and eligible for a second pension.

Section 11 – **UNIFORMED SERVICES.**¹⁴

A volunteer firefighter who is absent from firefighting service because of service in the uniformed services may obtain service credit for the period of the uniformed service, not to exceed five years, unless a longer period is required by Federal law, if the volunteer firefighter returns within the time frame required by Federal law to firefighting service with coverage by this same Association or its successor upon discharge from service in the uniformed service.

Service credit will not be given if the firefighter separates from uniformed service with a dishonorable or bad conduct discharge or under other than honorable conditions.

ARTICLE III - OFFICERS AND TRUSTEES

Section 1 – **THE POWERS OF THE BOARD OF TRUSTEES.**

The Board of Trustees (Board) is the governing board and has exclusive control of the investment of the

¹¹ Minn. Stat. § 424A.001, subd. 9a.

¹² Resumption service requirements do not apply to leaves of absence made available by federal statute, such as the Family Medical Leave Act and the Uniformed Services Employment and Reemployment Rights Act, and do not apply to leaves of absence made available by state statute, such as the Parental Leave Act, the Leave for Organ Donation Act, the Leave for Civil Air Patrol Service Act, the Leave for Immediate Family Members of Military Personnel Injured or Killed in Active Service Act, or the Protection of Jurors' Employment Act. Minn. Stat. § 424A.01, subd. 6.

¹³ Minn. Stat. § 424A.01, subd. 6.

¹⁴ Minn. Stat. § 424A.021. In some instances service other than service with the Armed Forces may qualify. See 38 U.S.C. § 4303(13) ("service in the uniformed services").

Association's plan assets in conformance with Federal and State law including, but not limited to, Minnesota statutes and these bylaws. The members of the Board will act as Trustees, with a fiduciary obligation to the active, deferred, and retired members of the Association, who are its beneficiaries; the taxpayers of the municipality, who help to finance the plan; and the State of Minnesota, which established the plan.¹⁵

The Board will invest and reinvest the Association's plan assets, determine benefits, determine eligibility for membership or benefits, determine the amount or duration of benefits, determine the funding requirements or amounts of contributions, oversee the expenditure of plan assets, and select financial institutions and investment products.¹⁶

The Board will submit a written report of the financial condition of the Association to the members at the annual meeting.

The Board will develop and periodically revise a program for continuing education.¹⁷ The Trustees will participate in continuing education to keep themselves abreast of their fiduciary responsibilities.

Section 2 – **MEMBERS OF THE BOARD OF TRUSTEES.**

The Board consists of nine members (Trustees): six Trustees elected by the membership and three Trustees drawn from officials of the city of Apple Valley ("municipal trustees").¹⁸ Of the three municipal Trustees, one must be an elected official, and one must be an elected or appointed municipal official, and both must be designated annually by the City Council of the city of Apple Valley. The third municipal Trustee must be the fire chief.

A vacancy in the position of a non-municipal Trustee may be filled by the remaining Trustees at a Board meeting. The Trustee selected to fill the vacancy holds office only until the next annual or special meeting of the Association membership when a successor will be elected by the membership.

Section 3 – **OFFICERS.**¹⁹

The President, Vice-President, Secretary, and Treasurer will be elected from among the elected Trustees by the Association membership for 3 (three) year terms. The elections of the Trustees will be staggered. In no event will any Trustee hold more than one Officer position at any one time. In no event will any municipal Trustee hold an Officer position.

Section 4 – **PRESIDENT.**

The President will attend and preside at all meetings of the Association and the Board. The President will actively manage the business of the Association. The President will enforce the due observance of the law, including Minnesota statutes, the articles of incorporation, and the bylaws of the Association. The President will ensure that the Officers properly perform the duties assigned to them and that the orders and resolutions of the Board are carried into effect. The President will sign all checks issued by the Treasurer and all other papers requiring the President's signature. The President will be a member of all committees and will exercise careful supervision over the affairs of the Association. The President will perform other duties as prescribed by the Board.

¹⁵ Minn. Stat. § 356A.04, subd. 1.

¹⁶ Minn. Stat. § 356A.02, subd. 2.

¹⁷ Minn. Stat. § 356A.13, subd. 2.

¹⁸ Minn. Stat. § 424A.04, subd. 1.

¹⁹ Minn. Stat. § 424A.04, subd. 1; *see also* Minn. Stat. § 317A.305.

Section 5 – **VICE PRESIDENT.**

The Vice President shall assume the duties of the President in the President's absence, ensuring continuity in leadership and governance. These duties include presiding over meetings, overseeing the Association's business operations, enforcing compliance with Minnesota statutes and the Association's governing documents, ensuring officers perform their assigned responsibilities, executing Board directives, signing official documents, and maintaining general oversight of Association affairs. In addition to this contingency role, the Vice President supports the President in executing these functions and may participate in additional committees, contributing to decisions that impact member support and organizational effectiveness.

Section 6 - **SECRETARY.**

The Secretary will keep and post a true and accurate record of the proceedings of all meetings of the Association and of the Board. The Secretary will keep a correct record of all amendments, alterations, and additions to the bylaws in a book separate from the minute books of the Association. The Secretary will prepare all paperwork and obtain signatures required for benefits due. The Secretary will keep an account book in which to enter all money transactions of the Association, including the dates and amounts of all receipts and the source from which derived and the dates and the amounts of all expenditures with the payee and the object. The Secretary will keep individual files and a roll of membership, with the date of joining, resignation, discharge, retirement, dues, and service pensions and ancillary benefits paid. The books of the Secretary will be at all times open to the Board. The Secretary will prepare and process all correspondence as needed. The Secretary will, jointly with the Treasurer, prepare and file all reports and statements required by law, including reports to be filed with the Office of the State Auditor (OSA). The Secretary will perform other duties as prescribed by the Board.

Section 7 – **TREASURER.**

The Treasurer will, together with the Secretary, keep accurate financial records of the Association. The Treasurer will receive all monies belonging to the Association and deposit them in the name of and to the credit of the Association in the banks and depositories designated by the Board. The Treasurer will disburse funds and issue checks and drafts in the name of the Association as ordered by the Board. The Treasurer will keep separate and distinct accounts of the Special Fund and the General Fund, if applicable, and will prepare and present to the Board a full and detailed statement of the assets and liabilities of each fund separately, prior to the annual meeting of the Association, and upon requests of the Board.

The Treasurer will deliver to the Treasurer's successor in office, or to any committee appointed by the Board to receive the same, all monies, books, papers, etc., pertaining to the Treasurer's term in office immediately upon the expiration of the Treasurer's term in office. The Treasurer will, prior to entering upon the duties of the Treasurer's office, give a bond in an amount equal to at least ten percent of the assets of the Association; however, the amount of the bond need not exceed \$500,000.²⁰ Jointly with the Secretary, the Treasurer will prepare and file all reports and statements required by law, including reports to be filed with the Office of the State Auditor. The Treasurer will perform other duties as prescribed by the Board.

Section 8 – **COMPENSATION.**

Trustees of the Association identified in Attachment B may be paid a salary out of the Special Fund. The amount paid in salary is limited to the amount listed in Attachment B. For all Trustees, itemized expenses

²⁰ Minn. Stat. § 424A.014, subd. 4.

eligible for reimbursement are limited to those expenses incurred as a result of fulfilling responsibilities as administrators of the Special Fund.

ARTICLE IV – MEETINGS OF THE MEMBERS AND OF THE BOARD

Section 1 – ANNUAL MEETING.²¹

An annual meeting of the membership of the Association will be held the first Saturday of December or as otherwise set by the Board.

Section 2 – SPECIAL MEETINGS.²²

A special meeting of the Association's members may be called at any time upon the written order of the President, or by two (2) members of the Board, or of ten (10) percent of the members of the Association. The Order will be filed with the Secretary.

Section 3 – BOARD MEETINGS.²³

A Trustee may call a Board meeting by giving five days' notice to all Trustees of the date, time, and place of the meeting.²⁴ The Board will meet at least four (4) times during the year to discuss the investments, finances, benefits, and records of the Association. These meetings will be open to any member of the Association and to the public.

Section 4 – NOTICE OF ANNUAL MEETING.²⁵

Notice of each annual meeting of the Association's members will be delivered to each member entitled to vote at the meeting at least five days before the date of the meeting and not more than 60 days before the date of the meeting. Notice will contain the date, time, and place of the meeting.

Section 5 – NOTICE OF SPECIAL MEETINGS.²⁶

Notice of each special meeting of the Association's members will be delivered to each member entitled to vote at the meeting at least five days before the date of the meeting and not more than 60 days before the date of the meeting. Notice will contain the date, time, and place of the meeting. The Secretary will give due notice of each special meeting, specifying the object of said meeting, and no business will be transacted at any special meeting except the business for which the meeting was called.

Section 6 – NOTICE OF BOARD MEETINGS.

Notice requirements of the Minnesota Open Meeting Law will be followed for all Board meetings.²⁷ A schedule of the Board's regular meetings will be kept on file at the Board's primary office.²⁸

For special meetings (including any regular meeting held at a time or place different from the time or place stated in the schedule of regular meetings), the Board will post written notice of the date, time, place, and purpose of the meeting on the Board's principal bulletin board, or if the Board has no such bulletin board, on the door of its usual meeting room. The notice will also be mailed or delivered to each

²¹ Minn. Stat. § 317A.431. Your relief association may hold additional regular meetings during the year. Minn. Stat. § 317A.111, subd. 3(21).

²² Minn. Stat. § 317A.433.

²³ Minn. Stat. §§ 13D.04; 317A.231.

²⁴ See Minn. Stat. § 317A.231.

²⁵ Minn. Stat. § 13D.04; see also Minn. Stat. § 317A.435.

²⁶ See Minn. Stat. §§ 317A.433; 317A.435 (additional requirements regarding notice).

²⁷ Minn. Stat. ch. 13D.

²⁸ Minn. Stat. § 13D.04, subd. 1.

person who has filed a written request for notice with the Board. The notice will be posted and mailed or delivered at least three days before the date of the meeting.²⁹

If a meeting is recessed or continued session of a previous meeting, and the time and place of the meeting was established during the previous meeting and recorded in the minutes of that meeting, then no further published or mailed notice is necessary.³⁰

Section 7 – **QUORUM FOR ANNUAL AND SPECIAL MEETINGS.**³¹

A 30% percentage of the members of the Association will constitute a quorum for the transaction of business at the annual or any special meeting of the Association.³²

Section 8 – **QUORUM FOR BOARD MEETINGS.**³³

A majority of the Trustees will constitute a quorum for the transaction of business at the meetings of the Board.

Section 9 – **VOTING AT ANNUAL AND SPECIAL MEETINGS.**³⁴

Members of the Association are entitled to one vote. Voting by proxy is not permitted. All votes, unless specified prior to the vote, will be conducted by a voice vote. If a majority cannot be determined by voice vote, the Officer in charge of the vote will ask for a vote by roll call or by ballot.

Section 10 – **VOTING AT BOARD MEETINGS.**³⁵

The Board has a responsibility to vote on the investment and reinvestment of Association assets, the determination of benefits, the determination of eligibility for membership or benefits, the determination of the amount or duration of benefits, the determination of funding requirements or the amounts of contributions, the maintenance of membership and financial records, the expenditure of Association assets, the selection of financial institutions and investment products, and on any other matter related to the business or affairs of the Association. Trustees are entitled to one vote, and each has equal rights. Voting by proxy is not permitted. All votes, unless specified prior to the vote or required by the Minnesota Open Meeting Law, will be conducted by a voice vote. If a majority cannot be determined by voice vote, the Officer in charge of the vote will ask for a vote by roll call or by ballot.

Section 11 – **ORDER OF BUSINESS.**

The annual meeting of the members of the Association will be conducted in the following order:

1. Call to order
2. Roll call
3. Reading and approval of minutes of previous meeting
4. Secretary's report
5. Treasurer's report
6. Committee reports
7. Unfinished business
8. Election of Officers

²⁹ Minn. Stat. § 13D.04, subd. 2.

³⁰ Minn. Stat. § 13D.04, subd. 4.

³¹ Minn. Stat. §§ 317A.235; 317A.451.

³² Minn. Stat. § 317A.451.

³³ Minn. Stat. § 317A.235.

³⁴ Minn. Stat. §§ 317A.181, subd. 2; 317A.441; 317A.443.

³⁵ Minn. Stat. §§ 317A.201; 356A.02, subd. 2.

- 9. New business
- 10. Adjournment

ARTICLE V - APPLICATION FOR PENSIONS AND BENEFITS

Section 1 – NOTICE OF INTENT TO TAKE DISTRIBUTION.

Each member who intends to take distribution of a service pension, including a deferred service pension, from the Association must file a Notice of Intent to Take Distribution. Upon receipt of the Notice of Intent to Take Distribution, the Secretary will provide to the applicant an Application for Distribution and any forms or notices required by Federal or State law. No Notice of Intent to Take Distribution is required for ancillary benefits.

Section 2 – PROCESS.

Each person who intends to take distribution of a service pension, including a deferred service pension, or an ancillary benefit from the Association must file an Application for Distribution. The Secretary will provide to the applicant the Application for Distribution and any forms or notices required by Federal or State law. All Applications for Distribution will be submitted to the Board for approval at a Board meeting. Applications for Distribution will state the age of the member, the period of service, the date of separation from active service with the Fire Department, and any other information the Board may require. No service pension, including any deferred service pension, or ancillary benefit will be paid until the Application for Distribution has been approved by a majority vote of the Board.

Section 3 – GOVERNING BENEFIT PLAN PROVISIONS.³⁶

All service pensions, deferred service pensions, and ancillary benefits payable by the Association are governed by and must be calculated based on the State law, the Association bylaw provisions, and the Association articles of incorporation that are in effect on the date that the member separates from active service with the Fire Department and active membership in the Association, except that if a member has a break in service at the end of the member's firefighting career and does not resume active service before separating, the member's service pension, deferred service pension, or ancillary benefit must be calculated using the State law, bylaw provisions, and articles of incorporation that are in effect on the date on which the member began the break in service.

ARTICLE VI - SERVICE PENSIONS

Section 1 – LUMP-SUM SERVICE PENSIONS.

Upon the member meeting the requirements in Section 2 of this Article and following the submission and approval of an Application for Distribution, the Association will pay the member out of the Special Fund the benefit level for each year that the member served as an active member of the Fire Department. The benefit level amounts can be found in Attachment A.

Section 2 – ELIGIBILITY.³⁷

To receive an unreduced service pension, a member must meet all of the following requirements:

1. Have separated from active service with the Fire Department;
2. Be at least fifty (50) years of age;
3. Be fully vested by having completed at least ten (10) years of active service with the Fire

³⁶ Minn. Stat. § 424A.015, subd. 6

³⁷ Minn. Stat. § 424A.02, subds. 1, 2.

- Department; and
4. Be fully vested by having completed at least ten (10) years of active membership with the Association.

Completed Years of Active Service:	Vested Percentage of pension amount:
9 and under	0%
10 and thereafter	100%

Section 3 – **DEFERRED STATUS.**

A member who has otherwise met the eligibility requirements defined in Section 2 of this Article but who has not yet reached the age of eligibility specified in Section 2 may not collect a service pension at the time of separation from active service. The member will be placed on deferred status and be entitled to receive the service pension upon reaching the age of eligibility specified in Section 2 and following submission and approval of an Application for Distribution.

A member who has met the eligibility requirements defined in Section 2 of this Article and who has reached the age of eligibility in Section 2, but who chooses not to immediately submit an Application for Distribution following the member's separation from active service will be placed on deferred status and be entitled to receive the service pension following submission and approval of the Application for Distribution.

Section 4 – **PAYMENT OPTIONS.**

The retiring member may elect, by making a written request, the manner of payment of the service pension. The available options are:

- A single lump-sum payment payable to the retiring member (subject to current income tax withholding requirements).
- Rollover the entire amount payable to a qualified plan/IRA (no taxes withheld).

Section 5 – **SUPPLEMENTAL BENEFIT.**³⁸

A supplemental benefit will be paid out of the Special Fund to individuals who receive a lump-sum distribution of a service pension. The amount of the supplemental benefit to be paid is \$1,000.

ARTICLE VII – DEFERRED INTEREST

Section 1 – **DEFERRED INTEREST TYPE.**³⁹

No interest will be credited during the period of deferral on a deferred lump-sum service pension.

ARTICLE VIII - ANCILLARY BENEFITS

Section 1 – **SURVIVOR BENEFIT.**⁴⁰

Upon the death of a member of the Association and following the submission and approval of an Application for Distribution, a survivor benefit will be paid out of the Special Fund to the member's surviving spouse; if there is no surviving spouse, to the member's surviving children; if there is no

³⁸ Minn. Stat. § 424A.10.

³⁹ Minn. Stat. § 424A.02, subd. 7.

⁴⁰ Minn. Stat. § 424A.02, subd. 9.

surviving spouse and there are no surviving children, to the member's designated beneficiary. If no beneficiary has been designated and if the deceased member was active or deferred, the survivor benefit will be paid as a death benefit to the estate of the deceased member.

If there are no surviving children, the member's surviving spouse may waive, in writing, wholly or partially, the spouse's entitlement to a survivor benefit, so that the survivor benefit may be paid directly to the member's designated beneficiary.

A trust created under Chapter 501B may be a designated beneficiary if the survivor benefit will be distributed as a one-time lump-sum payment. If a trust was created and is payable to the surviving children and there is no surviving spouse, the survivor benefit will be paid to the trust.

For *active* members, a survivor benefit equal to the benefit level for each year that the member served as an active firefighter in the Fire Department, without regard to minimum or partial vesting requirements, but in no case less than five times the benefit level in effect on the date of the death, will be paid if, upon death, the member had not yet separated from active service. The benefit level can be found in Attachment A.

If a member had a break in service at the end of the member's firefighting career and did not resume active service before the member's death, the survivor benefit must be calculated using the State law, bylaw provisions, and articles of incorporation that are in effect on the date on which the member began the break in service.

A survivor benefit equal to a deceased deferred member's deferred service pension will be paid on behalf of the deceased deferred member. The survivor benefit amount may not exceed the total earned service pension of the deceased deferred member.

Section 2 – **SUPPLEMENTAL SURVIVOR BENEFIT.**⁴¹

A supplemental survivor benefit will be paid out of the Special Fund when a lump-sum survivor benefit is paid. The amount of the supplemental survivor benefit to be paid is 20 percent of the survivor benefit, but not to exceed \$2,000.

Section 3 – **NO ADDITIONAL FINANCIAL RELIEF.**

Except for the relief expressly identified for survivors in these bylaws, a member or former member's surviving spouse, child or children, designated beneficiary, and/or estate are not entitled to any other or further relief or benefits from the Association.

Section 4 – **DISABILITY BENEFIT.**⁴²

Disability benefits are not provided by this Association.

Section 5 – **PAYMENT OPTIONS.**

The recipient of an ancillary benefit may elect, by making a written request, the manner of payment of the ancillary benefit. The available options are:

- A single lump-sum payment payable to the intended recipient (subject to current income tax withholding requirements).

⁴¹ Minn. Stat. § 424A.10.

⁴² Minn. Stat. §§ 424A.02, subd. 9; 424A.05, subd. 3. Your relief association should consult an attorney for assistance in defining what it means to be temporarily or permanently disabled.

- Rollover the entire amount payable to a qualified plan/IRA (no taxes withheld).

ARTICLE IX - FUNDS

Section 1 – FUNDS.⁴³

The Association will establish and maintain a Special Fund and a General Fund.⁴⁴

Section 2 – SPECIAL FUND.⁴⁵

All public funds, such as fire state aid, supplemental state aid, municipal contributions, and supplemental benefit reimbursements, received by the Association will be deposited in the Special Fund.

Disbursements from the Special Fund will not be made for any purpose except as authorized by Minn. Stat. § 424A.05.

The Treasurer is the custodian of the assets of the Special Fund and the recipient on behalf of the Special Fund of all revenues payable to it. The Treasurer will maintain adequate records documenting all transactions involving the financial activities of the Special Fund.

Checks or authorizations for electronic fund transfers for disbursement of Special Fund assets must be signed by the Association Treasurer and President who has been designated by the Board to sign the checks or authorizations. The Association may only make disbursements by electronic fund transfers if the specific method of payment and internal control policies and procedures regarding the method are approved by the Board.⁴⁶

Section 3 – GENERAL FUND.⁴⁷

Money received from any nonpublic source, such as fundraising activities and donations, will be deposited into the General Fund. Funds may be disbursed by the Board for any purpose authorized by the articles of incorporation or by these bylaws. Such purposes include but not limited to the following: expenses of entertainment, dinners, and flowers or commemorative donations for the sick or deceased members, expenses of administering the fund. All Association expenses not specifically authorized by State statute to be paid out of the Special Fund must be paid out of the General Fund.

The Treasurer is the custodian of the assets of the General Fund and the recipient on behalf of the General Fund of all revenues payable to it. The Treasurer will maintain adequate records documenting any transactions involving the financial activities of the General Fund.

Section 4 – NONASSIGNABILITY OF BENEFITS.⁴⁸

Benefits paid or payable from the Special Fund are not subject to garnishment, judgment, execution, or other legal process, except as provided in Minn. Stat. §§ 518.58; 518.581; or 518A.53. Benefits paid or payable may not be assigned for any purpose.

⁴³ Charitable Gambling funds are outside the scope of this sample bylaw guide.

⁴⁴ Minn. Stat. § 424A.06.

⁴⁵ Minn. Stat. § 424A.05.

⁴⁶ Minn. Stat. § 424A.05, subd. 3.

⁴⁷ Minn. Stat. § 424A.06.

⁴⁸ Minn. Stat. § 424A.015, subd. 2.

ARTICLE X - INVESTMENTS

Section 1 – STANDARD OF FIDUCIARY CONDUCT.⁴⁹

Trustees owe a fiduciary duty to the active, deferred, and retired members of the Association, who are plan beneficiaries; to the taxpayers of the municipality, who help finance the plan; and to the State of Minnesota, which established the plan. The Trustees will act in good faith and exercise that degree of judgment and care, under circumstances then prevailing, that persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, considering the probable safety of plan capital as well as the probable investment return to be derived from the assets.

Section 2 – INVESTMENT POLICY.

The Board will approve an investment policy and will investigate and prepare for the safe and profitable investment of Association funds in conformance with State statutes and the Association's investment policy. The Board may hire investment professionals to act for or on its behalf. The Special Fund assets will be invested only in securities that are authorized by Minn. Stat. §§ 356A.06, subd. 6; 356A.06, subd. 7 (if the Association qualifies to use the expanded list); and 424A.095.⁵⁰ The Board will have on file a copy of the investment policy of the Association. The Board will file a copy of the Association's investment policy, and all changes to the policy, with the Office of the State Auditor.⁵¹

Section 3 – BROKER CERTIFICATION.⁵²

The Association will provide annually to its broker a written statement of investment restrictions from the applicable State laws and from the Association's investment policy. Annually, before the Association enters into or continues business with the broker, the broker must submit to the Association a signed Broker Certification, using the form prepared by the Office of the State Auditor.

ARTICLE XI – UNCLAIMED BENEFITS

Section 1 – UNCLAIMED BENEFITS.⁵³

In the event that the Association is unable with reasonable effort to locate a member or a survivor of a member entitled to payment or distribution under these bylaws or by State law, the benefit distributable to such member or survivor of such member will be forfeited and will be credited to the Special Fund. Efforts to locate a member or survivor must be documented. Forfeiture will occur no earlier than thirty-six (36) months after the Board concludes the Association was unable to locate such member or survivor despite reasonable efforts to locate them.

ARTICLE XII – AMENDMENTS, CONSOLIDATION, AND DISSOLUTION

Section 1 – AMENDMENTS.⁵⁴

These bylaws may be amended when necessary, by a favorable vote of two-thirds of the members present and voting, providing a quorum is present of the members of the Association. Proposed amendments will be submitted to the Secretary to be posted with regular Board announcements.

⁴⁹ Minn. Stat. § 356A.04.

⁵⁰ Minn. Stat. § 424A.05, subd. 4.

⁵¹ Minn. Stat. § 356.219, subd. 3(a).

⁵² Minn. Stat. § 356A.06, subd. 8b.

⁵³ If an Association's bylaws do not address the disposition of unclaimed benefits, unclaimed benefits must be handled as set forth in Minn. Stat. § 356.65.

⁵⁴ Minn. Stat. § 317A.181.

Amendments to these bylaws which affect the amount of, the manner of payment of, or the conditions for qualification for service pensions, deferred service pensions, or ancillary benefits are not effective until they have been ratified by the City Council of the city of Apple Valley.⁵⁵

The Association will file a revised copy of these bylaws with the Office of the State Auditor upon the adoption of any amendments.⁵⁶

Section 2 – **CONSOLIDATION.**

A consolidation of the Association with one or more volunteer fire relief associations will be initiated pursuant to Minn. Stat. § 424B.02, subds. 1 and 2, and will comply with the process set forth in and the requirements of Chapter 424B.

Section 3 – **DISSOLUTION.**

Prior to dissolution of the Association, all legal obligations of the Association other than service pensions and benefits must be settled under Minn. Stat. § 424B.2, subd. 3, a benefit trust must be established under subdivision 4, and the affairs of the Association must be concluded under subdivision 5.⁵⁷

⁵⁵ In certain circumstances, bylaw amendments which affect service pensions, deferred service pensions, or ancillary benefits do not require City ratification to become effective. *See* Minn. Stat. § 424A.02, subd. 10.

⁵⁶ Minn. Stat. § 424A.02, subd. 10.

⁵⁷ Minn. Stat. § 424B.20, subd. 2.

BYLAWS

These bylaws are hereby adopted and approved by the members of the Apple Valley Firefighters Relief Association on this _____ day of _____, 20_____.

President

date: _____

Vice-President

date: _____

Secretary

date: _____

Treasurer

date: _____

ATTACHMENT A – BENEFIT LEVEL

BENEFIT LEVEL AMOUNT	DATE APPROVED BY RELIEF ASSOCIATION	DATE RATIFIED BY CITY	EFFECTIVE DATE
\$16,000 per year of service once vested	December 6, 2025		January 1, 2026

ATTACHMENT B – COMPENSATION

TRUSTEE

SALARY

President (Officer)

\$500 per month

Vice-President (Officer)

\$300 per month

Secretary (Officer)

\$450 per month

Treasurer (Officer)

\$350 per month

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-111

A RESOLUTION APPROVING AN AMENDMENT TO BYLAWS OF THE APPLE
VALLEY FIREFIGHTERS RELIEF ASSOCIATION

WHEREAS, new Bylaws of the Apple Valley Firefighters' Relief Association were adopted and approved on March 23, 1989, and amended by City Council approval on February 22, 1990; August 9, 1990; June 25, 1992; February 24, 1994; July 28, 1994; December 8, 1994; February 22, 1996; April 24, 1997; November 25, 1997; October 28, 1999; October 25, 2001; November 26, 2002; October 23, 2003; October 27, 2005; March 22, 2007; October 25, 2007; February 26, 2009; February 25, 2010; February 24, 2011; January 12, 2012; March 22, 2012; February 28, 2013; December 23, 2014; September 13, 2018; December 27, 2018; December 22, 2020; February 11, 2021; December 21, 2021; April 13, 2023; January 11, 2024; and December 26, 2024.

WHEREAS, the Board of Trustees recommended and the membership of the Apple Valley Firefighters Relief Association approved amendments to the Bylaws at a special meeting on July 16, 2025, a copy of which are attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the amendments to the Bylaws of the Apple Valley Firefighters Relief Association, attached hereto as Exhibit A, are hereby approved.

BE IT FURTHER RESOLVED that a copy of the Bylaws is directed to be filed with the Minnesota State Auditor pursuant to Minnesota Statutes 424A.02, Subd. 10.

ADOPTED this 24th day of July, 2025.



Clint Hooppaw, Mayor

ATTEST:



Christina M. Scipioni, City Clerk

**BYLAWS
OF THE
APPLE VALLEY FIREFIGHTERS RELIEF ASSOCIATION**

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**BYLAWS
OF THE
APPLE VALLEY FIREFIGHTERS RELIEF ASSOCIATION**

This instrument constitutes the Bylaws of the Apple Valley Firefighters Relief Association adopted for the purpose of regulating and managing the internal affairs of the corporation and shall serve as the written defined benefit pension plan for the relief association.

(Amended H. Res. 1996-36)

**ARTICLE I
NAME**

Section 1 NAME. The name of this relief association is the Apple Valley Firefighters Relief Association. It is a nonprofit organization incorporated under the laws of Minnesota.

Section 2 PURPOSE. The Purpose of the Apple Valley Firefighters Relief Association (Association) is to provide retirement relief and other benefits to its members and dependents. The Apple Valley Firefighters Relief Association is a governmental entity that receives and manages public money to provide retirement benefits for individuals providing the governmental services of firefighting and emergency first response. All benefits issued by this Association are governed by these Bylaws and federal and state laws.

(Amended H. Res. 1996-36; Q. Res. 2007-185)

Section 3 RECORDS. The Association shall keep, at minimum, correct and complete copies of its articles of incorporation and Bylaws, accounting records, records documenting Special Fund transactions, records necessary to determine benefits payable and paid to individual members and their beneficiaries, and minutes of each of its meetings that record the votes of actions taken. The Association's records shall be retained in accordance with the Records Retention Schedule filed with the Minnesota Historical Society.

(Amended W. Res. 2013-35)

**ARTICLE II
MEMBERSHIP**

Section 1 MEMBERSHIP. Any regular or probationary active member of the Apple Valley Fire Department shall be eligible to apply for membership in this Association. Written application may be made at any regular or special meeting of the Board of Trustees, and then laid over for one month for consideration.

(Amended B. Res. 1990-42; T. Res. 2011-26)

Section 2 MEMBERSHIP START DATE. Membership begins on the date of hire by the Apple Valley Fire Department.

Section 3 CLASSES OF MEMBERS. There shall be the following classes of members in the Association:

(a) **Active Members.** Active members are the members who are serving on active duty as members of the Apple Valley Fire Department.

- (1) Active Service Time shall be time served on active duty as a member of the Apple Valley Fire Department other than while on suspension or on Leave of Absence.
- (2) Members are considered to be in good standing other than while on suspension or on Leave of Absence from the Association or the Apple Valley Fire Department.
- (3) Annually, the Board of Trustees shall receive from the chief of the Apple Valley Fire Department a written certification indicating service time earned for the prior year.

(Amended R. Res. 2009-26; T. Res. 2011-26)

- (b) **Deferred Members.** Deferred members are those members who have separated from service and who have served at least 5 years of active service if commencing active service prior to 1/1/2010 as a firefighter in the Apple Valley Fire Department, or who commenced active service after 1/1/2010 must have served at least 10 years of active service as a firefighter in the Apple Valley Fire Department, and have been members in good standing of the Association at least 5 consecutive years prior to separation from service, other than time on suspension and approved Leaves of Absence from the Apple Valley Fire Department.
- (c) **Retired Members.** Retired members are those members who have received a service pension from the Association.
- (d) **Separated Members.** Separated members are those members who have separated from service as firefighters but have not met the minimum years of service to be vested in the plan.
(Amended Q. Res. 2007-185; T. Res. 2011-26; W. Res. 2013-35)

Section 4 EXCLUSION. Minors, under eighteen years of age, that are members of a youth, civic, or educational organization or program who participate with uninterrupted adult supervision, as allowed by federal law and by Minn. Stat. § 181A.04, are permitted to perform duties with the Apple Valley Fire Department, but are not eligible for membership in this Association.

(Amended B. Res. 1990-42; T. Res. 2011-26)

Section 5 DUES, FEES, OR ASSESSMENTS. Any dues, fees or assessments collected shall be deposited in the General Fund. Dues and assessments and their method of collection shall be as hereinafter set forth:

- (a) Dues, when paid, are for the annual period (January 1 through December 31) or fraction thereof.
- (b) Active members shall pay the sum of twelve (12) hours of fire pay per annum as dues effective January 1, 2008.
- (c) Annual dues will be collected as a payroll deduction through the City of Apple Valley, from each member's monthly payroll check. One twelfth (8.333%) of the annual dues will be withheld from each monthly check.
- (d) If the annual amount received from the payroll checks is not sufficient to cover the annual dues amount, the Secretary shall forthwith mail a notice of delinquency to the member. If the dues are not paid within 30 days after the notice is mailed, membership in this Association shall automatically be suspended.
- (e) Deferred and retired members shall pay no dues.

(Amended Q. Res. 2007-185; T. Res. 2011-26; V. Res. 2012-67; W. Res. 2013-35)

Section 6 SUSPENSION. Any member under suspension from the Association for cause or for failure to pay dues pursuant to Article 1.4 of these Bylaws can only have the member's suspension lifted upon filing a completed application for the lifting of the suspension in writing, which is delivered to the Secretary, accompanied by a sum equal to the amount which would have been payable during the period of suspension and any outstanding dues, plus a reinstatement fee of \$100.00. Upon receipt by the association of the application and proper payment, the suspension is lifted.

(Amended R. Res. 2009-26; V. Res. 2012-67)

Section 7 LEAVE OF ABSENCE.

- (a) Any member who is granted a leave of absence by the Apple Valley Fire Department shall during such leave be relieved of paying dues to this Association, and during such leave and period of nonpayment of dues, shall only be entitled to aid benefits. If, after expiration of such leave, the member again becomes active in the Apple Valley Fire Department, can be reinstated by payment of dues accrued during the leave of absence.
(Amended H. Res. 1996-36)
- (b) Any member who enlists or is drafted to enter the Armed Services of the United States of America shall be relieved of paying dues in this Association during the time of active military

service, but shall retain all rights and benefits in the Association.

- (1) Subject to restrictions stated in Minn. Stat. § 424A.021, a volunteer firefighter who is absent from firefighting service due to service in the uniformed services, as defined in United States Code, title 38, section 4303(13), may obtain service credit not to exceed five years, unless a longer period is required under United States Code, title 38, section 4312.
 - (a) To be eligible for service credit under this section, the volunteer firefighter must return to firefighting service with coverage by the Association upon discharge from service in the uniformed service within the time frame required in United States Code, title 38, section 4312(e).
 - (b) Service credit is not authorized if the firefighter separates from uniformed service with a dishonorable or bad conduct discharge or under other than honorable conditions.
 - (c) Service credit is not authorized if the firefighter fails to provide notice to the fire department that the individual is leaving to provide service in the uniformed service, unless it is not feasible to provide that notice due to the emergency nature of the situation.
(Amended H. Res. 1996-36; I. Res. 1997-80; Amended Q. Res. 2007-185)
- (c) Any member who received disability benefits due to a fire related injury, for a period of more than one month in any calendar year shall be relieved of paying dues in this Association during the period of disability, but shall retain all other rights and benefits in the Association.
(Amended H. Res. 1996-36)
- (d) Leave of absence time is not considered active service time towards retirement.
(Amended R. Res. 2009-26)

Section 8 TERMINATION OF MEMBERSHIP. Active members may be expelled from the Association for cause by a 60% vote of all the members at a regular or special Board meeting provided a quorum is present. Notice of the meeting and a written statement of the particular charges shall be given to the member at least 15 days, excluding the date of the meeting, in advance of the meeting. The member shall be given an opportunity to be heard at the meeting. Cause for termination shall include, but not be limited to, resignation or discharge from the Apple Valley Fire Department, failure to account for money belonging to the Association, feigning illness or injury for the purpose of defrauding the Association. Any member who shall, in the opinion of a majority of the members of the Board of Trustees, fraudulently claim benefits from, or defraud or attempt to defraud the Association in any way, shall be suspended from membership by the Board, and shall forfeit all further rights to benefits from the Association.

ARTICLE III **BOARD OF TRUSTEES**

Section 1 THE POWERS OF THE BOARD OF TRUSTEES. The Board of Trustees (Board) is the governing Board and has exclusive control of the investment of the Association's plan assets in conformance with Federal and State law including, but not limited to, Minnesota statutes and these Bylaws. The members of the Board will act as Trustees, with a fiduciary obligation to the active, deferred, and retired members of the Association, who are its beneficiaries; the taxpayers of the City of Apple Valley, who help to finance the plan; and the State of Minnesota. The Board will invest and reinvest the Association's plan assets, determine benefits, determine eligibility for membership or benefits, determine the amount or duration of benefits, determine the funding requirements or amounts of contributions, oversee the expenditure of plan assets, and select financial institutions and investment products.

Section 2 MEMBERS OF THE BOARD OF TRUSTEES. The Board of Trustees as specified under Minn. Stat. § 424A.04, shall be composed of the following nine (9) persons: a President, a Vice President,

a Secretary, a Treasurer, and two (2) general Trustees, each of whom shall be elected for a three-year term as specified in this Article, or until their successor has been elected and qualified, at the annual meeting of the Association from its members, and the statutory members: the Chief of the Apple Valley Fire Department, and one elected municipal official and one elected or appointed municipal official who are designated annually as municipal representatives by the City Council of the City of Apple Valley. Active and deferred members are eligible to be elected as trustees and one of the six trustees may be a retired member receiving a monthly pension who is elected by the membership of the Relief Association.

(Amended E. Res. 1994-55; H. Res. 1996-36; I. Res. 1997-80; P. Res. 2007-55; T. Res. 2011-26)

Section 3 DUTIES OF THE BOARD OF TRUSTEES. It shall be the duty of the Board of Trustees to:

- (a) Prepare modes and plans for the safe and profitable investment of the unappropriated funds of the Association, and whenever investments are made, to investigate and pass upon the securities offered and to attend to the drawing up and execution of the necessary papers;
- (b) Complete required state reports and file with the Office of the State Auditor annually;
- (c) Order an audit of the books and accounts of the Secretary and the Treasurer annually, according to law; and
- (d) Submit a written report of the condition of the Association to the members at the annual meeting.
(Amended W. Res. 2013-35)
- (e) The Board shall have on file a copy of the investment policy of the Association and file a copy of the investment policy, and all changes to the policy, with the Office of the State Auditor.
- (f) The Association shall provide annually to its broker a written statement of investment restrictions from the applicable state laws and the Association's investment policy. The broker must annually submit the Broker Certification form to the Association before the Association enters or continues business with said broker.
(Amended Q. Res. 2007-185)
- (g) No Trustee of the Apple Valley Firefighters Relief Association shall cause the relief association to engage in a transaction if the fiduciary knows or should know that a transaction constitutes one of the following direct or indirect transactions:
 - (1) sale, exchange, or leasing of any real property between the relief association and a board member;
 - (2) lending of money or other extension of credit between the relief association and a board member or member of the relief association;
 - (3) furnishing of goods, services, or facilities between the relief association and a board member; or
 - (4) transfer to a board member, or use by or for the benefit of a board member, of any assets of the relief association. Transfer of assets does not mean the payment of relief association benefits or administrative expenses permitted by law.
(Amended H. Res. 1996-36)
- (h) A fiduciary with this Association shall act in good faith and shall exercise that degree of judgment and care, under circumstances then prevailing, that persons of prudence, discretion, and intelligence would exercise in the management of their own affairs, not for speculation, considering the probable safety of the plan capital as well as the probable investment return to be derived from the assets.
- (i) A fiduciary of a covered pension plan shall make reasonable effort to obtain knowledge and skills sufficient to enable the fiduciary to perform fiduciary activities adequately. At minimum, the Board of Trustees shall develop and periodically revise a program for the continuing education of any of the board members and any of the chief administrative officers who are not reasonably considered to be experts with respect to their activities as fiduciaries.

Section 4 OFFICERS. The terms of office of the general Trustees and the officers shall be grouped as follows: (President and one Trustee), (Vice President and Secretary), (Treasurer and one Trustee). The terms shall be arranged so that one group shall be elected at each annual meeting. If a vacancy, other than a vacancy caused by removal for cause of an elected officer or trustee, occurs during the term of office of any officer or trustee, the remaining members of the Board of Trustees shall elect a member of the Association to serve for the unexpired term of the vacated position.

(Amended I. Res. 1997-80)

Section 5 PRESIDENT.

- (a) It shall be the duty of the President to:
- (1) Attend and to preside at all meetings of the Association and the Board of Trustees.
 - (2) Enforce the due observance of the Articles of Incorporation and Bylaws and see that the other officers properly perform the duties assigned to them.
 - (3) Sign all documents requiring the signature of the President.
 - (4) Be a member of all committees except the Aid Committee.
 - (5) Exercise careful supervision over the affairs of the Association.
- (b) The President shall receive such salary as may be fixed from time to time by the Board of Trustees, subject to approval of the Association, and payable from the Special Fund of the Association.

Section 6 VICE PRESIDENT.

- (a) It shall be the duty of the Vice President to:
- (1) Perform the duties of the President in the absence of the President. In the absence of both the President and the Vice President, it shall be the duty of the Association to elect a President Pro Tem, who shall perform the duties incident to the office.
 - (2) Assist the President.
 - (3) Be a member of the Aid Committee.
- (b) The Vice President shall receive such salary as may be fixed from time to time by the Board of Trustees, subject to approval of the Association, and payable from the Special Fund of the Association.

(Amended H. Res. 1996-36; AC. Res 2021-215)

Section 7 SECRETARY.

- (a) It shall be the duty of the Secretary to:
- (1) Keep a true and accurate record of the proceedings of all meetings of the Association and of the Board of Trustees.
 - (2) Keep a correct record of all amendments, alterations, and additions to the Articles of Incorporation or the Bylaws in a separate book from the minute books of the Association.
 - (3) Act as custodian of the seal and records of the Association, sign its official papers, and perform such other duties as may be imposed by the Board of Trustees.
 - (4) Cause due notice of all meetings of the Association and of the Board of Trustees to be given.
 - (5) Submit a report in writing at each regular meeting of the Board of Trustees showing the names of all persons who have applied for membership or ceased to be members since the last report, the names of all persons to whom money has been paid, the amount, and the reason therefor, the amount of money received since the last report and the source thereof, the amount of money on hand, and where the same is invested or deposited, and such other information as will show the financial condition of the Association.
 - (6) Keep a roll of membership, with the date of joining, resignation, discharge leaves of

absence, dues and assessments paid, and relief or pensions furnished.

- (7) The Secretary's books shall be at all times open to inspection by the Board of Trustees and jointly with the Treasurer prepare and file all reports and statements required by law.
- (b) The Secretary shall receive such salary as may be fixed from time to time by the Board of Trustees, subject to approval of the Association, and payable from the Special Fund of the Association.

Section 8 TREASURER.

- (a) It shall be the duty of the Treasurer to:
 - (1) Receive all funds belonging to the Association and hold them subject to the order of the President or the Board of Trustees.
 - (2) Keep separate and distinct accounts of the Special and General Funds, and shall prepare and present to the Board of Trustees, a full and detailed statement of the assets and liabilities of each fund at each meeting of the Board of Trustees, and prior to the annual meeting of the Association.
 - (3) Deliver to their successor in office, or to any committee appointed by the Board of Trustees to receive the same, all moneys, books, papers and other items pertaining to the office immediately upon expiration of the term of office.
 - (4) Prior to entering upon the duties of the office, give a bond in such amount as required by law, Minn. Stat. § 69.051, Subd. 2, and with such sureties as may be required and approved by the Board of Trustees, conditioned upon the faithful discharge of his trust and the faithful performance of the duties of the office. Such bond shall be paid for from the Special Fund of the Association.
 - (5) Jointly with the Secretary, the Treasurer shall prepare and file all reports and statements as required by law.
- (b) The Treasurer shall receive such salary as may be fixed by the Board of Trustees from time to time, subject to approval of the Association, and payable from the Special Fund of the Association.

(Amended H. Res. 1996-36; Q. Res. 2007-185)

Section 9 TRUSTEES. It shall be the duty of the Trustees to assist the members of the Board of Trustees with their duties.

Section 10 AID COMMITTEE. There shall be an Aid Committee composed of the Vice President and three other members of the Association, who may or may not be members of the Board of Trustees, appointed by the Board of Trustees. The Vice President shall be the chair of this committee. The duty of the committee shall be to make provisions for the assistance to be rendered to each sick or disabled member, and to the survivors of any deceased member in accordance with the provisions of these Bylaws.

- (a) The Aid Committee shall establish the guidelines by which assistance shall be given and keep a copy of such guidelines filed with the Secretary. Any changes to this guideline must be approved by the membership at the Annual Meeting.
- (b) The Aid Committee members shall be the station rep from each station who shall serve two year terms. The station reps from 1 and 3 shall be elected from their members at the annual meeting during odd years and the station rep from 2 shall be elected from their members at the annual meeting during even years.
- (c) Other duties of the station rep shall be to inform members from their station how to obtain AID, notify the Administrative Assistant of any AID to be sent and maintain the service board at their station.
- (d) Funding shall come from the General Fund.

(Amended W. Res. 2013-35)

Section 11 REMOVAL. A general trustee or officer may be removed for cause. Cause for removal shall include, but shall not be limited to, the breach of the duties as set forth in Articles II and III of these Bylaws. One or more of the Trustees or officers may be removed at a meeting of the membership which has been called for that purpose by a 2/3 vote of those present and voting at such meeting, provided a quorum is present. Notice of the meeting at which removal is to be considered shall be given to each member and shall include the purpose of the meeting. The general trustee or officer shall be furnished with a statement of the particular charges at least 15 days before the meeting is to be held. At the meeting, the general trustee or officer shall be given an opportunity to be fully heard as to each charge. If a general trustee or officer is removed, a replacement shall be elected at the same meeting, and such replacement shall serve out the unexpired term of the removed general trustee or officer.

ARTICLE IV

MEETINGS OF THE MEMBERS AND THE BOARD

Section 1 ANNUAL MEETING. The annual meeting of the Association, for the election of officers and trustees, and other business, shall be held on the first Saturday of December or as otherwise set by the Board.

(Amended AA. Res. 2020-171)

Section 2 BOARD MEETINGS. The Board of Trustees shall hold at least four regular meetings during each year. (Preferably more)

- (a) **Place.** A meeting of the Board of Trustees may be held at any place within this state designated by the Board.
- (b) **Notice.** Subject to waiver, notice of every meeting shall be sent or delivered by the Secretary to each Trustee entitled to vote at the meeting at least 5 but not more than 30 days before the meeting, excluding the date of the meeting, which sets forth the time, place, and in the case of a special meeting, purpose. A notice of meetings, including the date, time and location, shall be posted at each fire station and city hall.
- (c) **Act by Majority.** An act of the majority of the Trustees present at a meeting at which a quorum is present is an act of the Board.
- (d) **Quorum.** The presence of a majority of the members of the Board shall constitute a quorum of the Board.

(Amended Q. Res. 2007-185)

Section 3 SPECIAL MEETINGS. Special meetings of the Association or the Board of Trustees may be called by the President, or by 2 members of the Board of Trustees, shall also be called upon written request of 10 or more members of the Association. Members or trustees shall be notified by the Secretary of such special meetings, and the object of the meeting shall be contained in such notice. Special meetings must be held within 10 to 30 days upon request.

Section 4. NOTICE. Notice of the meetings and elections shall be given to all members entitled to vote at the meeting or election. Such notice shall be in writing and state the time, place, and in case of a special meeting, the purpose, and be posted at each fire hall not less than 5 nor more than 30 days before the meeting, excluding the date of the meeting.

Consent by a member to notice given by electronic communication may be given in writing or by authenticated electronic communication. The Association is entitled to rely on any consent so given until revoked by the member, provided that no revocation affects the validity of any notice given before receipt by the corporation of revocation of the consent. Written notice required by the Bylaws may be given as an electronic notice pursuant to the requirements of this section. The Notice shall be effective when given.

The notice is deemed given:

- (a) If by facsimile communication, when directed to a telephone number at which the member has consented to receive notice;
- (b) If by electronic mail, when directed to an electronic mail address at which the member has consented to receive notice;
- (c) If by posting on an electronic network on which the member has consented to receive notice, together with a separate notice to the member of the specific posting, upon the later of:
 - (1) The posting; and
 - (2) The giving of the separate notice; and
- (d) If by any other form of electronic communication by which the member has consented to receive notice, when directed to the member.

Section 5 QUORUM. The presence of a majority of the Board then serving shall constitute a quorum of the Board.

- (a) Subject to Section 5(c), a quorum is necessary for the transaction of business at a meeting.
- (b) When a quorum is not present, any meeting may be adjourned from time to time for that reason.
- (c) When a quorum has been present at a meeting and members have withdrawn from the meeting so that less than a quorum remains, the members still present may continue to transact business until adjournment.
- (d) A quorum for meetings of members is thirty percent (30%) of the active membership of the Relief Association.

(Amended E. Res. 1994-55; M. Res. 2002-219; R. Res. 2009-26)

Section 6 ORDER OF BUSINESS. At the annual and at all regular meetings the order of business shall be as follows:

- (a) Call to order
- (b) Roll call
- (c) Reading of minutes of previous meeting
- (d) Secretary's report
- (e) Treasurer's report
- (f) Committee reports
- (g) Unfinished business
- (h) Election of officers (annual meeting)
- (i) New business
- (j) Adjournment

(Amended H. Res. 1996-36)

All meetings shall be conducted according to Robert's Rules of Order, as revised. All reports and resolutions shall be submitted in writing, and no report shall be accepted unless it is the report of the majority of a committee, provided however, that the minority shall be permitted to present its view in writing.

Section 7 VOTING. Each active member in good standing shall be entitled to vote on any matter which the members vote upon. All votes, unless specified prior to the vote, shall be conducted by a voice vote. If a majority cannot be determined by voice vote, the Officer in charge of the vote shall ask for a vote by secret ballot. Neither cumulative voting nor voting by proxy shall be allowed.

(Amended E. Res. 1994-55, W. Res. 2013-35, AB. Res. 2021-17)

ARTICLE V FUNDS

Section 1 FUNDS REQUIRED. The Association shall maintain in its treasury a General Fund and

a Special Fund.

- (a) **General Fund.** One fund shall be called the General Fund to which shall be credited all moneys received from dues, fines, initiation fees, entertainment revenues and any moneys or property donated, given, granted or devised by any person for unspecified uses. The General Fund may be used for any purpose authorized by either the Articles of Incorporation or the Bylaws, including but not limited to the following: expenses of entertainment, dinners, dances, games, and flowers for the sick or deceased members, expenses of administering the fund.
- (b) **Special Fund.** The other fund shall be called the Special Fund. The Special Fund shall be credited with all fire state-aid moneys received pursuant to law, all taxes levied by or other revenue received from the City pursuant to law providing for municipal support for the Relief Association, any moneys or property donated, given, granted or devised by any person which is specified for use for the support of the Special Fund, and any interest earned upon assets of the Special Fund. No disbursement shall be made from the Special Fund for any purpose except a purpose for which such Special Fund is held in trust consistent with provisions in the Articles of Incorporation or Bylaws, and administrative expenses as limited by Minn. Stat. §§ 69.80 and 424A.05. All other expenses of the Association shall be paid out of the General Fund.

(Amended H. Res. 1996-36; W. Res. 2013-35)

Section 2 DEPOSITS. All money belonging to this Association shall be deposited to the credit of the association in such banks, trust companies or other depositories as the Board of Trustees may designate. The Board of Trustees shall make deposits in conformance with state statutes, the Bylaws and the investment policy.

(Amended H. Res. 1996-36)

Section 3 DISBURSEMENTS. No disbursement of the funds of this Association shall be issued until the claim to which it relates has been approved by the Board of Trustees. All checks or expenditures drawn by the Treasurer must be countersigned by the President or Vice-President.

(Amended H. Res. 1996-36)

ARTICLE VI **BENEFITS**

Section 1 SERVICE PENSIONS.

- (a) **Eligibility Requirements.** To be eligible to receive a service pension, a member must meet all of the following requirements:
 - (1) Be at least 50 years of age;
 - (2) Have separated from the Fire Department of the municipality of Apple Valley and ceased to perform or supervise fire suppression duties; unless, as specified in Minn. Stat. § 424A.02, Subd. 1 (d):
 - (a) the person is employed subsequent to retirement by the City of Apple Valley to perform duties within the Apple Valley Fire Department on a full-time basis; and
 - (b) the governing body of the City of Apple Valley has files its determination with the board of trustees of the relief association that the person's experience with and service to the Apple Valley Fire Department in that person's full-time capacity would be difficult to replace;
 - (3)
 - (a) A person commencing active duty prior to 1/1/2010 must have served at least 5 years of active duty as a firefighter in the Apple Valley Fire Department;
 - (b) A person commencing active duty or a separated member returning to active service after 1/1/2010 must have served at least 10 years of active duty as a firefighter in the Apple Valley Fire Department; and

- (4) Have been an active member of the Association in good standing at least five consecutive years immediately prior to separation from service, other than time on suspension and approved Leaves of Absence from the Apple Valley Fire Department.
- (5) Return to Service:
- (a) Any firefighter who has a break in service, including former members who have received payment of a service pension or disability benefit and who have waited at least 60 days following receipt of the pension or benefit, will be eligible to resume active membership in the Association should the firefighter resume active firefighting duties with the Fire Department. Active membership in the Association immediately resumes when a member returns to active service with the Fire Department.
 - (b) A firefighter who had not been paid a service pension returns to active Association membership under paragraph (a), who has met the minimum service requirement specified in Section 1(a)(3), and who does meet the minimum service requirement of Section 1(a)(4), upon a subsequent cessation of duties, must have a service pension for the original and resumption service periods calculated by applying the service pension amount in effect on the date of the firefighter's termination of the resumption service.
 - (c) If a former firefighter who has received a service pension returns to active Association membership, the firefighter may qualify for the receipt of a service pension from the Association for the resumption service period if the firefighter meets the minimum service requirements of Section 1(a)(4). A firefighter who previously received payment of a service pension or disability benefit from this Association and who completes at least five (5) years of active service with the Fire Department upon a resumption of active service is fully vested and eligible for a second pension. A retired member collecting an annuity can continue receiving payments during a return to service. No firefighter may be paid a service pension more than once for the same period of service.

(Amended H. Res. 1996-36; M. Res. 2002-219; Q. Res. 2007-185; R. Res. 2009-26; T. Res. 2011-26; W. Res. 2013-35; AD. Res. 2023-58)

- (b) **Service Pension.** Because of varying circumstances in each member's retirement planning, optional benefit payment methods are offered. Selection should occur after consultation with a tax consultant, financial planner, or an attorney. Each member meeting the requirements of Article 6, Section 1(a), hired before January 1, 2019, and separating service before January 1, 2022, shall be entitled to choose either a monthly service pension as set forth in Section 1 (i), joint and 100%, or 50%, monthly service pension as set forth in 6.1(j), or lump sum service pension as set forth in Section 1(m). All members hired after January 1, 2019 or separating service after December 31, 2022, shall be entitled to only the lump sum service pension set forth in Section 1(m). At the time of application for retirement, a qualified member shall be entitled to payments from the Special Fund according to the following tables attached as Addendum A:

Table	M1-22
Table	LS1-24
Table	LS1-25

(Amended B. Res. 1990-42; C. Res. 1990-158; D. Res. 1992-174; E. Res. 1994-55; G. Res. 1994-355; H. Res. 1996-36; J. Res. 1997-253; K. Res. 1999-239; L. Res. 2001-191; M. Res. 2002-219; N. Res. 2003-179; O. Res. 2005-187; U. Res. 2012-12; X. Res. 2014-206; Z. Res. 2018-213; AA. Res. 2020-171; AC. Res. 2021-215; AE. Res. 2024-9; AF. Res. 2024-163)

- (c) **Notice of Intent to Take Distribution.** Each member who intends to take distribution of a service pension, including a deferred service pension, from the Association must file a Notice of Intent to Take Distribution. Such Notice of Intent to Take Distribution will be in writing, and will be filed with the Secretary not less than 90 days prior to the intended date of distribution. Upon receipt of the Notice of Intent to Take Distribution, the Secretary will provide to the applicant an Application for Distribution and any forms or notices required by Federal or State law. No Notice of Intent to Take Distribution is required for ancillary benefits. (Amended Y. Res. 2018-128)
- (d) **Application.** Applications for service pensions shall be made in writing on forms supplied by the Secretary. The application shall be submitted via U.S. mail, electronically, or delivered personally to the Board of Trustees at a regular or special meeting of the Board. Applications shall be verified by an oath of the applicant and shall state the applicant meets each of the eligibility requirements set forth in 6.1(a). (Amended Y. Res. 2018-128)
- (e) **Acceptance of Application, Approval of Benefits.** Applications for service pensions shall not be approved until they are complete, including all required documentation as specified in the application. It shall be the duty of the Board to approve applications for service pensions if the applicant meets all of the eligibility requirements set forth in 6.1(a). It shall also be the duty of the Board not to approve the application if any of the eligibility requirements are not met. If an application is not approved, the Board shall return the application to the applicant within 30 days, noting thereon, with particularity, which requirements the applicant does not meet. Thereafter, the applicant shall be furnished the opportunity to be heard by the full Board, within the next 30 days, on the question of whether the applicant meets all of the eligibility requirements. The service pension shall be payable at the rates set forth in 6.1(b). Payment shall be made from the Special Fund. (Amended Y. Res. 2018-128)
- (f) **Deferred Service Pension.**
- (1) A member of the Association who separates from active service as a firefighter in the Apple Valley Fire Department and who has served at least 5 years of active service if commencing active service prior to 1/1/2010, or who commenced active service after 1/1/2010 must have served at least 10 years of active service as a firefighter in the Apple Valley Fire Department, and served at least five years of active membership in the Association, shall be entitled to a deferred service pension to commence upon reaching at least the age of 50 years and upon making a valid written application to the Association.
 - (2) The deferred service pension shall be payable as set forth in 6.1(b) except that:
 - (a) Deferred members selecting the lump sum service pension as set forth in 6.1(l) shall have the lump sum payment based on the Lump Sum table in effect at the time of separation.
 - (b) No interest will accumulate or be compounded on a lump sum service pension as of December 31, 2020. (Amended C. Res. 1990-158; K. Res. 1999-239; N. Res. 2003-179; Q. Res. 2007-185; T. Res. 2011-26; W. Res. 2013-35; Y. Res. 2018-128, AA. Res. 2020-171)
- (g) **Year of Service.** For the purpose of computing benefits, a "Year of Service" shall be defined as a period of 12 full months of active duty in the Apple Valley Fire Department, beginning on the anniversary date when the member became an active member of said Fire Department. Incomplete years of service, after the member's anniversary date, shall be prorated at the rate of 8.333% per complete month of active service, pursuant to Minn. Stat. § 424A.02, Subd. 1. If a member's period of active service is not continuous, parts of years may be added together to complete a full year. (Amended E. Res. 1994-55; H. Res. 1996-36; I. Res. 1997-80; T. Res. 2011-26; W. Res. 2013-35)
- (h) **Surviving Spouse.** "Surviving Spouse" means any person who was the dependent spouse of a deceased member who was legally married to the member at the time of death. (Amended H. Res. 1996-36; R. Res. 2009-26)

- (i) **Monthly Service Pension.** Each member hired before January 1, 2019 and separating service before January 1, 2022, meeting the requirements of Section 1(a) shall be entitled to select a monthly service pension. The monthly service pension determined in 6.1(b) shall receive postretirement increases as authorized by Minn. Stat. § 424A.02, Subd. 9 (a). The monthly service pension shall commence with payment the first day of the month following the date of receipt of a complete application that is approved by the Board of Trustees and shall cease the first day of the month following the retired member's death.

(Amended H. Res. 1996-36; O. Res. 2005-187; Q. Res. 2007-185; Y. Res. 2018-128; Z. Res 2018-213; AC. Res 2021-215)

- (j) **Joint Monthly Service Pension.**

- (1) **Joint and 100% monthly service pension.** Each member hired before January 1, 2019 and separating service before January 1, 2022, meeting the requirements of Section 1(a) who selects the monthly service pension of Section 1(i) shall be entitled to choose a Joint and 100% monthly service pension. The monthly service pension, determined in Section 1(b), shall be modified by the following table:

Joint and 100% Conversion Factors	
Age at Payment Commencement	Reduction Factor
50	.878
51	.872
52	.867
53	.861
54	.855
55	.849
56	.842
57	.836
58	.829
59	.822
60	.814
61	.806
62	.798
63	.789
64	.781
65	.772

payable to the retired member until death. Upon retired members death the payment would continue to the surviving spouse until their death. If the spouse should precede the retired member in death, the benefit level paid monthly to the retired member shall revert to the regular monthly service pension as shown in 6.1(h) beginning with the first month following the death of the spouse.

(Amended M. Res. 2002-219; Z. Res 2018-213; AC. Res 2021-215)

- (2) **Joint and 50% monthly service pension.** Each member hired before January 1, 2019 and separating service before January 1, 2022, meeting the requirements of Section 1(a) who selects the monthly service pension of Section 1(i) shall be entitled to choose a Joint and 50% monthly service pension. The monthly service pension, determined in 6.1(b), shall be modified by the following table:

Joint and 50% Conversion Factors	
Age at Payment Commencement	Reduction Factor
50	.935
51	.932

52	.929
53	.925
54	.922
55	.918
56	.915
57	.911
58	.906
59	.902
60	.897
61	.893
62	.888
63	.882
64	.877
65	.871

payable to the retired member until death. Upon retired member's death, 50% of the payment would continue to the surviving spouse until their death. If the spouse should precede the retired member in death, the benefit level paid monthly to the retired member shall revert to the regular monthly service pension as shown in 6.1(h) beginning with the first month following the death of the spouse.

(Amended M. Res. 2002-219; Z. Res 2018-213; AC. Res 2021-215)

- (k) **Lump Sum Service Pension.** Each member meeting the requirements of Section 1(a) shall be entitled to select a lump sum service pension. Alternate payment methods shall include:

- (1) A single lump sum check payment payable to the eligible retiree.
- (2) Upon written request, the Association shall directly transfer the eligible member's lump sum pension to the member's individual retirement account under Section 408(a) of the Internal Revenue Code, as amended.

(Amended H. Res. 1996-36)

- (l) **Supplemental Benefit.** As described in Minn. Stat. § 424A.10, the Association must pay a supplemental benefit to individuals who receive a lump sum distribution of pension or retirement benefits for service performed as a volunteer firefighter at the time that the lump sum benefit is paid. The supplemental benefit is calculated as ten percent of the regular lump sum distribution, but not to exceed \$1,000.

- (1) Upon the payment of a lump sum survivor benefit to the survivor of a deceased active or deferred member, a supplemental survivor benefit will be paid to the legally married surviving spouse or, if none, to the surviving child or children. The survivor supplemental benefit is calculated as twenty percent of the survivor benefit distribution, but not to exceed \$2,000.

(Amended Q. Res. 2007-185)

Section 2 ANCILLARY BENEFITS. "Ancillary Benefit" means a benefit other than the service pension. Upon the death of an active or deferred member of this Association there shall be paid a survivor or death benefit. Pursuant to Minn. Stat. § 424A.02, Subd. 9 (2), the sum of the ancillary benefit shall be calculated as of the date the active or deferred member died.

(Amended K. Res. 1999-239; R. Res. 2009-26; S. Res. 2010-34)

- (a) **Active Member Survivor or Death Benefit.** Pursuant to Minn. Stat. § 424A.05, Subd. 3 (3), a survivor benefit must be paid to a surviving spouse of an active member, or if none, to surviving children regardless of age at time of death, or if none, to designated beneficiaries. In the case of no designated beneficiary, a death benefit must be paid to the estate. The sum shall be calculated using the Lump Sum Service Pension benefit level in effect at the time of death as listed in 6.1(b), times the years of service as determined in 6.1(f), without regard to minimum or partial vesting requirements but in no case shall be less than five times the benefit level per year of service in effect on the date of death.

(Amended I. Res. 1997-80; J. Res. 1997-253; K. Res. 1999-239; L. Res. 2001-191; R. Res. 2009-26; S. Res. 2010-34; T. Res. 2011-26)

- (b) **Deferred Member Survivor or Death Benefit.** Pursuant to Minn. Stat. § 424A.05, Subd. 3 (3), a survivor benefit must be paid to a surviving spouse of a deferred member, or if none, to surviving children regardless of age at time of death, or if none, to designated beneficiaries. In the case of no designated beneficiary a death benefit must be paid to the estate. The sum shall be calculated using the Lump Sum Service Pension table in effect at the time of separation as listed in 6.1(b), using years of service as determined in 6.1(f). The total benefits paid under 6.2(b) cannot exceed the benefit earned by the member.

(Amended I. Res. 1997-80; J. Res. 1997-253; K. Res. 1999-239; R. Res. 2009-26; S. Res. 2010-34; T. Res. 2011-26; W. Res. 2013-35)

Section 3 **LIMITS ON BENEFITS.**

- (a) **Domestic Relations Order.** A qualified domestic relations or domestic relations order that complies with the provisions of Minn. Stat. §§ 518.58, 518.581, or 518A.53, shall be distribution made pursuant to a domestic relations order shall be treated as made pursuant to qualified domestic relations order as specified by Internal Revenue Code 414(p)(11), as amended. No benefits shall be paid under a domestic relations order which requires the plan to provide any type or form of benefit, or any option, not otherwise provided under the plan or under state law. The only benefit available to a former spouse of a member pursuant to a qualified domestic relations order is that of a lump sum service pension, which is distributable pursuant to the terms and conditions of Article VI herein. When a qualified domestic relations order is submitted to the Apple Valley Firefighters Relief Association Board for review and/or consideration, it must be accompanied with an administrative fee of \$500.00.

(Amended H. Res. 1996-36; P. Res. 2007-55)

- (b) **Garnishment, Judgment, or Legal Process.** No service pension benefits paid or payable from the Special Fund of the relief association to any person receiving or entitled to receive a service pension shall be subject to garnishment, judgment, execution, or other legal process, except as provided in Minn. Stat. §§ 518.58, 518.581, or 518.611.

(Amended H. Res. 1996-36)

- (c) No person entitled to a service pension from the Special Fund of a relief association may assign any service pension benefit payments, nor shall the association have the authority to recognize any assignment or pay over any sum which has been assigned.

(Amended H. Res. 1996-36)

- (d) No provision which places limits on benefits as contained within Section 415 of the Internal Revenue Code shall be exceeded. Plan participants cannot receive an annual benefit greater than the amount specified in Section 415 of the code as may be subsequently amended.

(Amended H. Res. 1996-36)

ARTICLE VII **AMENDMENTS**

Section 1 AMENDMENTS. The Bylaws of this Association may be amended at any regular or special meeting of the Association by a favorable vote of two-thirds of the members present and voting, providing a quorum is present; and provided further that notice of any proposed amendment or amendments has been mailed to each member at their last known address not more than 31 days preceding the date upon which such amendment or amendments are to be acted upon, and not less than 10 days prior to the scheduled date of such meeting; and provided further, that if such amendment or amendments shall change the amount of benefits or pensions, approval of the City Council of Apple Valley must be obtained, as required by law.

(Amended H. Res. 1996-36, L. Res. 2001-191)

ARTICLE VIII
MUNICIPAL RATIFICATION

Section 1 RATIFICATION. The adoption of, or any amendment to the Articles or Bylaws of this Association which increases or otherwise affects the retirement coverage provided by, or the service pensions or retirement benefits payable from the Special Fund of this Association, shall not be effective until it is ratified by the City Council of the City of Apple Valley.

- A. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did adopt on the 12th day of February, 1989, the foregoing *CODE OF BYLAWS*, said *Code* consisting of eleven (11) pages, including this page, with the stamp FEBRUARY 12, 1989, being on each page. Which *Bylaws* were approved by the Apple Valley City Council on the 23rd day of March, 1989; Resolution No. 1989-60.
- B. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 11th day of February, 1990, the foregoing *CODE OF BYLAWS*, said *Code* consisting of eleven (11) pages, including this page, with the stamp FEBRUARY 11, 1990, being on each page. Which amendments were approved by the Apple Valley City Council on the 22nd day of February, 1990; Resolution No. 1990-42.
- C. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 30th day of July, 1990, the foregoing *CODE OF BYLAWS*, said *Code* consisting of twelve (12) pages, including this page, with the stamp JULY 30, 1990, being on each page. Which amendments were approved by the Apple Valley City Council on the 9th day of August, 1990; Resolution No. 1990-158.
- D. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 8th day of June, 1992, the foregoing *CODE OF BYLAWS*, said *Code* consisting of twelve (12) pages, including this page, with the stamp JUNE 8, 1992, being on each page. Which amendments were approved by the Apple Valley City Council on the 25th day of June, 1992; Resolution No. 1992-174.
- E. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 13th day of February, 1994, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, with the stamp FEBRUARY 13, 1994, being on each page. Which amendments were approved by the Apple Valley City Council on the 24th day of February, 1994; Resolution No. 1994-55.
- F. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 10th day of July, 1994, the foregoing *CODE OF BYLAWS*, said *Code* consisting of fourteen (14) pages, including this page, with the stamp JULY 10, 1994, being on each page. Which amendments were approved by the Apple Valley City Council on the 28th day of July, 1994; Resolution No. 1994-226.
- G. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 9th day of October, 1994, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, and Addendum A, consisting of five (5) pages, with the stamp OCTOBER 9, 1994, being on each page of the *Code* and Addendum A. Which amendments were approved by the Apple Valley City Council on the 8th day of December, 1994; Resolution No. 1994-355.
- H. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 11th day of February, 1996, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, and Addendum A, consisting of five (5) pages, with the stamp FEBRUARY 11, 1996, being on each page of the *Code* and Addendum A. Which amendments were approved by the Apple Valley City Council on the 22nd day of February, 1996; Resolution No. 1996-36.
- I. At duly called regular meetings thereof, the *Apple Valley Firefighters Relief Association* did amend on the 9th day of February, 1997, and the 13th day of April, 1997, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, and Addendum

- A, with the stamp APRIL 13, 1997, being on each page. Which amendments were approved by the Apple Valley City Council on the 24th day of April, 1997; Resolution No. 1997-80.
- J. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 12th day of October, 1997, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, and Addendum A, with the stamp OCTOBER 12, 1997, being on each page. Which amendments were approved by the Apple Valley City Council on the 25th day of November, 1997; Resolution No. 1997-253.
- K. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 7th day of February, and on the 10th day of October, 1999, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, and Addendum A, with the stamp OCTOBER 10, 1999, being on each page. Which amendments were approved by the Apple Valley City Council on the 28th day of October, 1999; Resolution No. 1999-239.
- L. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 7th day of October, 2001, the foregoing *CODE OF BYLAWS*, said *Code* consisting of thirteen (13) pages, including this page, and Addendum A, with the stamp OCTOBER 7, 2001, being on each page. Which amendments were approved by the Apple Valley City Council on the 25th day of October, 2001; Resolution No. 2001-191.
- M. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 13th day of October, 2002, the foregoing *CODE OF BYLAWS*, said *Code* consisting of fourteen (14) pages, including this page, and Addendum A, with the stamp OCTOBER 13, 2002, being on each page. Which amendments were approved by the Apple Valley City Council on the 26th day of November, 2002; Resolution No. 2002-219.
- N. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 12th day of October, 2003, the foregoing *CODE OF BYLAWS*, said *Code* consisting of fourteen (14) pages, including this page, and Addendum A, with the stamp OCTOBER 12, 2003, being on each page. Which amendments were approved by the Apple Valley City Council on the 23rd day of October, 2003; Resolution No. 2003-179.
- O. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 10th day of October, 2005, the foregoing *CODE OF BYLAWS*, said *Code* consisting of sixteen (16) pages, including this page, and Addendum A, with the stamp OCTOBER 10, 2005, being on each page. Which amendments were approved by the Apple Valley City Council on the 27th day of October, 2005; Resolution No. 2005-187.
- P. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 11th day of February, 2007, the foregoing *CODE OF BYLAWS*, said *Code* consisting of fifteen (15) pages, including this page, and Addendum A, with the stamp FEBRUARY 11, 2007, being on each page. Which amendments were approved by the Apple Valley City Council on the 22nd day of March, 2007; Resolution No. 2007-55.
- Q. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 8th day of October, 2007, the foregoing *CODE OF BYLAWS*, said *Code* consisting of fifteen (15) pages, including this page, and Addendum A, with the stamp OCTOBER 8, 2007, being on each page. Which amendments were approved by the Apple Valley City Council on the 25th day of October, 2007; Resolution No. 2007-185.
- R. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 8th day of February, 2009, the foregoing *CODE OF BYLAWS*, said *Code* consisting of fifteen (15) pages, including this page, and Addendum A, with the stamp FEBRUARY 8, 2009, being on each page. Which amendments were approved by the Apple Valley City Council on the 26th day of February, 2009; Resolution No. 2009-26.
- S. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 7th day of February, 2010, the foregoing *BYLAWS*, said *Bylaws* consisting of fifteen (15) pages, including this page, and Addendum A, with the stamp FEBRUARY 7, 2010, being on each page. Which amendments were approved by the Apple Valley City Council on the 25th day of February, 2010; Resolution No. 2010-34.
- T. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 13th day of February, 2011, the foregoing *BYLAWS*, said *Bylaws* consisting of

- sixteen (16) pages, including this page, and Addendum A, with the stamp FEBRUARY 13, 2011, being on each page. Which amendments were approved by the Apple Valley City Council on the 24th day of February, 2011; Resolution No. 2011-26.
- U. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 19th day of December, 2011, the foregoing *BYLAWS*, said *Bylaws* consisting of sixteen (16) pages, including this page, and Addendum A, with the stamp DECEMBER 19, 2011, being on each page. Which amendments were approved by the Apple Valley City Council on the 12th day of January, 2012; Resolution No. 2012-12.
- V. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 12th day of February, 2012, the foregoing *BYLAWS*, said *Bylaws* consisting of sixteen (16) pages, including this page, and Addendum A, with the stamp FEBRUARY 12, 2012, being on each page. Which amendments were approved by the Apple Valley City Council on the 22nd day of March, 2012; Resolution No. 2012-67.
- W. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 10th day of February, 2013, the foregoing *BYLAWS*, said *Bylaws* consisting of seventeen (17) pages, including this page, and Addendum A and Addendum B with the stamp FEBRUARY 10, 2013, being on each page. Which amendments were approved by the Apple Valley City Council on the 28th day of February, 2013; Resolution No. 2013-35.
- X. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 17th day of November, 2014, the foregoing *BYLAWS*, said *Bylaws* consisting of seventeen (17) pages, including this page, and Addendum A and Addendum B with the stamp NOVEMBER 17, 2014, being on each page. Which amendments were approved by the Apple Valley City Council on the 23rd day of December, 2014; Resolution No. 2014-206.
- Y. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 11th day of February, 2018, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A, with the stamp FEBRUARY 11, 2018, being on each page. Which amendments were approved by the Apple Valley City Council on the 13th day of September, 2018; Resolution No. 2018-128.
- Z. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 3rd day of December 2018, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A and Addendum B with the stamp DECEMBER 3, 2018, being on each page. Which amendments were approved by the Apple Valley City Council on the 27th day of December, 2018; Resolution No. 2018-213.
- AA. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 5th day of December 2020, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp DECEMBER 5, 2020, being on each page. Which amendments were approved by the Apple Valley City Council on the 22nd day of December, 2020; Resolution No. 2020-171.
- AB. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 5th day of December 2020, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp DECEMBER 5, 2020, being on each page. Which amendments were approved by the Apple Valley City Council on the 11th day of February, 2021; Resolution No. 2021-17.
- AC. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 4th day of December 2021, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp DECEMBER 4, 2021, being on each page. Which amendments were approved by the Apple Valley City Council on the 21st day of December, 2021; Resolution No. 2021-215.
- AD. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 27th day of March 2023, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp March 27, 2023, being on each page. Which amendments were approved by the Apple Valley City Council on the 13th day of April, 2023; Resolution No. 2023-58.
- AE. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did

amend on the 30th day of December 2023, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp December 30, 2023, being on each page. Which amendments were approved by the Apple Valley City Council on the 11th day of January, 2024; Resolution No. 2024-9.

AF. At a duly called regular meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 7th day of December 2024, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp December 7, 2024, being on each page. Which amendments were approved by the Apple Valley City Council on the 26th day of December, 2024; Resolution No. 2024-163.

AG. At a duly called special meeting thereof, the *Apple Valley Firefighters Relief Association* did amend on the 16th day of July, 2025, the foregoing *BYLAWS*, said *Bylaws* consisting of eighteen (18) pages, including this page, and Addendum A with the stamp July 16, 2025, being on each page. Which amendments were approved by the Apple Valley City Council on the 24th day of July, 2025; Resolution No. 2025-111.

President

Secretary

Mayor

City Clerk

Table M1-22

(Amended A.E. Res. 2024-9)

MONTHLY SERVICE PENSION**EFFECTIVE JANUARY 1, 2022****\$47.00 BENEFIT LEVEL****Formula (Years X Level X Percentage)**

<u>Years of Service</u>	<u>\$ Level</u>	<u>Percentage</u>	<u>Amount Per Month</u>
5	\$47.00	40%	\$94.00
6	\$47.00	44%	\$124.08
7	\$47.00	48%	\$157.92
8	\$47.00	52%	\$195.52
9	\$47.00	56%	\$236.88
10	\$47.00	60%	\$282.00
11	\$47.00	64%	\$330.88
12	\$47.00	68%	\$383.52
13	\$47.00	72%	\$439.92
14	\$47.00	76%	\$500.08
15	\$47.00	80%	\$564.00
16	\$47.00	84%	\$631.68
17	\$47.00	88%	\$703.12
18	\$47.00	92%	\$778.32
19	\$47.00	96%	\$857.28
20	\$47.00	100%	\$940.00
21	\$47.00	100%	\$987.00
22	\$47.00	100%	\$1,034.00
23	\$47.00	100%	\$1,081.00
24	\$47.00	100%	\$1,128.00
25	\$47.00	100%	\$1,175.00
26	\$47.00	100%	\$1,222.00
27	\$47.00	100%	\$1,269.00
28	\$47.00	100%	\$1,316.00
29	\$47.00	100%	\$1,363.00
30	\$47.00	100%	\$1,410.00

No maximum years of service

Table LS1-24

(Amended AE. Res. 2024-9)

LUMP SUM SERVICE PENSION**EFFECTIVE JANUARY 1, 2024****\$13,000 BENEFIT LEVEL****Formula (Years X Level)**

<u>Years of</u> <u>Service</u>	<u>\$ Level</u>	<u>Amount</u>
10	\$13,000	\$130,000
11	\$13,000	\$143,000
12	\$13,000	\$156,000
13	\$13,000	\$169,000
14	\$13,000	\$182,000
15	\$13,000	\$195,000
16	\$13,000	\$208,000
17	\$13,000	\$221,000
18	\$13,000	\$234,000
19	\$13,000	\$247,000
20	\$13,000	\$260,000
21	\$13,000	\$273,000
22	\$13,000	\$286,000
23	\$13,000	\$299,000
24	\$13,000	\$312,000
25	\$13,000	\$325,000
26	\$13,000	\$338,000
27	\$13,000	\$351,000
28	\$13,000	\$364,000
29	\$13,000	\$377,000
30	\$13,000	\$390,000
No maximum years of service		

Table LS1-25**LUMP SUM SERVICE PENSION****EFFECTIVE JANUARY 1, 2025****\$15,000****BENEFIT LEVEL****Formula (Years X Level)**

<u>Years of Service</u>	<u>\$ Level</u>	<u>Amount</u>
10	\$15,000	\$150,000
11	\$15,000	\$165,000
12	\$15,000	\$180,000
13	\$15,000	\$195,000
14	\$15,000	\$210,000
15	\$15,000	\$225,000
16	\$15,000	\$240,000
17	\$15,000	\$255,000
18	\$15,000	\$270,000
19	\$15,000	\$285,000
20	\$15,000	\$300,000
21	\$15,000	\$315,000
22	\$15,000	\$330,000
23	\$15,000	\$345,000
24	\$15,000	\$360,000
25	\$15,000	\$375,000
26	\$15,000	\$390,000
27	\$15,000	\$405,000
28	\$15,000	\$420,000
29	\$15,000	\$435,000
30	\$15,000	\$450,000
No maximum years of service		



ITEM:
MEETING DATE:
SECTION:

4.E.
December 23, 2025
Consent Agenda

Description:

2025 fund balance commitments

1. Adopt Resolution committing December 31, 2025, fund balance for 2025 financial statement purposes
2. Adopt Resolution amending 2026 Budget for uncompleted 2025 projects and specific items

Staff Contact:

Candi Lemarr, Finance Director

Department / Division:

Finance

Action Requested:

1. Adopt Resolution committing December 31, 2025, fund balance for 2025 financial statement purposes
2. Adopt Resolution amending 2026 Budget for uncompleted 2025 projects and specific items

Summary:

Governmental Accounting Standards Board (GASB) pronouncement 54 created a number of different fund balance classifications. One of these classifications includes a committed fund balance classification. The committed classification requires that the City Council take formal action to commit December 31, 2025, fund balances prior to the end of the year. The commitment action taken by the City Council restricts the future purchases to these uses. GASB 54 provides that the exact dollar amounts may be calculated and assigned to the uses subsequent to year end as long as the specific use was identified prior to year-end.

Staff is seeking City Council commitment of resources to complete some budgeted 2025 items that were not completed in 2025 or reassignment of savings experienced in 2025. The action taken at this time is to commit the fund balance for the specific purposes and add these amounts to the 2026 budget. This is similar to actions taken in prior years and includes projects that were appropriated in the 2025 budget but will not be completed by year end.

Staff is also seeking to amend the 2026 budget for the uncompleted projects and specific items that will carry over into 2026.

Background:

GASB 54: Committed Fund Balance for 2025			
Department	Description	Account Code	2025 Committed Fund Balance
Public Works-Streets	Ring Route Painting	1600.6249	50,000
Public Works-Streets	Driver Feedback Signs	1680.6740	12,000
Public Works-Streets	Sign Replacements	1680.6229	4,000
Public Works-Streets	Vehicle Tires/Batteries	1600.6216	7,000
Public Works-Streets	Salt	1665.6229	12,000
Public Works-Streets	Equipment Parts-Snow	1665.6215	20,000
Total General Fund Committed Balance:			\$105,000

2026 General Fund Expenditures Carry-Forward					
Department	Description	2025 Account Code	2025 Savings Identified	2026 Account Code	2026 Additional Amount
Public Works-Streets	Ring Route Painting	1600.6249	50,000	1600.6249	50,000
Public Works-Streets	Driver Feedback Signs	1680.6740	12,000	1680.6740	12,000
Public Works-Streets	Sign Replacements	1680.6229	4,000	1680.6229	4,000
Public Works-Streets	Vehicle Tires/Batteries	1600.6216	7,000	1600.6216	7,000
Public Works-Streets	Salt	1665.6229	12,000	1665.6229	12,000
Public Works-Streets	Equipment Parts-Snow	1665.6215	20,000	1665.6215	20,000
Subtotal General Fund Expenditures			\$105,000		\$105,000

2026 Enterprise Funds Expenditures Carry-Forward					
Department	Description	2025 Account Code	2025 Savings Identified	2026 Account Code	2026 Additional Amount
Water & Sewer	Palomino Rehab	5305.6235	20,000	5305.6235	20,000
Water & Sewer	Replace PSI Reducing Station	5305.6735	25,000	5305.6735	25,000
Subtotal Enterprise Funds Expenditures			\$45,000		\$45,000

Budget Impact:

The total amount committed of the December 31, 2025, General Fund Balance is \$105,000, which is also the amount of General Fund expenditures to be added to the 2026 budget.

The carry-over amount for the Enterprise Fund is \$45,000.

Attachments:

1. Resolution - Amend 2026 Budget
2. Resolution - Fund Balance for 2025 Financial Statement Purposes

CITY OF APPLE VALLEY
RESOLUTION NO. 2025

RESOLUTION AMENDING 2026 BUDGET FOR UNCOMPLETED 2025 PROJECTS AND
SPECIFIC ITEMS

WHEREAS, certain 2025 budgeted activities were not completed in 2025; and

WHEREAS, certain 2025 program budget savings are requested to be reassigned; and

WHEREAS, the 2025 budget accumulated resources for the completion of the items; and

WHEREAS, the City Council by resolution No. 2025-168 amending the 2026 budget for uncompleted 2025 projects and specific items, and since that time additional items have been identified; and

WHEREAS, to provide for the 2026 purchase it is also necessary to provide for an additional increase in the 2026 budget to provide the appropriation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the following budget adjustments be made to the 2026 budget.

Department	Description	2025 Account Code	2025 Savings Identified (Reduction) Amount	2026 Account Code	2026 Additional Amount
Public Works-Streets	Contractual Services	1600.6249	50,000	1600.6249	50,000
Public Works-Streets	Driver Feedback Signs	1680.6740	12,000	1680.6740	12,000
Public Works-Streets	General Supplies-Signs	1680.6229	4,000	1680.6229	4,000
Public Works-Streets	Vehicle Tire/Batteries	1600.6216	7,000	1600.6216	7,000
Public Works-Streets.	General Supplies-Salt	1665.6229	12,000	1665.6229	12,000
Public Works-Streets	Equipment Parts-Snow	1665.6215	20,000	1665.6215	20,000
Subtotal General Fund Expenditures			105,000		105,000
Water and Sewer	Palomino Rehab	5305.6235	20,000	5305.6235	20,000
Water and Sewer	Replace PSI Reducing Station	5305.6735	25,000	5305.6735	25,000
Subtotal Enterprise Funds			45,000		45,000

ADOPTED this 23rd day of December, 2025.

ATTEST:

Clint Hooppaw, Mayor

Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

RESOLUTION COMMITTING FUND BALANCES
FOR 2025 FINANCIAL STATEMENT PURPOSES

WHEREAS, the Governmental Accounting Standards Board's Statement No. 54 includes five different classification of fund balance; and

WHEREAS, one of the fund balance classifications includes Committed Fund Balance; and

WHEREAS, for fund balance to be classified as committed at year end the City Council must approve the uses of specific items to be included as committed prior to year-end; and

WHEREAS, committed fund balances from prior years are to be cancelled, except for committed fund balances previously approved by Resolution No. 2025-167.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, elects to commit General Fund -Fund Balance as of December 31, 2025 for the following departments and uses, commitments from prior years are cancelled:

Department	Description	Account Code	2025 Committed Balance
Public Works-Streets	Ring Route Painting	1600.6249	50,000
Public Works-Streets	Driver Feedback Signs	1680.6740	12,000
Public Works-Streets	Sign Replacements	1680.6229	4,000
Public Works-Streets	Vehicle Tires/Batteries	1600.6216	7,000
Public Works-Streets	Salt	1665.6229	12,000
Public Works-Streets	Equipment Parts-Snow	1665.6215	20,000
Total General Fund Committed Fund Balance			\$ 105,000

ADOPTED this 11th day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.F.
December 23, 2025
Consent Agenda

Description: Adopt Resolution amending the 2025 Budget for specific items	
Staff Contact: Candi Lemarr, Finance Director	Department / Division: Finance

Action Requested:

Adopt Resolution amending the 2025 Budget for specific items

Summary:

The City Council is requested to consider a resolution amending the 2025 operating budget for items that are proposed to be funded by anticipated savings within the 2025 budget or by realigning other sources.

Background:

Public Works Streets Department – Repair expenses: \$25,000

The Streets Department has had a high number of equipment repairs this year to keep equipment operational. This has left a discrepancy to cover the difference of \$25,000. The funding for these unexpected expenses would come from the savings from budgeted contract for tree trimming services.

Public Works Streets Department – Equipment and Parts expenses: \$21,000

The Streets Department has had an increases in cost of parts. This has left a discrepancy to cover the difference of \$21,000. The funding for these unexpected expenses would come from the savings from Motor fuel savings.

Water Operations – Capital Outlay: \$185,000

Reallocate funding from the Palomino Reservoir Rehab to the Quarry Point Riser pipe investigation

Budget Impact:

Department / Fund	Account Description	Account Code	2025 Additional (Reduced) Amount
Public Works - Streets	Repairs - Equipment	1600.6265	25,000
Public Works - Streets	Contractual Services	1600.6249	(25,000)
Public Works - Streets	Equipment for Repairs	1600.6215	21,000

Public Works - Streets	Motor Fuels/Oils	1600.6212	(21,000)
Subtotal General Fund - Expenditures			\$0

Department / Fund	Account Description	Account Code	2025 Additional (Reduced) Amount
Water Operations	Quarry Point Riser Pipe Investigation	5320.6735	185,000
Water Operations	Palomino Reservoir Rehab	5320.6735	(185,000)
Subtotal Enterprise Fund - Expenditures			\$0

Attachments:

1. Resolution

CITY OF APPLE VALLEY
RESOLUTION NO. 2025__

RESOLUTION AMENDING 2025 BUDGET FOR SPECIFIC ITEMS

WHEREAS, certain 2025 activities and purchases were not included in the original 2025 adopted budget; and

WHEREAS, funding exists to complete these projects from existing budget savings or additional resources, and

WHEREAS, certain 2025 program budget savings are requested to be reassigned; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley that the following budget adjustments be made to the 2025 budget.

Department / Fund	Description	Account Code	2025 Additional (reduced) Amount
Streets	Street Equipment Repairs	1600.6265	25,000
Streets	Contract for Tree Trimming	1600.6249	(25,000)
Streets	Equipment Repairs	1600.6215	21,000
Streets	Motor Fuels/Oils	1600.6212	(21,000)
Subtotal General Fund- Expenditures			<u>\$ 0</u>
Water Operations	Quarry Point Riser Pipe investigation	5320.6735	185,000
Water Operations	Palomino Reservoir Rehab	5320.6735	(185,000)
Subtotal Enterprise Fund- Expenditures			<u>\$ 0</u>

ADOPTED this 23rd day of December 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.G.
December 23, 2025
Consent Agenda

Description: Adopt Resolution approving updated Youth Open Gym Policy and Rules	
Staff Contact: Eric Carlson, Parks and Recreation Director Nate Rosa, Recreation Superintendent	Department / Division: Parks and Recreation

Action Requested:

Adopt Resolution approving updated Youth Open Gym Policy and Rules

Summary:

Youth Open Gym is a program of the Apple Valley Parks & Recreation Department. The program maintains a consistent, year-round schedule and offers gym space at the Apple Valley Community Center for middle school and high school students to play basketball and volleyball with their peers.

Providing the community's youth with a safe space to exercise, socialize, and play has always been the goal of the program. To maintain this vision over the years, staff have made many adjustments to the program's rules and operating procedures. These adjustments account for challenges, shifts in attendance, and changes in technology.

Recreation staff recently reviewed Youth Open Gym operations and created the attached, revised policy as a resource for all staff and participants to reference when situations or questions arise. This formal policy has been compiled after several rounds of feedback from staff and has been reviewed and approved by the City Attorney's office and the Parks & Recreation Advisory Committee.

Background:

Youth Open Gym is a decades-long, free program for youth in grades six through twelve that operates out of the Apple Valley Community Center. The program typically occurs after school on weekdays from 2:30–4:30 p.m. and from noon–2 p.m. on weekends when the gyms are not in use for tournaments. Unlike Family Open Gym, which is another free gym program, parents or guardians are not required to supervise their child during Youth Open Gym. Youth are required to have an account in CivicRec (our Recreation Management software) and check in at the front desk prior to entry.

Budget Impact:

N/A

Attachments:

1. Resolution
2. Youth Open Gym Policies and Procedures
3. Youth Open Gym Code of Conduct and Rules

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION APPROVING UPDATED YOUTH OPEN GYM POLICY AND RULES

WHEREAS, the City of Apple Valley provides a Youth Open Gym Program to provide the community's youth with a safe space to exercise, socialize, and play; and

WHEREAS, the City of Apple Valley has reviewed its existing Youth Open Gym Policies and Rules and identified desired changes; and

WHEREAS, The City of Apple Valley Parks and Recreation Advisory Committee reviewed the proposed changes at its December 4, 2025, meeting and recommended approval.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Youth Open Gym Policy and Rules, attached as Exhibit A, are hereby approved.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

Youth Open Gym

Policies and Procedures

Overview

Youth Open Gym is a free program for children in grades 6–12 to have access to Apple Valley owned gymnasiums for open play. This program is offered exclusively at the Apple Valley Community Center (AVCC) located at 14603 Hayes Rd.

Schedule

Youth Open Gym occurs during the following dates and times:

- Monday–Friday, 2:30–4:30 p.m.
- Saturday, noon–2 p.m.

Exceptions

Youth Open Gym will not occur during the following days or times:

- Holidays: Easter, Fourth of July, Thanksgiving Day, and Christmas Day
- When there is a tournament in the Apple Valley Community Center gymnasiums
- Unforeseen weather, building, and scheduling incidents
- Other dates or times as determined necessary by the Director of Parks and Recreation

Bonus Days

On weekdays when ISD 196 is not in session for grades K–12, Youth Open Gym may be offered during time established by the Director of Parks and Recreation.

Participant Age

- Students in grades 6–12
- High school graduates are permitted to play through September 1 following their graduation

Program Entry Requirements

ISD 196 Students

To participate in Youth Open Gym, the participant shall be an ISD 196 student and must register for the program. Registration must be pursuant to the form and method provided by the City. Once registered, the participant must present one of the following to the AVCC front desk staff each time they wish to enter the gym:

- Youth Open Gym registration card;
- Digital copy of Youth Open Gym registration card barcode (e.g. photo of their card) and photo ID; or
- Photo ID (e.g. ISD 196 student ID, driver's license, state ID)

Non-ISD 196 & Homeschooled Students

For a non-ISD 196 or homeschooled student to participate in Youth Open Gym, a parent or guardian must register the participant. Once the student is registered, the same entry requirements as above apply.

Youth Open Gym Registration

Participants must be registered for Youth Open Gym through CivicRec, the Apple Valley Parks & Recreation online software. The method of registration is for a parent or guardian to create an account in their name, add their child to their account, and register their child for the Youth Open Gym program. However, ISD 196 students may register themselves if they include a parent or guardian name, phone number, email address, and home address in their online account.

To register, participants may access CivicRec on their personal device by visiting AppleValleyMN.gov/register or by using the customer kiosk in the AVCC lobby. Once the participant is registered, they will receive their Youth Open Gym card from front desk staff.

Adults in Youth Open Gym

- Adults are permitted in the gym during Youth Open Gym but must be a parent or guardian of a youth participating at the time.
- Adults must sign in at the front desk before entering the gym.
- Staff will escort adults to the gym.
- Adults are only permitted to be spectators, not participants.

Youth Open Gym Card Activation Directions

Once a student has successfully registered for Youth Open Gym in CivicRec, he/she must obtain from the City/Parks Department the registration card, which requires transfer to the participant in person.

Staff Responsibilities During Youth Open Gym

- On weekdays during Youth Open Gym, whenever possible two city employees will be stationed at the front desk.
- Monitor to ensure participants stop at the front desk to check in (i.e. scan their card or present a photo ID before entering the gym).
- Ensure participants use their issued registration scan card and not someone else's. If staff suspects a participant is using a card for a different person, then staff shall ask for a photo ID to verify their identity.
- Scan cards: participants should have their scan card each time they come to Youth Open Gym, however, this is not always the case. If the participant does not have their card with them, staff shall ask for a photo ID (school ID, Schoology photo, driver's license, or state ID) to verify the person is registered in the Youth Open Gym program.
- Issue cards to new members and replacement cards when needed (replacement cards cost \$5).
- Move ball racks out of storage. (Night and Weekend Staff)
- Inflate basketballs and volleyballs as needed.
- Make sure food and non-water beverages stay out of the gyms.
- Raise or lower volleyball nets as needed.
- Monitor activity by checking security cameras.
- Walk through the gyms, hallways, and restrooms every 30 minutes.
- Ensure locker rooms, the south entry doors, and sport court entry door (when sport court is not in use) are closed and locked.
- Pick up trash in gyms and hallways. (Night and Weekend Staff)
- Mop spills in gyms and hallways. (Night and Weekend Staff)
- If custodial or maintenance assistance is needed on weekdays between 2:30–6 p.m., please contact Maintenance personnel at the Apple Valley Senior & Event Center. If not available, staff may reach out to maintenance personnel at Wings Arena.
- If a situation arises where blood and/or bodily fluids are present, direct the Youth Open Gym participants to exit the affected area and close off access to the area until the site has been properly cleaned and sanitized.
- Remind students to quiet their voices and refrain from bouncing balls in the hallways when needed.
- If organized practices or training are taking place, the Building Supervisor shall advise the instructor or coach that organized practices or training are not permitted in Youth Open Gym and the adult is welcome to sit on the sidelines. If the adult refuses to comply, call the police for assistance to remove the person.

Improper Behavior in Youth Open Gym

Youth Open Gym Rule Violations

The following conduct is prohibited and may be grounds for order to vacate the building, suspension or revocation of registration, or both and are not limited to this list or all-encompassing:

- Fighting
- Theft
- Participating in the program without valid registration
- Harassment and bullying
- Misuse of equipment or damage to equipment or property
- Food and beverages in the gym
- Verbal harassment, profanity, obscenity, or slurs
- Team or organized practices or instruction
- Wheeled equipment (e.g. bicycles, inline skates, skateboards, etc.)
- Intimate physical contact or any sexual behavior

If a Violation of Code of Conduct or Rules Occurs

On-duty staff shall complete the following:

- Document what happened, noting the time, location, and names of the individuals involved, in the logbook.
- If a Building Attendant witnesses the incident, please let the Building Supervisor know.
- Staff must prioritize personal safety first. If able to remain safe, staff should use verbal directions to de-escalate the situation. Staff should immediately contact the Apple Valley Police Department for any physical altercations or when an unsafe situation occurs.
- Ask involved participants to leave the gym and come to the front desk.
- Request that they give you their Youth Open Gym card or photo ID so you can record their name and card number. Return their card to them once you have logged their information.
- Explain to them that they are suspended for either one or two weeks. Let them know the date they are eligible to return.
- Ask them to sit in the vestibule for their ride home. They are not to remain in the lobby or hallways.

Call the Police

Call 911 immediately if any of the situations below occur. Then please contact the Recreation Supervisor in charge of the program.

- Threats against people or the facility
- Weapons are brandished or presence of a weapon is referenced
- Harassment and bullying
- Theft
- Alcohol or drug use
- Physical altercations
- An adult deliberately ignores the sign-in requirement and enters the gym
- An adult who is conducting a practice or skills session and ignores staff's request to discontinue their instruction

Penalties for Improper Behavior or Violations of Code of Conduct or Rules

One-Week Suspension

Issued when participants: sneak into the gym or sneak in other students; enter restrooms of opposite gender; bring food and beverages into the gym after being told this is not allowed; disrupt with excessive noise in the hallway or lobby after being told this is not allowed; misuse equipment; swear or use inappropriate language; use of someone else's scan card; or supply a scan card for someone else.

Two-Week Suspension

Issued when participants: fight with, harass, or bully others; damage the building or equipment; or commit additional violations previously classified under the one-week suspension category.

One-Year Trespass

Issued when participants have a third violation or are involved in an incident that requires contacting the police (see "Call the Police" section above). Once police are called, trespassing becomes the responsibility of law enforcement and full-time staff.

Behavior Infraction	Penalty
First Violation	One- or Two-Week Suspension
Second Violation	One- or Two-Week Suspension
Third Violation	One-Year Trespass

AVCC YOUTH OPEN GYM CODE OF CONDUCT & RULES

Appropriate behavior is expected from all participants, patrons, and guests using the Apple Valley Community Center to ensure a safe and enjoyable experience for everyone.

The following are in place to promote safety, respect, and the well-being of all.

Unsafe or Disruptive Behavior: Fighting, bullying, or any actions that disrupt activities, create an unsafe environment, or endanger others' health and safety are prohibited. If you see something, notify the staff at the front desk immediately.

Adults and Parents: All adults and parents must check in at the front desk and be escorted to Youth Open Gym. Adults and parents must remain on the sidelines and are not permitted to participate.

No Food or Beverage in the Gyms: Other than water, all food and beverages in the gyms are prohibited.

Property Damage, Vandalism, or Theft: Damage, defacing property, theft, or misuse of any property, whether private or AVCC property, is prohibited.

Language, Harassment, or Disturbances: Verbal harassment, profanity, obscenity, slurs, or excessive noise that disrupts others is prohibited.

Behavior Toward Staff: Failure to follow directives and instruction from AVCC staff is not acceptable.

Athletic Equipment: No use of athletic equipment outside of gym.

No Vaping, Smoking, Use of Illegal Substances, or Burning of Scented Materials: Vaping, smoking of tobacco or marijuana, using illegal substances, or burning of scented materials inside the buildings is prohibited.

Congregating in Restrooms: Congregating in any restrooms other than for designated specific purposes is not allowed. Devices with recording capabilities are not to be used in these areas.

Public Displays of Affection: Intimate physical contact or any sexual behavior is not allowed.

Wheeled Articles Restricted in the Buildings: For the safety of others, unauthorized wheeled articles or instrumentalities, including bicycles, inline skates, roller skates, scooters, and skateboards, are prohibited inside the building.

Unauthorized Access: Attempting to access the buildings without proper check-in, such as letting others in the emergency exits, or attempting to enter areas not open to the public is prohibited.

Organized Team Practices or Skills Training: Any activity appearing to be team practice or organized skills training, including the use of training aids, is not permitted.

Failure to follow the code of conduct or rules may result in suspension or termination of the program.



ITEM:
MEETING DATE:
SECTION:

4.H.
December 23, 2025
Consent Agenda

Description:

Adopt Resolution for No Parking at Garrett Avenue from Glazier Avenue to CSAH 42 and Garrett Avenue from CSAH 42 to 153rd Street

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Adopt Resolution for No Parking at Garrett Avenue from Glazier Avenue to CSAH 42 and Garrett Avenue from CSAH 42 to 153rd Street

Summary:

Attached for City Council consideration is a resolution restricting parking of vehicles on both sides of Garrett Avenue from Glazier Avenue to 153rd Street. The requested parking restrictions are recommended by staff and required by MnDOT State Aid due to proposed changes in the roadway. The changes include: the addition of designated right and left turn lanes, an updated traffic signal system, striping, LED lighting, along with ADA and crosswalk improvements related to the Dakota County CSAH 42 and Garrett intersection improvements scheduled for 2026 construction.

Background:

On August 14, 2025 City Council approved a joint powers agreement with Dakota County for Project 2026-113, CP 42-177 CSAH 42 at Garrett Avenue Intersection and CSAH 42 at CSAH 31 (Pilot Knob) Improvements.

Budget Impact:

N/A

Attachments:

1. Resolution
2. Map

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION FOR NO PARKING AT GARRETT AVENUE FROM GLAZIER AVENUE
TO CSAH 42 AND GARRETT AVENUE FROM CSAH 42 TO 153RD STREET

WHEREAS, pursuant to Minnesota Statutes, Sections 412.211 and 412.221, subdivision 6, the City of Apple Valley has the authority to regulate the use of streets and City public grounds and to adopt regulations to protect the public health, safety and welfare of the City and its residents;

WHEREAS, Section 71.02 of the Apple Valley City Code requires that any vehicular parking control or erection of any device or sign for vehicular parking control within the City be directed and approved by City Council resolution;

WHEREAS, the City of Apple Valley has planned the improvement of Garrett Avenue from CSAH 42 to Glazier Avenue and Garrett Avenue from CSAH 42 to 151st Street West, State Aid Project No. 186-119-001; and

WHEREAS, the City of Apple Valley will be expending Municipal State Aid Funds on a portion of the improvements on Garrett Avenue on the State Aid System; and

WHEREAS, the use of Municipal State Aid Funds requires the City to adopt a resolution restricting parking in locations where adequate width for parking is not provided;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Apple Valley, Dakota County, Minnesota, hereby prohibits the parking of vehicles on both sides of Garrett Avenue from Glazier Avenue to 153rd Street.

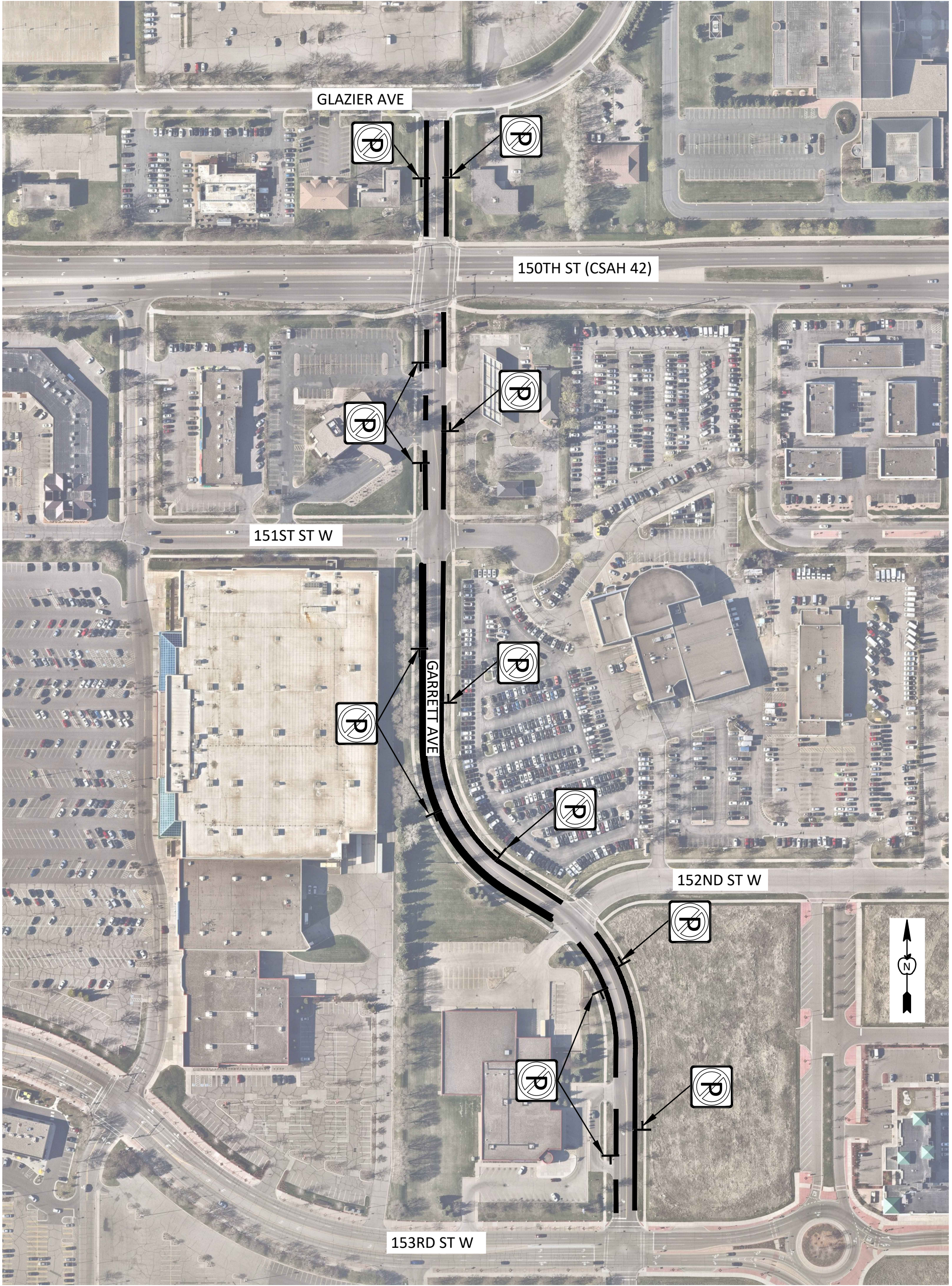
BE IT FURTHER RESOLVED THAT APPROPRIATE No Parking signs on said street segments are hereby ordered installed.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



GARRETT AVENUE

FIGURE 1

CITY OF APPLE VALLEY
NO PARKING

NO PARKING SIGNS.DWG

DATE: 12/17/2025





ITEM:
MEETING DATE:
SECTION:

4.I.
December 23, 2025
Consent Agenda

Description:

Adopt Resolution for No Parking at 147th Street W. from CSAH 31 (Pilot Knob Road) to Johnny Cake Ridge Road and Upper 147th Street from CSAH 31 (Pilot Knob Road) to Endicott Way

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Adopt Resolution for No Parking at 147th Street W. from CSAH 31 (Pilot Knob Road) to Johnny Cake Ridge Road and Upper 147th Street from CSAH 31 (Pilot Knob Road) to Endicott Way

Summary:

Attached for City Council consideration is a resolution restricting parking of vehicles on both sides of 147th Street from CSAH 31 to Johnny Cake Ridge Road and both sides of Upper 147th Street from CSAH 31 (Pilot Knob Road) to Endicott Way. The requested parking restrictions are recommended by staff and required by MnDOT State Aid due to proposed changes in the roadway. The changes include a proposed 3/4 intersection improvement related to the Dakota County CSAH 31 and 147th Street intersection improvements scheduled for 2026 construction.

Background:

On August 14, 2025 City Council Approved a joint powers agreement with Dakota County for Project 2026-113, CP 42-177 CSAH 42 at Garrett Avenue Intersection and CSAH 42 at CSAH 31 (Pilot Knob) Improvements.

Budget Impact:

N/A

Attachments:

1. Resolution
2. Map

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION FOR NO PARKING AT 147th STREET WEST FROM CSAH 31 (PILOT KNOB ROAD) TO JOHHNY CAKE RIDGE ROAD AND UPPER 147TH FROM CSAH 31 (PILOT KNOB ROAD) TO ENDICOTT WAY

WHEREAS, pursuant to Minnesota Statues, Sections 412.211 and 412.221, subdivision 6, the City of Apple Valley has the authority to regulate the use of streets and City public grounds and to adopt regulations to protect the public health, safety and welfare of the City and its residents;

WHEREAS, Section 71.02 of the Apple Valley City Code requires that any vehicular parking control or erection of any devise or sign for vehicular parking control within the City be directed and approved by City Council resolution;

WHEREAS, the City of Apple Valley has planned the improvement of 147th Street intersection at CSAH 31 (Pilot Knob Road), Dakota County project CP 31-118 (State Aid Project No. 019-631-061); and

WHEREAS, Dakota County will be expending County State Aid Funds on the improvements at 147th Street and CSAH 31 (Pilot Knob Road) on the State Aid System; and

WHEREAS, the use of County State Aid Funds requires the City to adopt a resolution restricting parking in locations where adequate width for parking is not provided;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Apple Valley, Dakota County, Minnesota, hereby prohibits the parking of vehicles on both sides of 147th Street from CSAH 31 (Pilot Knob Road) to Johnny Cake Ridge Road and Upper 147th Street from CSAH 31 (Pilot Knob Road) to Endicott Way.

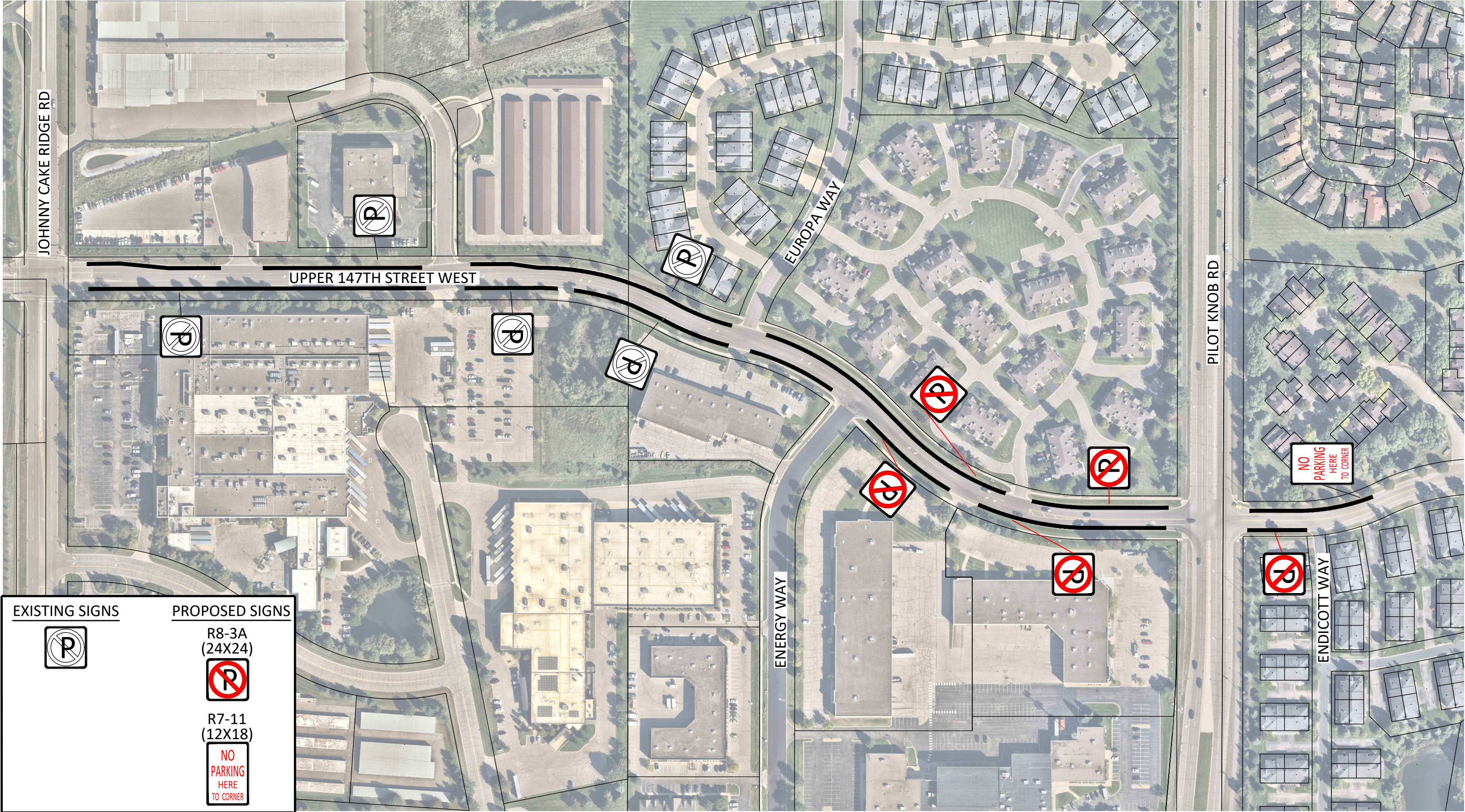
BE IT FURTHER RESOLVED THAT APPROPRIATE No Parking signs on said street segments are hereby ordered installed.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



147TH ST W

CITY OF APPLE VALLEY
NO PARKING

FIGURE 1



ITEM:
MEETING DATE:
SECTION:

4.J.
December 23, 2025
Consent Agenda

Description:

Approve stormwater maintenance agreement for Orchard Place Apartments (Lot 1, Block 2, Orchard Place 5th Addition)

Staff Contact:

Sydnee Stroeing, Associate Planner
Samantha Berger, Natural Resources Coordinator

Department / Division:

Community Development

Action Requested:

Approve stormwater maintenance agreement for Orchard Place Apartments (Lot 1, Block 2, Orchard Place 5th Addition)

Summary:

As required by Resolution No. 2025-65 for the site plan/building permit authorization of Orchard Place Apartments, a maintenance agreement has been prepared to ensure the perpetual maintenance of infiltration areas. The signed agreement is attached and will be recorded on the property.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Stormwater Maintenance Agreement

STORM WATER MAINTENANCE AGREEMENT

This AGREEMENT is made between Orchard Place Partners, LLC, a Minnesota limited liability company (the “Owner”), in favor of the City of Apple Valley, a Minnesota municipal corporation (the “City”). The Owner and the City shall jointly be referred to as the “Parties.”

WHEREAS, the Owner is the fee owner of real property legally described as follows:

Lot 1, Block 2, and Outlot B, Orchard Place 5th Addition, according to the recorded plat thereof, Dakota County, Minnesota (the “Property”).

WHEREAS, the City Council approved a site plan and authorized a building permit for improvements upon the Property. The building permit authorization is subject to conditions as set forth in the City Council's Resolution No. 2025 – 65, which includes, but is not limited to, the requirement that all construction and site improvements be in conformance with the approved site plan (the “Site Plan”), and in conformance with City Code.

WHEREAS, the Site, in accordance with the City Code, requires the Owner to install and maintain multiple SAFL Baffle Structures (the “Structures”) on portions of the Property as depicted on the Storm Sewer Plan; and

WHEREAS, the City requires the Owner to install pre-treatment devices such as multiple SAFL Baffles in accordance with the approved plans and specifications, including but not limited to the following plans prepared by Kimley Horn, (Exhibits A – B), together with SAFL Baffle Operation & Maintenance Manual of Upstream Technologies (Exhibit C) (collectively the Exhibits are referred to as the "Specifications"):

Exhibit A	Sheet C502	Storm Sewer Plan
Exhibit B	Sheet C503	Grading Details
Exhibit C	O&M Manual	O&M Manual

WHEREAS, the purpose of installing and maintaining on-site storm water management systems is to promote the water quality and volume control of the City's water bodies; and

WHEREAS, the Owner and the City desire to make certain mutual provisions to memorialize the allocation of responsibilities and obligations for the construction and maintenance of the Structures, as between the Parties, on the terms and conditions hereinafter set forth; and

NOW, THEREFORE, in consideration of the foregoing recitals, and the covenants and agreements on the part of each Party to the other, as hereinafter set forth, the Parties agree as follows:

1. **Construction and Maintenance.**

1.1 **Construction Requirements.** The Structures shall be constructed and maintained in accordance with the Specifications.

1.2 **Maintenance Obligation.** The Owner shall maintain and repair, when necessary, the Structures in accordance with the terms and conditions set forth in this Agreement. If at any time the Structures fail to conform to the standards and the Specifications set forth herein, the Owner shall immediately correct the non-conformance in accordance with a City-approved remediation plan and schedule. The Owner shall submit to the City a proposed remediation plan and schedule to repair the stormwater structures to the standards set forth herein. If the City approves the proposed remediation plan and schedule, the Owner shall perform the remediation in compliance therewith.

1.3 **Snow and Leaves Removal.** The Owner shall sweep clean the driveway and parking area on the Property in April or May each year to remove from the Property all sand and salt deposited on the driveway and parking area. The Owner shall remove all tree leaves from the Property after they fall to the ground in October or November each year.

1.4 **Maintenance Costs.** The Owner shall incur and pay all costs associated with maintaining and repairing the Structures.

2. **Inspections.**

2.1 **Annual Inspections.** The Owner shall conduct annual inspections of the Structures, at the Owner's sole cost and expense, to ensure the Structures are maintained. If necessary, the Owner shall repair the Structures if they are not in conformance with the standards set forth herein. Any excess sediment within the Structures must be removed upon inspection reporting the existence of an excess in sediment.

2.2 **City Notification and Independent Inspection.** The City shall be notified at least 48 hours prior to the annual inspections or any maintenance of the Structures and, at the sole cost of the City, a representative of the City may observe any inspection or maintenance. The City shall have right of entry onto the Property to inspect the Structures at any time, but the City shall use reasonable efforts to notify the Owner of its intent to enter the Property to inspect, and if the City performs such inspections it will be deemed to have agreed to repair any damage caused during such inspections.

2.3 Inspection and Maintenance Report. The owner shall submit a report to the City, no later than two (2) weeks after any annual inspection or maintenance of the Structures, providing the following information:

- a. Date and time of inspection
- b. Log of findings
- c. Date and time of maintenance
- d. Log of maintenance performed.

3. **Remediation and Waiver of Rights.**

3.1 Remediation Plan. If the City determines that the Structures do not conform to the requirements of the Specifications or this Agreement, the City shall notify the Owner of the deficiency in writing. The Owner shall submit a proposed remediation plan and schedule to the City within thirty (30) days after receipt of such notice. If the proposed remediation plan and schedule are not acceptable to the City, the City shall notify the Owner of the deficiency, and the Owner shall submit a revised plan to the City within fourteen (14) days after receipt of such notice.

3.2 Failure to Repair. If the Owner fails to submit a proposed remediation plan and schedule to the City as prescribed above, or fails to implement a City-approved remediation plan to bring the Structures into compliance with the Specifications within a reasonable period of time after the City's approval of the remediation plan, then at the sole cost and expense of the Owner, the City shall have the right, but no obligation, to prepare a remediation plan for the Structures and complete all work necessary to correct the Structures so as to bring it into compliance with the Specifications.

3.3 Reimbursement to the City. If the City prepares and/or implements a remediation plan in accordance with the terms of Section 3.2 above, the Owner shall reimburse the City within thirty (30) days after receipt of an invoice from the City for all reasonable out-of-pocket costs incurred by the City in connection with preparing a remediation plan for the Structures and all work completed by the City to bring the Structures back into compliance with the Specifications.

3.4 Waiver of Rights. If the Owner does not timely reimburse the City, the City may recover its costs by levying a special assessment against the Property. The Owner, on behalf of itself and its successors and assigns, hereby acknowledges the benefit of such maintenance to the Property and waives any rights to hearings or notice of hearings relating to the levying of any City assessments or the right to contest the assessments under Minnesota Statutes § 429.081.

3.5 Right of Entry. The City shall have the right to enter the property to inspect and to implement the terms of this Paragraph 3. The City shall not be subject to or liable for any claims of trespass by the Owner, provided, if the City performs such inspections and/or implementation it will be deemed to have agreed to repair any damage caused during such inspections and/or implementation.

4. **Standards for Performance.** Any act of construction, maintenance, or repair to be performed under this Agreement shall be performed in a good and workmanlike manner pursuant to sound engineering practices and in compliance with all applicable governmental requirements.

5. **Amendment, Release or Termination.** Notwithstanding anything herein to the contrary, no amendment, release, or termination of any of the provisions of this Agreement shall be effective or may be filed of record unless the City consents to the amendment, release, or termination. Such consent must be evidenced by a resolution duly approved by the City Council, or successor body. The Owner, on behalf of itself and its successors and assigns, expressly acknowledges, and agrees that the City has no obligation whatsoever to approve or act upon any proposed amendment, release, or termination, may withhold or delay consent for any reason or no reason whatsoever, any may condition consent upon such terms as the City deems desirable. The Owner, on behalf of itself and its successors and assigns, further agrees, and covenants, consistent with this acknowledgment, not to institute any legal proceedings against the City on the grounds that the City failed to respond appropriately to a proposed amendment, release, or termination and to indemnify the City against any expense, including litigation costs, which the City incurs as a result of any violation by that party of this covenant. The City may, at any time, give up the right to approval granted hereunder, said action to be evidenced by City Council resolution or other format approved by the City Attorney.

6. **Duration.** This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the Parties, and their successors and assigns.

7. **Recording Agreement.** The City shall record this Agreement against the Property with the Dakota County Recorder's Office within thirty (30) days of full execution and shall provide the Owner with verification of recording within ninety (90) day of full execution of this Agreement.

8. **Governing Law.** The laws of the State of Minnesota shall govern the interpretation, validity, performance, and enforcement of this Agreement.

[Signature page to follow.]

STORM WATER MAINTENANCE AGREEMENT

Orchard Place Partners, LLC, a Minnesota
limited liability company

By: [Signature]

ROGER D FINK

Its: SECRETARY

STATE OF MINNESOTA)
) ss.
COUNTY OF Stearns)

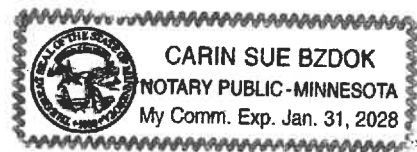
The foregoing document was acknowledged before me this 15th day of December,
2025, by Roger Fink, the Secretary
of _____ Orchard Place Partners, LLC, a Minnesota limited liability
company, on behalf of the limited liability company.

[Signature: Carin S. Bzdok]

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





STORM SEWER PLAN

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
14800 GALAXIE AVE, SUITE 200, APPLE VALLEY, MN 55124
PHONE: 952-905-2887
WWW.KIMLEY-HORN.COM

[illegible]

SAFL Baffle Operation & Maintenance Manual

Operation

The SAFL Baffle is a stainless steel baffle installed in a concrete structure to capture sediment from stormwater runoff. Once installed, the SAFL Baffle requires maintenance to perform properly.

Maintenance

1. Visual Inspection - Three times per year for first two years, once per year following
2. Sump Cleaning - Once per year, unless visual inspection indicates more frequent cleanings required

Tools Needed

1. Vacuum truck with jet power washer
2. Measuring tape with attached flat disk
3. Rake or broom

Visual Inspection

Visual inspection needs to take place to ensure the SAFL Baffle is functioning properly and should take place 3 times per year for the first two years.

1. Previous Inspections – When was the last time this structure was inspected?
2. Access - Is the structure accessible? If not, remove obstruction.
3. Debris - Is trash or vegetation in the structure? If so, what types of trash or vegetation are present? Is there so much debris that it is difficult to see water? If so, sump cleaning is required
4. Structural Integrity - Is the SAFL Baffle broken? Are there pieces of the baffle that have become dislodged? Do any parts of the SAFL appear weak or damaged? If so, contact Upstream Technologies at www.upstreamtechnologies.us.
5. Check that the side rails are securely attached to the concrete structure wall. A pole may be used to perform this check from outside the structure. Secure any loose connections between the side rail and concrete wall.
6. Clogging - Is anything clogging the baffle? If so, what is causing the clogging? Attempt to remove debris stuck to the Baffle with a rake or broom.
7. Sediment Accumulation – How much sediment has been captured so far? Use a tape measure with a flat disk attached to the bottom to measure the depth of sediment accumulated. Several measurements should be taken to generate an average sediment depth. If average sediment height is within 1-ft of the bottom of the SAFL Baffle, sump cleaning is required.

Sump Cleaning

Sump cleaning needs to take place to ensure maximum capture of sediment from stormwater and should be performed at minimum, once per year. The structure is full and needs sump cleaning when sediment is within one foot of the bottom of the SAFL Baffle. Additional cleanings may be required per year if sediment is consistently filling to one foot below the SAFL Baffle before a year has passed.

1. Vacuum water, debris, and sediment
2. Jet wash debris from Baffle
3. Jet wash any remaining debris and sediment towards vacuum hose



ITEM:
MEETING DATE:
SECTION:

4.K.
December 23, 2025
Consent Agenda

Description:

Authorize Project 2025-165, Quarry Point Tower Riser Pipe Repair

Staff Contact:

Brian Skok, Utilities Superintendent

Department / Division:

Public Works/Utilities

Action Requested:

Authorize Project 2025-165, Quarry Point Tower Riser Pipe Repair

Summary:

Over the past two years, the 24" riser pipe that fills the Quarry Point water tower has developed multiple small leaks. The leaking areas are not a typical type of leak. The leaks are a grouping of pinholes. Because of this, staff contacted Bolton & Menk to conduct pipe wall thickness testing along the entire length (110') of the riser pipe (the riser pipe runs from the ground inside the tower to the bowl of the tower). On September 2, 2025, Bolton & Menk conducted site testing on the 24" riser pipe. As outlined in the attached report, ultrasound thickness testing and observation of the pipe confirmed localized pin-holing in the pipe likely due to free iron in the original pipe material. Bolton & Menk confirmed that the existing 24" stainless steel pipe is prone to pinhole leaking, and they have recommended that the riser pipe be replaced or lined to prevent further leaking.

Background:

In 2007, Apple Valley constructed the 1,500,000-gallon elevated Quarry Point Water Tower

In 2020, a tank inspection and evaluation of the tower was completed.

In 2021, Quarry Point Tower rehabilitation occurred. Minor repairs were made, including upgraded safety items, repainting of the inside and outside the tank as well as a new logo.

In 2024, the first leak in the riser pipe was found. The leak was quickly repaired with a patch.

In April 2025, an additional leak was found. This time the repair was a bit more involved. There were multiple pinholes in an area that had to be repaired. The piping in this area was not strong enough to weld. A larger patch had to be used to stop the leak. The contractor recommended that we have the pipe wall thickness tested as the contractor was uncertain how far the pin-holing extended.

Budget Impact:

The Quarry Point Riser Repair project was not budgeted in the 2025 budget. A budget amendment will reallocate the funding of \$185,000 from Palomino Reservoir Rehab to the Quarry Point Riser Pipe repair project (5320.6735). The engineering fees will be paid for through the operations budget under consultant services (6235).

Engineering	\$14,350
Construction	\$175,000
Contingenices (5%)	\$8,750
Total	\$198,100

Attachments:

1. Apple Valley MN Quarry Point Repair Scope and Fee 100925
2. Quarry Point Ultrasound Thickness Final Report



**BOLTON
& MENK**

Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337

Phone: (952) 890-0509
Bolton-Menk.com

October 9, 2025

City of Apple Valley
Attn: Brian Skok, Public Works Superintendent
6442 140th Street W
Apple Valley, MN 55124

RE: Quarry Point Water Tower Inlet/Outlet Piping Repair Scope and Fee
City of Apple Valley

Brian,

Bolton & Menk, Inc. (BMI) appreciates the opportunity to submit this letter proposal to the City of Apple Valley to provide professional engineering services for the design, construction administration and inspection of the inlet/outlet piping system repairs to the Quarry Point 1,500,000 Composite Water Tower located at the Northwest corner of the intersection at 160th St W and Pilot Knob Road in Apple Valley, MN.

BMI proposes to provide engineering and inspection services for repair to the inlet/outlet pipe by means of interior lining (coating) system or complete pipe replacement. Based on experience with interior pipe lining systems, pipe replacement, and budgetary responses; BMI believes these are both suitable long-term solutions to the findings of pinhole corrosion within the Quarry Point water tower inlet/outlet pipe.

Design Options

BMI proposes to inquire and obtain budgetary quotations for providing a letter specification with details of the existing tower construction and photographs requesting one of two (2) options:

- A liquid applied interior pipe coating system to the water tower inlet/outlet pipe
- Complete inlet/outlet pipe replacement above the butterfly valve and expansion joint to the tower bottom bowl with 316 stainless steel pipe

A Request for Proposals will be coordinated with experienced contractors based on agreed upon repair method from the City to provide interior pipe lining or complete pipe replacement to obtain quotations for selection of a contractor to complete repairs. BMI will review received quotations and provide recommendation for award.

Construction repairs will require the tower be removed from service and the existing expansion joint, butterfly valve, and 24" diameter spool piece be removed to provide access to the inlet/outlet pipe for repair.

Construction Administration and Inspection

BMI will serve as the professional representative at the project site. Contract administration and inspection will be provided throughout construction:

- Review and distribute shop drawings and submittals as necessary
- Conduct a pre-construction meeting on-site with the City and Contractor
- Serve as liaison with the Contractor
- Provide part-time construction inspection (critical point)
 - Surface Preparation and Coating Application (Liquid Applied Lining)
 - Existing Pipe Removal and Replacement (Complete Replacement)
 - Reassembly of the Piping System at the Tower Base
 - Disinfection of the Water Tower for Return to Service

BMI requests the City of Apple Valley provide:

- Tower Operation (Removal and Reinstatement to Service)
- Disinfection Sampling and Testing

Schedule and Compensation

We will begin with the project design immediately after receiving the City of Apple Valley's authorization to proceed. Intended Construction will proceed as soon as possible pending Contractor availability and weather considerations.

Compensation for tasks shall be on an hourly not-to-exceed basis, based on the actual hours worked for personnel assigned to the project, plus reimbursable expenses. We propose to perform these services for the following estimated fees.

Task	Not-to-Exceed Fee
I. Design Services	\$6,150
III. Construction Administration and Observation Services (Includes part time "critical point" construction observation)	\$8,200
Total Design and Construction Services	\$14,350

We will invoice the City of Apple Valley based on actual hours spent at our current billing rates. Additional services, if requested by the City of Apple Valley, will be invoiced based on actual hours spent at our current billing rates. All services will be invoiced monthly.

Name: Quarry Point Water Tower Inlet/Outlet Piping Repair Scope and Fee

Date: October 9, 2025

Page: 3

We have provided a signature line to authorize us to proceed with the Work to complete this project. If you are in agreement with the terms of this letter scope and fee, please execute this letter with a proper signature and return one copy to our office.

Sincerely,

Bolton & Menk, Inc.



Christopher E. Wolfgram

Water/Wastewater Senior Coatings Specialist

CC: Mike Boex – Bolton & Menk, Inc.
Alex Kabakov – Bolton & Menk, Inc.
Mitchell Hoeft – Bolton & Menk, Inc.
Seth Peterson – Bolton & Menk, Inc.

City of Apple Valley, Minnesota

(Authorized Representative)

(Date)



**BOLTON
& MENK**

Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337

Phone: (952) 890-0509
Bolton-Menk.com

October 6, 2025

Brian Skok, Utilities Superintendent
City of Apple Valley
6442 140th St W
Apple Valley, MN 55124
Brian.skok@applevalleymn.gov

RE: Quarry Point Water Tower Inlet/Outlet Piping Ultrasound Thickness Testing and Inspection
City of Apple Valley, MN
City Project No.: 2025-165
BMI Project No.: 25X.140497

Brian,

Bolton & Menk, Inc. (Bolton & Menk) completed field observation and data collection of the Quarry Point water tower inlet/outlet piping for the City of Apple Valley, MN on September 2, 2025. The Quarry Point water tower is a 1,500,000 gallon composite style tower constructed by Landmark in 2007. The inlet/outlet piping is 24-inch diameter grade T304L stainless steel schedule 10 pipe with welded seams. Access to the pipe for inspection and ultrasound thickness testing was provided by means of City of Apple Valley supplied aerial lift baskets adjacent to the piping.

The water tower and inlet/outlet pipe were in operation during inspection.

Appendix A contains ultrasound thickness testing data identified at 4 locations about the circumference of the pipe at 36" height intervals starting at the expansion joint in the base of the tower. Appendix B contains photographs taken during observation of the tower.

Ultrasound Thickness Testing

The pipe specification and fabrication is inclusive of 24-inch diameter grade T304L stainless steel schedule 10 pipe with welded seams. The standard thickness of the piping construction is 0.25-inch. Based on readings taken during site observation, the pipe is within tolerance of manufacture at all locations.

Visual Observations

Per correspondence from the City and visual confirmation, weld repairs have been done previously to stop active leaking. Repairs are inclusive of weld repair directly to the pipe in numerous locations at ~24 feet and one circular patch plate at ~87 feet.

At time of site observation evidence of additional leaking since previous repair corrections was evident due to rust staining in vertical runs. At the top of rust staining were numerous areas of minor weeping of water from the pipe at ~24 feet, ~54 feet, and one active leak with a fine water spray adjacent to the tower's exterior concrete pedestal at ~60 feet.

Name: Quarry Point Water Tower Inlet/Outlet Piping Ultrasound Thickness Testing and Inspection

Date: October 6, 2025

Page: 2

Additional observation includes evidence of dissimilar metals affecting each other at the pipe support brackets where corrosion is present between the stainless steel piping and the galvanized steel support brackets.

Recommendations

Ultrasound thickness testing and observation of the pipe confirmed localized pin-holing in the pipe likely due to free iron in the original pipe material from manufacture.

Bolton & Menk recommends the City of Apple Valley consider replacement of the inlet/outlet pipe in it's entirety with 316 stainless steel schedule 10 pipe or install a liquid applied pipe liner within the existing inlet/outlet pipe to prevent further deterioration of the pipe interior. Based on familiarity with these repair methods and current discussions with Contractors, these proposed repair methods would both provide a suitable long-term solution to the findings of pinhole corrosion within the Quarry Point water tower inlet/outlet pipe. Current budgetary estimates based on review with Contractors has resulted in the following identified construction costs:

- Liquid Applied Pipe Liner \$200,000 (Not Including Existing Mechanical Work)
- Complete Pipe Replacement \$175,000

Based on these available options, Bolton & Menk is able to assist the City in selecting a repair methodology, Contract Specification development, Contract and Construction Administration, and Inspection.

Sincerely,

Bolton & Menk, Inc.



Christopher Wolfram, NACE, CWI

Water/Wastewater Senior Coatings Specialist

CC: Mike Boex, Bolton & Menk, Inc.
Jamie Connor, Bolton & Menk, Inc.

Attachments: Appendix A: Ultrasound Thickness Readings
Appendix B: Photo Report

Appendix A: Ultrasound Thickness Readings

Apple Valley, MN - Quarry Point Water Tower

Inlet/Outlet Pipe Ultrasound Thickness Testing

Sch. 10S 24" Stainless Steel Welded Pipe

Level (36" Increments)	4 Readings Each Level (Inches)			
	A	B	C	D
1	0.242	0.242	0.244	0.242
2	0.242	0.244	0.242	0.241
3	0.242	0.245	0.241	0.243
4	0.252	0.250	0.253	0.253
5	0.253	0.251	0.251	0.252
6	0.252	0.254	0.254	0.253
7	0.254	0.253	0.250	0.254
8	0.253	0.253	0.252	0.254
9	0.251	0.250	0.249	0.249
10	0.249	0.250	0.250	0.248
11	0.251	0.250	0.250	0.250
12	0.248	0.250	0.250	0.252
13	0.249	0.251	0.251	0.251
14	0.249	0.250	0.250	0.251
15	0.250	0.251	0.251	0.251
16	0.248	0.249	0.252	0.249
17	0.248	0.249	0.251	0.247
18	0.247	0.250	0.250	0.249
19	0.250	0.249	0.249	0.247
20	0.248	0.250	0.249	0.248
21	0.250	0.250	0.249	0.249
22	0.250	0.251	0.247	0.250
23	0.251	0.251	0.248	0.248
24	0.249	0.250	0.247	0.249
25	0.247	0.249	0.246	0.247
26	0.248	0.251	0.248	0.247
27	0.249	0.248	0.246	0.249
28	0.248	0.249	0.248	0.250
29	0.250	0.249	0.250	0.249
30	0.249	0.249	0.251	0.249

Minimum Thickness	0.241
Maximum Thickness	0.254
Average Thickness	0.249

ASTM Std. Thickness	0.250
---------------------	-------

Appendix B: Photo Report



Photograph #: 1
Date: September 2, 2025
Subject: Inlet/Outlet Pipe at Tower Base



Photograph #: 2
Date: September 2, 2025
Subject: Expansion Joint and Butterfly Valve



Photograph #: 3
 Date: September 2, 2025
 Subject: Inlet/Outlet Pipe Designation – SCH10S T403L



Photograph #: 4
 Date: September 2, 2025
 Subject: Inlet/Outlet Pipe Support (Typical)



Photograph #: 5
Date: September 2, 2025
Subject: Inlet/Outlet Pipe and Support Dissimilar Metals Contact



Photograph #: 6
Date: September 2, 2025
Subject: Previous Inlet/Outlet Pipe Repair Welds ('24 feet)



Photograph #: 7
Date: September 2, 2025
Subject: Previous Inlet/Outlet Pipe Patch Repair ('87 feet)



Photograph #: 8
Date: September 2, 2025
Subject: Inlet/Outlet Pipe Rust Staining (Typical)



Photograph #: 9
Date: September 2, 2025
Subject: Weeping Water Leak (~24 feet)



Photograph #: 10
Date: September 2, 2025
Subject: Weeping Water Leaks (~54 feet)



Photograph #: 11
 Date: September 2, 2025
 Subject: Active Leak with Fine Spray (~60 feet)



Photograph #: 12
 Date: September 2, 2025
 Subject: Rust Staining Identifying Additional Potential Leak Locations (Not Active)



ITEM:
MEETING DATE:
SECTION:

4.L.
December 23, 2025
Consent Agenda

Description:

Adopt Resolution awarding agreement for Project 2025-167, Alimagnet Park Unit 3 Restoration to Landbridge Ecological, Inc.

Staff Contact:

Taylor Stockert, City Forester

Department / Division:

Public Works/Natural Resources

Action Requested:

Adopt Resolution awarding agreement for Project 2025-167, Alimagnet Park Unit 3 Restoration to Landbridge Ecological, Inc.

Summary:

On December 4, 2025, three (3) bids were received for the Alimagnet Park Unit 3 Restoration project as described within the attached bid tabulation. Base Bids ranged from \$233,832.00 to \$251,932.50.

Landbridge Ecological, Inc. submitted the lowest bid in the amount of \$233,832.00. The low bid was \$39,303.38 below the estimated cost of \$273,135.38. The remaining \$17,985.62 of the total estimated cost is for the purchase of seed, which will be purchased by the City.

A standard City agreement will be utilized for this project.

Background:

On November 13, 2025 City Council adopted Resolution 2025-157, approving plans and specifications and directing receipt of sealed bids for Project 2025-167, Alimagnet Park Unit 3 Restoration Improvements.

On August 28, 2025, the City Council approved the grant agreement with the Minnesota Department of Natural Resources for 2025-167, Alimagnet Park Unit 3 Restoration.

Budget Impact:

Project costs and funding included in the 2025-2026 operating budget are summarized as follows:

Estimated Project Costs:	Budgeted Costs	Estimated Costs	Awarded Costs
Construction Cost	\$0.00	\$273,135.38	\$233,832.00
Indirect Cost		\$17,985.62	\$17,985.62
Total Estimated Cost	\$0.00	\$291,121.00	\$251,817.62

Estimated Project Funding:			
Conservation Partners Legacy (CPL) Grant Program	\$262,009.00	\$262,009.00	\$262,009.00
City's matching requirement (Sourced from 2023 Parks Bond Referendum)	\$29,112.00	\$29,112.00	\$29,112.00
Total Estimated Funding	\$291,121.00	291,121.00	291,121.00

Attachments:

1. Resolution
2. 2025-167 Bid Tab
3. Map

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION AWARING AGREEMENT FOR PROJECT 2025-167
ALIMAGNET PARK UNIT 3 RESTORATION

WHEREAS, pursuant to an advertisement for bids for improvements identified as Project 2025-167, Alimagnet Park Unit 3 Restoration, 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 Landbridge Ecological, 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 Landbridge Ecological, Inc., for its base bid in the amount of \$233,832 for the completion of Project 2025-167 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 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



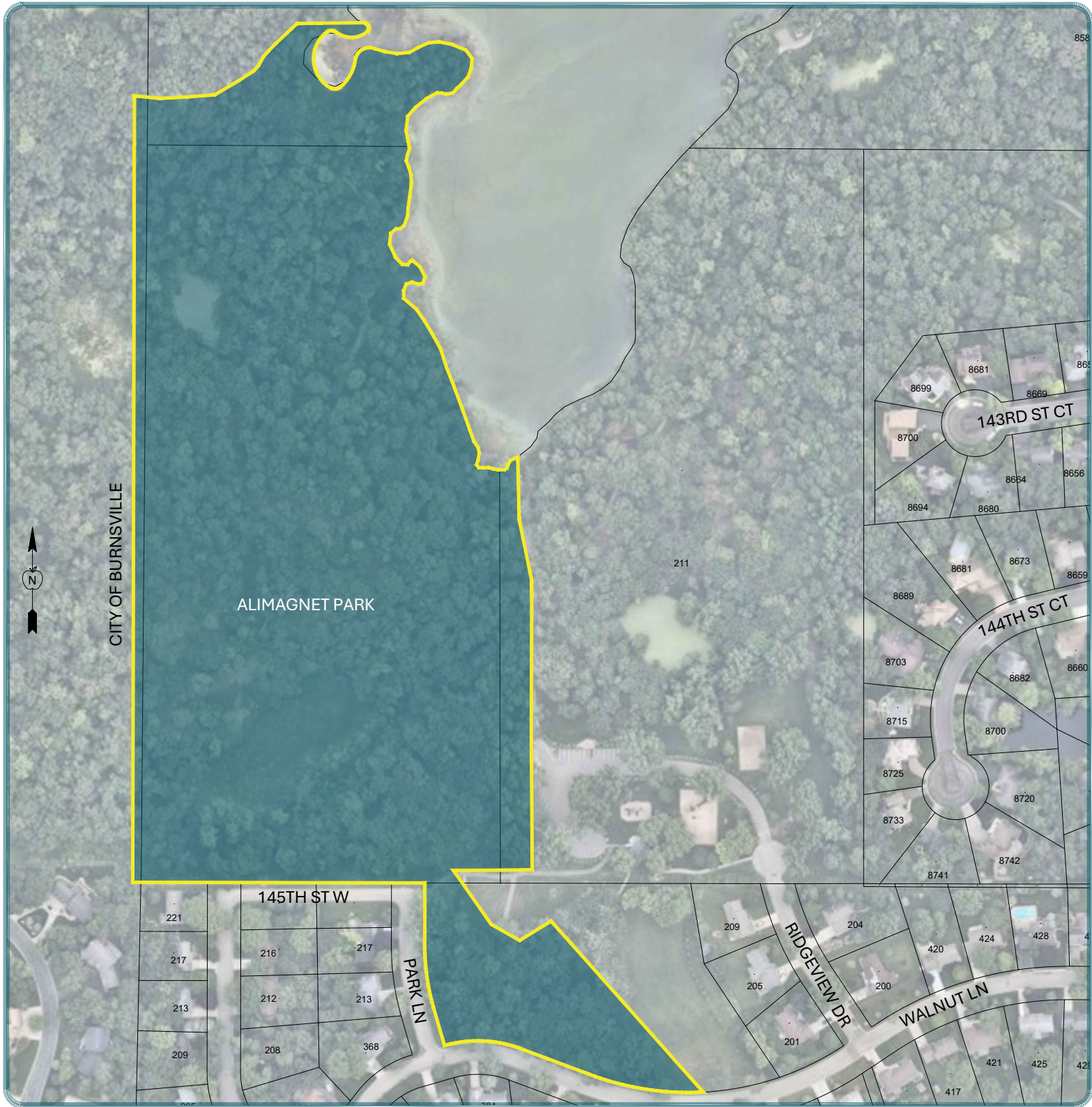
Project Name: Alimagnet Park Unit 3 Restoration
City Project No.: 2025-167
Bid Opening: Tuesday, December 9th at 10:00 a.m.
Electronic Bid- Quest CDN

I hereby certify that this is an exact
reproduction of bids received.
Owner: City of Apple Valley

Jodie Scheidt, P.E.
Registration No. 49542

Jodie Scheidt

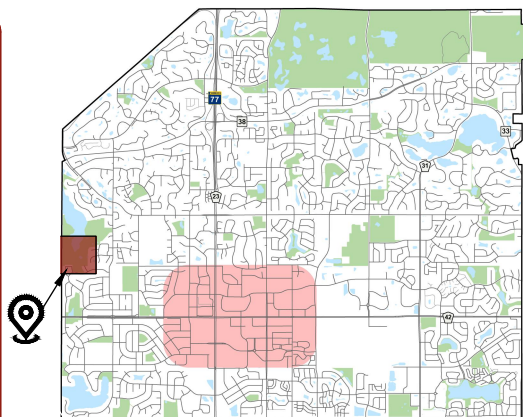
					Engineer Estimate		Landbridge Ecological, Inc		Native Resource Preservation LLC		JC Hallet Construction, LLC			
Section Title	NO.	Item Description	Unit	Est Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price		
Part 1														
	1	MOBILIZATION	LUMP SUM	1	\$	6,459.75	\$6,459.75	\$6,300.00	\$6,300.00	\$9,975.00	\$9,975.00	\$8,000.00	\$8,000.00	
	2	TREE AND SHRUB HARVEST	ACRES	20.5	\$	7,337.25	\$150,413.63	\$5,740.00	\$117,670.00	\$4,111.96	\$84,295.18	\$8,000.00	\$164,000.00	
	3	HERBICIDE STUMP TREATMENT	ACRES	20.5	\$	865.35	\$17,739.68	\$685.00	\$14,042.50	\$729.80	\$14,960.90	\$1,000.00	\$20,500.00	
	4	FORESTRY "FINISH MOW"	ACRES	20.5	\$	812.70	\$16,660.35	\$675.00	\$13,837.50	\$1,081.88	\$22,178.54	\$1,265.00	\$25,932.50	
	5	ASSOCIATED CLEAN UP	LS	1	\$	33,126.98	\$33,126.98	\$21,068.00	\$21,068.00	\$53,693.20	\$53,693.20	\$10,000.00	\$10,000.00	
	6	SEEDING	ACRES	20.5	\$	540.00	\$11,070.00	\$512.00	\$10,496.00	\$88.41	\$1,812.41	\$1,000.00	\$20,500.00	
	7	FOLIAR SPRAY	EA	3	\$	12,555.00	\$37,665.00	\$16,806.00	\$50,418.00	\$17,329.00	\$51,987.00	\$1,000.00	\$3,000.00	
Total Part 1					\$273,135.38		\$233,832.00		\$238,902.23		\$251,932.50			
TOTAL BASE BID					\$273,135.38		\$233,832.00		\$238,902.23		\$251,932.50			
Contractor							Landbridge Ecological, Inc		Native Resource Preservation LLC		JC Hallet Construction LLC			
Address							670 Vandalia St		260 Wentworth Ave E		24481 Logan Ave			
Address							St Paul, MN 55114-1311		West St Paul, MN 55118		Lakeville, MN 55044			
Phone							612-503-4420		320-413-0015		(612) 805-0801			
Representative							Tory Christensen		Eric Bergeron		Christine Hallet			
Title							Chief Executive Officer		Owner		Owner			
Bid Bond							5.00%		5.00%		5.00%			



LOCATION MAP

ALIMAGNET PARK UNIT 3 RESTORATION
CITY PROJECT # 2025-167

DATE: 10/13/2025



CITY MAP



ITEM:
MEETING DATE:
SECTION:

4.M.
December 23, 2025
Consent Agenda

Description:

Approve agreement with KFI Engineers, PC, for systems verification and testing services for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum)

Staff Contact:

Eric Carlson, Parks and Recreation Director
Brian Christianson, Recreation Facilities Manager

Department / Division:

Parks and Recreation

Action Requested:

Approve agreement with KFI Engineers, PC, for systems verification and testing services for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum)

Summary:

The successful 2023 Parks Referendum funded the construction of a new restroom facility and band shell at Kelley Park. These facilities include mechanical, electrical, controls, and plumbing systems that require independent verification and performance testing to confirm proper installation, functionality, and compliance with project specifications.

KFI Engineers, PC, is recommended to provide Verification and Testing (V&T) services for the Kelley Park restroom building and band shell. City staff recommends approval of a professional services agreement with KFI Engineers, PC, in the amount of \$19,800 to perform system verification and testing for Project 2024-190, Kelley Park Renovation. The attached agreement has been reviewed and approved by the City Attorney's office.

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 agreement comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Professional Services Agreement



6/5/2025

Mr. Ben Albrecht
Project Manager
Kraus Anderson Construction
501 South Eighth Street
Minneapolis, MN 55404

via email: ben.albrecht@krausanderson.com

RE: Proposal for Verification and Testing Services
City of Apple Valley Kelley Park Improvements
KFI Project # 25-0599.00

Dear Mr. Albrecht,

KFI Engineers, PC (KFI) is pleased to provide this proposal for Verification and Testing (V&T) services on the above-referenced project. This proposal outlines our scope of work and associated compensation. This proposal will become a valid contract if signed within 45 days from the date above.

PROJECT UNDERSTANDING

The City of Apple Valley will begin construction on Kelley Park improvements in Summer 2025, with completion targeted for Fall 2026. The project includes upgrades to the splash pad, amphitheater area, pavilion with restrooms shade structures, seating, and site infrastructure.

BASIC SERVICES SCOPE OF WORK

KFI will commission the following systems:

1. HVAC Systems and Associated Controls
2. Electrical Systems
 - Lighting Controls
 - Normal Power Distribution
3. Plumbing Systems
 - Domestic Water Heaters

The commissioning tasks to be performed are:

Design Phase

1. Perform one (1) design review. Reviews will be performed at 100% CD Set (bid docs). Written comments will be provided to the design team for consideration for each design review.
2. Develop a V&T Plan. Update the V&T Plan throughout the project. The V&T Plan will identify members of the Cx team, roles and responsibilities of each team member, the Cx schedule, and provide a narrative of Cx tasks.
3. Develop or review a project-specific Cx specification for inclusion in the construction documents. Provide specifications to the design team and owner for review.

Construction & Acceptance Phases

4. Review the project schedule and provide the construction team V&T milestones and task durations for inclusion in the official project schedule.
5. Attend and lead V&T kickoff meeting to assist with V&T coordination.
6. After reviewing and accepting the controls contractor self-testing (pre-functional testing) documents, KFI will execute functional performance testing at the sampling rates identified above. Testing includes the following tasks:
 - Point-to-point verification including sensor calibrations and input/output verification.
 - Review graphics for accuracy to systems, menu operability, links, and schematic accuracy.
 - Perform sequence testing through a combination of setpoint adjustments, trend reviews, and manual overrides.
 - Perform integrated systems testing.

KFI anticipates approximately three (3) trips during this phase to perform functional testing and retesting.

7. Provide one seasonal testing trip of HVAC systems to review sequence testing of equipment under appropriate loads in all seasons.
8. Document functional test deficiencies on the Master Issue Tracking List and assist the project team in verifying corrective actions are performed. After written notification of correction, KFI will retest deficiencies. KFI considers one retest part of the normal scope of work. Additional retests will be at the contractor's expense.

Closeout Phase

9. Provide a final commissioning report in PDF format at the conclusion of the project:
 - Provide a summary of the V&T process (including a summary of any open issues and associated documentation), a building/system description, a review of the tasks executed, and a summary of the testing methods executed for future reference by the owner.
 - Include all V&T documentation from the tasks identified above.
 - Provide a summary of equipment deficiencies with regard to performance/efficiency, executed documentation, and training.
 - Provide recommendations for any of the systems.

ALTERNATE – VALUE ADDED SCOPE OF WORK

Although not required by code, KFI has found that these additional tasks provide value to the project.

1. Attend one (1) design review meeting. We anticipate one meeting at the formal design review document phase.
2. Review initial equipment submittals for the V&T systems concurrent with the design team. Submittal review comments will be forwarded to the design team for consideration and official inclusion in their submittal review comments.
3. Develop custom construction checklists after all submittals have been approved by the design team. KFI will review the checklists' information in the field to verify accuracy. Checklists include:
 - Delivery acceptance criteria to confirm supplied equipment matches submittals.
 - Verification checks to observe if installation correlates with the details, specifications, and manufacturer requirements.
 - Contractors will complete any contract document requirements for pre-functional verifications that verify equipment startups, BAS point-to-point verifications, and preliminary sequence checks.
4. Perform three (3) construction site visits during the project. During the site visits, we anticipate the following tasks:
 - Review contractor progress on the construction checklists.

- Review equipment and system installations for conformance to the construction documents, industry standards, manufacturer recommendations, and KFI experience. Document deficiencies on observation reports and forward them to the project team for review and action.
- Conduct commissioning meetings to review progress on V&T tasks (and provide agendas, minutes, etc.). We will coordinate site visits to coincide with regular construction meetings whenever possible to make best use of everyone's time. When we cannot attend construction meetings, we will review meeting minutes and provide comments where necessary.

Site visits are anticipated around the following milestones:

- kickoff (near the beginning of MEP rough-in)
 - General MEP rough-in progress
 - Final installation review
5. Review start-up documentation for completeness and accuracy (and provide comments).
 6. Review O&M manuals and provide comments to the project team. Review equipment warranty information provided in O&Ms.
 7. Review contractor training plan for the owner including reviewing and approving training agendas, verifying the execution of the training, and ensuring the training sessions meet the owner's needs. In addition, we will encourage the facility operators to participate in the testing process with KFI.
 8. Provide a warranty review walk-through with the owner's staff at the 11-month point of occupancy.

PROJECT SCHEDULE

Pricing is based upon project completion **on or before July 1, 2026**. If the Project Schedule is significantly modified, and KFI planning is affected, Client agrees to compensate KFI for the modification. KFI currently has the ability to commence work immediately.

CLARIFICATIONS

1. KFI reserves the right to copy the Owner on all commissioning correspondence.
2. We have included one (1) review of equipment and controls submittals in our base fee. Review of resubmittals will be considered an additional service.
3. Distribution of commissioning-related review comments, issues logs, and checklists will be through KFI's forms or web tools. We have not included time for reformatting our documents into other software platforms.
4. Preliminary Cx Report - As commissioning agent, KFI is not responsible for managing contractors to meet substantial completion schedule or occupancy deadlines. If construction schedule or delays does not provide adequate time for all commissioning activities prior to substantial completion, KFI will provide a status letter to code officials on current state of system operations and anticipate schedule to complete all functional tests.
5. Building envelope/enclosure commissioning tasks have not been included in this proposal. We can provide this service for an additional service if necessary.

TERMS AND CONDITIONS

1. Acceptance of Proposal: This letter outlining professional services is the "**Proposal**". This Proposal is an offer by KFI that is not binding unless and until CLIENT accepts it. CLIENT may accept this Proposal within 45 days after the date of this Proposal by returning a fully-executed copy of this Proposal to KFI. Upon CLIENT's acceptance, this Proposal will become a binding agreement between CLIENT and KFI (this "**Agreement**"). If CLIENT does not accept this Proposal within 45 days after the date of this Proposal, it shall expire and shall no longer be binding. No changes to this Proposal will be binding on KFI unless KFI accepts them in writing.

2. Change Requests and Change Orders: This Agreement may not be modified except in writing. If CLIENT wishes to modify the scope of work described in this Agreement, CLIENT must submit a written work scope change request. KFI will respond promptly by stating in writing what effect, if any, the request will have on the price and schedule of delivery of the professional services described by this Agreement (the “**Professional Services**”). If KFI and CLIENT agree on a work scope change request and any adjustment to the price or delivery date, CLIENT and KFI will sign a change request modifying this Agreement.
3. Delays: KFI will not be liable for any delay that results from any cause outside of KFI’s commercially reasonable control. If the project covered by this Agreement (the “**Project**”) is delayed for more than 120 days for any reason other than a cause within KFI’s commercially reasonable control, KFI may, at its sole option, cancel this Agreement and the Project by delivering a written termination notice to CLIENT, in which case CLIENT will pay KFI for all fees and charges incurred, and all Professional Services completed, through the date of the termination, and neither party shall have any further rights or obligations under or in connection with this Agreement or the Project.
4. Waiver of Consequential Damages: KFI will make every commercially reasonable effort to complete the Professional Services by the date or dates stated in this Agreement, but KFI SHALL NOT BE LIABLE FOR ANY DAMAGES, WHETHER DIRECT, INDIRECT, CONSEQUENTIAL, OR INCIDENTAL, ARISING OUT OF ANY DELAY IN DELIVERY OF THE PROFESSIONAL SERVICES.
5. Limit of Liability: KFI’s liability to CLIENT for any error or omission (including claims for indemnity or contribution) is limited to KFI’s fee.
6. Cancellation: CLIENT may cancel this Agreement by delivering a written cancellation notice to KFI before the Professional Services are completed, provided that CLIENT must pay KFI at KFI’s current billing rates for the time and materials that KFI expended through the date of cancellation. All designs, drawings, and specifications shall remain the property of KFI.
7. Reuse of KFI’s Plans, Specifications, and Other Documents: All plans, specifications, and other documents furnished by KFI are instruments of KFI’s services for use solely for the Project, and KFI retains all ownership and property rights in them regardless of whether the Project is completed. CLIENT may retain copies for reference in connection with the use and occupancy of the Project, but KFI does not represent that the documents are suitable for reuse on an extension of the Project or other projects. CLIENT and others shall not use the documents on other projects or extensions of this Project except with KFI’s express written agreement, which KFI may withhold in its sole discretion. To the fullest extent permitted by law, CLIENT will defend, indemnify, and hold harmless KFI from all costs and expenses, including the cost of defense, related to claims or causes of action asserted by any third person or entity to the extent such costs and expenses arising out of or relating in any way to CLIENT’s unauthorized use of KFI’s plans, specifications, or design documents.
8. Insurance: KFI will maintain worker’s compensation insurance, professional liability insurance, and comprehensive general insurance and will provide CLIENT with a certificate of insurance upon request.
9. Third-party Indemnification: To the fullest extent permitted by law, CLIENT shall and does agree to indemnify and hold harmless KFI and its members, officers, employees, and representatives from and against all claims, costs, damages, losses, liens, causes of action, suits, judgments, and expenses (including reasonable attorney’s fees and other costs of defense) of any nature, kind or description, to the extent which (a) are caused by, arising out of, or result from acts or omissions of the CLIENT and (b) are attributable to bodily injury, personal injury, sickness, disease or death of any person, or to damage to or destruction of property but (c) only to the extent they are caused by any negligent acts, errors or omissions of the CLIENT or breach of this Agreement by the CLIENT, or anyone directly or indirectly employed by the CLIENT or anyone for whose acts the CLIENT is legally liable.

To the fullest extent permitted by law, KFI shall and does agree to indemnify and hold harmless CLIENT and its members, officers, employees, and representatives (the "Indemnitees") from and against all claims, costs, damages, losses, liens, causes of action, suits, judgments, and expenses (including reasonable attorney's fees and other costs of defense) of any nature, kind or description (the "Indemnified Claims"), to the extent which (a) are caused by, arise out of, or result from the performance of KFI's services hereunder and (b) are attributable to bodily injury, personal injury, sickness, disease or death of any person, or to damage to or destruction of property but (c) only to the extent they are caused by any negligent acts, errors or omissions of KFI or breach of this Agreement by KFI, or anyone directly or indirectly employed by KFI or anyone for whose acts KFI is legally liable.

Regardless of anything else herein to the contrary, KFI does not have a defense obligation for any Indemnified Claims that will be covered by KFI's Professional Liability Insurance Policy (a "PL Covered Indemnified Claim"); provided however, for the avoidance of doubt, any costs and expenses (including reasonable attorney's fees and court costs) that the Indemnitees incur in connection with the Indemnitees' defense of a PL Covered Indemnified Claim are included in KFI's indemnification obligation for such PL Covered Indemnified Claim.

10. Resolution of Disputes: Any controversy, claim, or dispute arising out of or relating in any manner to this Agreement or the Project shall be resolved as follows: Both parties will first attempt in good faith to promptly resolve the controversy, claim or dispute by negotiations between senior executives of the parties who have authority to settle the matter and who do not have direct responsibility for the administration of the Project. If the controversy, claim, or dispute has not been resolved by such negotiations within 60 days after written request by either party, the matter shall be brought in Dakota County District Court.
11. Resolution of Dispute Costs: The prevailing party to any dispute arising out of or relating to this Agreement or the Project shall be entitled to recover its reasonable fees and costs from the other party, including attorney fees and the costs of any arbitration, lawsuit, or other proceedings.
12. Governing Law: This Agreement shall be governed by the laws and statutes of Minnesota. Because this Agreement pertains to the provision of services, the parties agree and acknowledge that the Uniform Commercial Code does not apply to this Agreement, or the services rendered hereunder.
13. Force Majeure: The obligations of KFI and the CLIENT to perform under this Agreement shall be excused during each period of delay caused by matters which are beyond the reasonable control of the party obligated to perform, such as acts of God, fire, pandemics, epidemics, quarantine restrictions, flood and other weather conditions, war, embargo, explosions, riots, civil unrest, laws, rules, regulations and order of any governmental authority (each a "Force Majeure Event"). The party claiming an excuse from performance ("Claiming Party") must take reasonable efforts to remove the cause of its inability to perform or its delay in performance. The Claiming Party must give prompt written notice to the other party of the Force Majeure Event, specifying its nature and anticipated duration.

Neither party may claim from the other party any penalties, interest, or any other compensation or damages for delays or lack of fulfillment of obligations to the extent due to a Force Majeure Event. The Non-Claiming Party may terminate this Agreement upon thirty (30) days prior written notice in the event of the Claiming Party's inability for more than thirty (30) days to substantially perform all its material obligations under this Agreement due to a Force Majeure Event.

6. Miscellaneous: This Agreement comprises the final and complete agreement between KFI and CLIENT. It supersedes all terms, including to but not limited to Purchase Order Term's and Condition's and general terms and conditions or agreements, previous or contemporaneous communications, representations, whether oral or written, related to the subject matter of this Agreement, and shall be binding upon the heirs, executors, administrators, successors, and assigns of KFI and CLIENT. Neither KFI nor CLIENT may assign or transfer this Agreement or any rights or interest in this Agreement, and no third party is intended to benefit from this Agreement.
7. Payment: Fees and charges are due upon the CLIENT's receipt of an invoice. The CLIENT will pay a late payment charge of 10% per annum on the balance due beginning 30 days from the original invoice date. Each invoice from KFI shall be deemed correct, conclusive, and binding on CLIENT unless CLIENT, within 10 days after receiving that invoice, notifies KFI in writing of any claimed inaccuracies, discrepancies, or errors. If CLIENT fails to pay KFI within 30 days after receiving an invoice, KFI shall have the right to cancel this Agreement, in which case CLIENT shall pay KFI for all fees and charges incurred, and all Professional Services performed, through the date of termination.

COMPENSATION

Basic Services Fee

For the Basic Services Scope of Work described above, the Client shall compensate KFI as follows:

Fixed Fee in the amount of \$11,600. Included in the Fixed Fee amount are travel and production expenses.

Alternate #1

Value added SOW items 1-8: KFI proposes this alternate defined above for a **fixed fee** of: \$8,200

Additional Services

Significant changes in the project including, but not limited to size, quantity, complexity, change of circumstances or the Owner's schedule or budget shall be considered additional services. KFI may provide Client with additional services upon written approval from Client. Compensation for additional services will be mutually agreed upon in writing.

When any portions of the Project are deleted or otherwise not constructed, compensation for those portions shall be payable to the extent services are performed on those portions.

The fees stated above do not include state and local fees or sales tax. If the project is in a jurisdiction where these are required, the applicable amounts will be added as line items on the invoice.

Invoicing will occur on a monthly basis, payment terms are net 30 days, no retainage.

If you find this proposal acceptable, please sign and date this letter and return a copy to our office.

Thank you for the opportunity to provide commissioning services for this project. Please contact me at (651) 7710880 if you have any questions.

Respectfully submitted,



KFI Engineers, PC

Accepted By:
City of Apple Valley

Robert Linder, PE, LEED AP, NEBB CP
Vice President, Performance Group

By: Clint Hooppaw
Its: Mayor

Date

By: Christina M. Scipioni
Its: City Clerk

Date

Attachments:
n/a



ITEM:
MEETING DATE:
SECTION:

4.N.
December 23, 2025
Consent Agenda

Description:

Approve agreement with KFI Engineers, PC, for systems verification and testing services for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)

Staff Contact:

Eric Carlson, Parks and Recreation Director
Brian Christianson, Recreation Facilities Manager

Department / Division:

Parks and Recreation

Action Requested:

Approve agreement with KFI Engineers, PC, for systems verification and testing services for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)

Summary:

The successful 2023 Parks Referendum funded the construction of a new building at Redwood Park to house pool mechanical equipment, changing rooms, concessions, ticketing operations, and an indoor gathering space. The facility includes mechanical, electrical, controls, and plumbing systems that require independent verification and performance testing to confirm proper installation, functionality, and compliance with project specifications.

KFI Engineers, PC, is recommended to provide Verification and Testing (V&T) services for the new Redwood Park building. City staff recommends approval of a professional services agreement with KFI Engineers, PC, in the amount of \$21,900 to perform system verification and testing for Project 2024-189, Redwood Park Reconstruction. The attached agreement has been reviewed and approved by the City Attorney's office.

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 agreement comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Professional Services Agreement



6/5/2025

Mr. Ben Albrecht
Project Manager
Kraus Anderson Construction
501 South Eighth Street
Minneapolis, MN 55404

via email: ben.albrecht@krausanderson.com

RE: Proposal for Commissioning Services
City of Apple Valley Redwood Park Improvements
KFI Project # 25-0598.00

Dear Mr. Albrecht,

KFI Engineers, PC (KFI) is pleased to provide this proposal for Commissioning services on the above-referenced project. This proposal outlines our scope of work and associated compensation. This proposal will become a valid contract if signed within 45 days from the date above.

PROJECT UNDERSTANDING

The City of Apple Valley will begin construction on Redwood Park improvements in Summer 2025, with completion targeted for Summer 2026. The project includes upgrades to the pool area, community building with restrooms, ticketing, changing spaces, an event space and site infrastructure.

BASIC SERVICES SCOPE OF WORK

KFI will commission the following systems:

1. HVAC Systems and Associated Controls
2. Electrical Systems
 - Lighting Controls
 - Normal Power Distribution
3. Plumbing Systems
 - Domestic Water Heaters

The commissioning tasks to be performed are:

Design Phase

1. Perform one (1) design review. Reviews will be performed at 100% CD Set (bid docs). Written comments will be provided to the design team for consideration for each design review.
2. Develop a V&T Plan. Update the V&T Plan throughout the project. The V&T Plan will identify members of the Cx team, roles and responsibilities of each team member, the Cx schedule, and provide a narrative of Cx tasks.
3. Develop or review a project-specific Cx specification for inclusion in the construction documents. Provide specifications to the design team and owner for review.

Construction & Acceptance Phases

4. Review the project schedule and provide the construction team V&T milestones and task durations for inclusion in the official project schedule.
5. Attend and lead V&T kickoff meeting to assist with V&T coordination.
6. After reviewing and accepting the controls contractor self-testing (pre-functional testing) documents, KFI will execute functional performance testing at the sampling rates identified above. Testing includes the following tasks:
 - Point-to-point verification including sensor calibrations and input/output verification.
 - Review graphics for accuracy to systems, menu operability, links, and schematic accuracy.
 - Perform sequence testing through a combination of setpoint adjustments, trend reviews, and manual overrides.
 - Perform integrated systems testing.

KFI anticipates approximately three (5) trips during this phase to perform functional testing and retesting.

7. Provide one seasonal testing trip of HVAC systems to review sequence testing of equipment under appropriate loads in all seasons.
8. Document functional test deficiencies on the Master Issue Tracking List and assist the project team in verifying corrective actions are performed. After written notification of correction, KFI will retest deficiencies. KFI considers one retest part of the normal scope of work. Additional retests will be at the contractor's expense.

Closeout Phase

9. Provide a final commissioning report in PDF format at the conclusion of the project:
 - Provide a summary of the V&T process (including a summary of any open issues and associated documentation), a building/system description, a review of the tasks executed, and a summary of the testing methods executed for future reference by the owner.
 - Include all V&T documentation from the tasks identified above.
 - Provide a summary of equipment deficiencies with regard to performance/efficiency, executed documentation, and training.
 - Provide recommendations for any of the systems.

ALTERNATE – VALUE ADDED SCOPE OF WORK

Although not required by code, KFI has found that these additional tasks provide value to the project.

1. Attend one (1) design review meeting. We anticipate one meeting at the formal design review document phase.
2. Review initial equipment submittals for the V&T systems concurrent with the design team. Submittal review comments will be forwarded to the design team for consideration and official inclusion in their submittal review comments.
3. Develop custom construction checklists after all submittals have been approved by the design team. KFI will review the checklists' information in the field to verify accuracy. Checklists include:
 - Delivery acceptance criteria to confirm supplied equipment matches submittals.
 - Verification checks to observe if installation correlates with the details, specifications, and manufacturer requirements.
 - Contractors will complete any contract document requirements for pre-functional verifications that verify equipment startups, BAS point-to-point verifications, and preliminary sequence checks.
4. Perform three (3) construction site visits during the project. During the site visits, we anticipate the following tasks:
 - Review contractor progress on the construction checklists.

- Review equipment and system installations for conformance to the construction documents, industry standards, manufacturer recommendations, and KFI experience. Document deficiencies on observation reports and forward them to the project team for review and action.
- Conduct commissioning meetings to review progress on V&T tasks (and provide agendas, minutes, etc.). We will coordinate site visits to coincide with regular construction meetings whenever possible to make best use of everyone's time. When we cannot attend construction meetings, we will review meeting minutes and provide comments where necessary.

Site visits are anticipated around the following milestones:

- kickoff (near the beginning of MEP rough-in)
 - General MEP rough-in progress
 - Final installation review
5. Review start-up documentation for completeness and accuracy (and provide comments).
 6. Review O&M manuals and provide comments to the project team. Review equipment warranty information provided in O&Ms.
 7. Review contractor training plan for the owner including reviewing and approving training agendas, verifying the execution of the training, and ensuring the training sessions meet the owner's needs. In addition, we will encourage the facility operators to participate in the testing process with KFI.
 8. Provide a warranty review walk-through with the owner's staff at the 11-month point of occupancy.

PROJECT SCHEDULE

Pricing is based upon project completion **on or before July 1, 2026**. If the Project Schedule is significantly modified, and KFI planning is affected, Client agrees to compensate KFI for the modification. KFI currently has the ability to commence work immediately.

CLARIFICATIONS

1. KFI reserves the right to copy the Owner on all commissioning correspondence.
2. We have included one (1) review of equipment and controls submittals in our base fee. Review of resubmittals will be considered an additional service.
3. Distribution of commissioning-related review comments, issues logs, and checklists will be through KFI's forms or web tools. We have not included time for reformatting our documents into other software platforms.
4. Preliminary Cx Report - As commissioning agent, KFI is not responsible for managing contractors to meet substantial completion schedule or occupancy deadlines. If construction schedule or delays does not provide adequate time for all commissioning activities prior to substantial completion, KFI will provide a status letter to code officials on current state of system operations and anticipate schedule to complete all functional tests.
5. Building envelope/enclosure commissioning tasks have not been included in this proposal. We can provide this service for an additional service if necessary.

TERMS AND CONDITIONS

1. Acceptance of Proposal: This letter outlining professional services is the "**Proposal**". This Proposal is an offer by KFI that is not binding unless and until CLIENT accepts it. CLIENT may accept this Proposal within 45 days after the date of this Proposal by returning a fully-executed copy of this Proposal to KFI. Upon CLIENT's acceptance, this Proposal will become a binding agreement between CLIENT and KFI (this "**Agreement**"). If CLIENT does not accept this Proposal within 45 days after the date of this Proposal, it shall expire and shall no longer be binding. No changes to this Proposal will be binding on KFI unless KFI accepts them in writing.

2. Change Requests and Change Orders: This Agreement may not be modified except in writing. If CLIENT wishes to modify the scope of work described in this Agreement, CLIENT must submit a written work scope change request. KFI will respond promptly by stating in writing what effect, if any, the request will have on the price and schedule of delivery of the professional services described by this Agreement (the “**Professional Services**”). If KFI and CLIENT agree on a work scope change request and any adjustment to the price or delivery date, CLIENT and KFI will sign a change request modifying this Agreement.
3. Delays: KFI will not be liable for any delay that results from any cause outside of KFI’s commercially reasonable control. If the project covered by this Agreement (the “**Project**”) is delayed for more than 120 days for any reason other than a cause within KFI’s commercially reasonable control, KFI may, at its sole option, cancel this Agreement and the Project by delivering a written termination notice to CLIENT, in which case CLIENT will pay KFI for all fees and charges incurred, and all Professional Services completed, through the date of the termination, and neither party shall have any further rights or obligations under or in connection with this Agreement or the Project.
4. Waiver of Consequential Damages: KFI will make every commercially reasonable effort to complete the Professional Services by the date or dates stated in this Agreement, but KFI SHALL NOT BE LIABLE FOR ANY DAMAGES, WHETHER DIRECT, INDIRECT, CONSEQUENTIAL, OR INCIDENTAL, ARISING OUT OF ANY DELAY IN DELIVERY OF THE PROFESSIONAL SERVICES.
5. Limit of Liability: KFI’s liability to CLIENT for any error or omission (including claims for indemnity or contribution) is limited to KFI’s fee.
6. Cancellation: CLIENT may cancel this Agreement by delivering a written cancellation notice to KFI before the Professional Services are completed, provided that CLIENT must pay KFI at KFI’s current billing rates for the time and materials that KFI expended through the date of cancellation. All designs, drawings, and specifications shall remain the property of KFI.
7. Reuse of KFI’s Plans, Specifications, and Other Documents: All plans, specifications, and other documents furnished by KFI are instruments of KFI’s services for use solely for the Project, and KFI retains all ownership and property rights in them regardless of whether the Project is completed. CLIENT may retain copies for reference in connection with the use and occupancy of the Project, but KFI does not represent that the documents are suitable for reuse on an extension of the Project or other projects. CLIENT and others shall not use the documents on other projects or extensions of this Project except with KFI’s express written agreement, which KFI may withhold in its sole discretion. To the fullest extent permitted by law, CLIENT will defend, indemnify, and hold harmless KFI from all costs and expenses, including the cost of defense, related to claims or causes of action asserted by any third person or entity to the extent such costs and expenses arising out of or relating in any way to CLIENT’s unauthorized use of KFI’s plans, specifications, or design documents.
8. Insurance: KFI will maintain worker’s compensation insurance, professional liability insurance, and comprehensive general insurance and will provide CLIENT with a certificate of insurance upon request.
9. Third-party Indemnification: To the fullest extent permitted by law, CLIENT shall and does agree to indemnify and hold harmless KFI and its members, officers, employees, and representatives from and against all claims, costs, damages, losses, liens, causes of action, suits, judgments, and expenses (including reasonable attorney’s fees and other costs of defense) of any nature, kind or description, to the extent which (a) are caused by, arising out of, or result from acts or omissions of the CLIENT and (b) are attributable to bodily injury, personal injury, sickness, disease or death of any person, or to damage to or destruction of property but (c) only to the extent they are caused by any negligent acts, errors or omissions of the CLIENT or breach of this Agreement by the CLIENT, or anyone directly or indirectly employed by the CLIENT or anyone for whose acts the CLIENT is legally liable.

To the fullest extent permitted by law, KFI shall and does agree to indemnify and hold harmless CLIENT and its members, officers, employees, and representatives (the "Indemnitees") from and against all claims, costs, damages, losses, liens, causes of action, suits, judgments, and expenses (including reasonable attorney's fees and other costs of defense) of any nature, kind or description (the "Indemnified Claims"), to the extent which (a) are caused by, arise out of, or result from the performance of KFI's services hereunder and (b) are attributable to bodily injury, personal injury, sickness, disease or death of any person, or to damage to or destruction of property but (c) only to the extent they are caused by any negligent acts, errors or omissions of KFI or breach of this Agreement by KFI, or anyone directly or indirectly employed by KFI or anyone for whose acts KFI is legally liable.

Regardless of anything else herein to the contrary, KFI does not have a defense obligation for any Indemnified Claims that will be covered by KFI's Professional Liability Insurance Policy (a "PL Covered Indemnified Claim"); provided however, for the avoidance of doubt, any costs and expenses (including reasonable attorney's fees and court costs) that the Indemnitees incur in connection with the Indemnitees' defense of a PL Covered Indemnified Claim are included in KFI's indemnification obligation for such PL Covered Indemnified Claim.

10. Resolution of Disputes: Any controversy, claim, or dispute arising out of or relating in any manner to this Agreement or the Project shall be resolved as follows: Both parties will first attempt in good faith to promptly resolve the controversy, claim or dispute by negotiations between senior executives of the parties who have authority to settle the matter and who do not have direct responsibility for the administration of the Project. If the controversy, claim, or dispute has not been resolved by such negotiations within 60 days after written request by either party, the matter shall be brought in Dakota County District Court.
11. Resolution of Dispute Costs: The prevailing party to any dispute arising out of or relating to this Agreement or the Project shall be entitled to recover its reasonable fees and costs from the other party, including attorney fees and the costs of any arbitration, lawsuit, or other proceedings.
12. Governing Law: This Agreement shall be governed by the laws and statutes of Minnesota. Because this Agreement pertains to the provision of services, the parties agree and acknowledge that the Uniform Commercial Code does not apply to this Agreement, or the services rendered hereunder.
13. Force Majeure: The obligations of KFI and the CLIENT to perform under this Agreement shall be excused during each period of delay caused by matters which are beyond the reasonable control of the party obligated to perform, such as acts of God, fire, pandemics, epidemics, quarantine restrictions, flood and other weather conditions, war, embargo, explosions, riots, civil unrest, laws, rules, regulations and order of any governmental authority (each a "Force Majeure Event"). The party claiming an excuse from performance ("Claiming Party") must take reasonable efforts to remove the cause of its inability to perform or its delay in performance. The Claiming Party must give prompt written notice to the other party of the Force Majeure Event, specifying its nature and anticipated duration.

Neither party may claim from the other party any penalties, interest, or any other compensation or damages for delays or lack of fulfillment of obligations to the extent due to a Force Majeure Event. The Non-Claiming Party may terminate this Agreement upon thirty (30) days prior written notice in the event of the Claiming Party's inability for more than thirty (30) days to substantially perform all its material obligations under this Agreement due to a Force Majeure Event.

6. Miscellaneous: This Agreement comprises the final and complete agreement between KFI and CLIENT. It supersedes all terms, including to but not limited to Purchase Order Term's and Condition's and general terms and conditions or agreements, previous or contemporaneous communications, representations, whether oral or written, related to the subject matter of this Agreement, and shall be binding upon the heirs, executors, administrators, successors, and assigns of KFI and CLIENT. Neither KFI nor CLIENT may assign or transfer this Agreement or any rights or interest in this Agreement, and no third party is intended to benefit from this Agreement.
7. Payment: Fees and charges are due upon the CLIENT's receipt of an invoice. The CLIENT will pay a late payment charge of 10% per annum on the balance due beginning 30 days from the original invoice date. Each invoice from KFI shall be deemed correct, conclusive, and binding on CLIENT unless CLIENT, within 10 days after receiving that invoice, notifies KFI in writing of any claimed inaccuracies, discrepancies, or errors. If CLIENT fails to pay KFI within 30 days after receiving an invoice, KFI shall have the right to cancel this Agreement, in which case CLIENT shall pay KFI for all fees and charges incurred, and all Professional Services performed, through the date of termination.

COMPENSATION

Basic Services Fee

For the Basic Services Scope of Work described above, the Client shall compensate KFI as follows:

Fixed Fee in the amount of \$14,400. Included in the Fixed Fee amount are travel and production expenses.

Alternate #1

Value added SOW items 1-8: KFI proposes this alternate defined above for a **fixed fee** of: \$7,500

Additional Services

Significant changes in the project including, but not limited to size, quantity, complexity, change of circumstances or the Owner's schedule or budget shall be considered additional services. KFI may provide Client with additional services upon written approval from Client. Compensation for additional services will be mutually agreed upon in writing.

When any portions of the Project are deleted or otherwise not constructed, compensation for those portions shall be payable to the extent services are performed on those portions.

The fees stated above do not include state and local fees or sales tax. If the project is in a jurisdiction where these are required, the applicable amounts will be added as line items on the invoice.

Invoicing will occur on a monthly basis, payment terms are net 30 days, no retainage.

If you find this proposal acceptable, please sign and date this letter and return a copy to our office.

Thank you for the opportunity to provide commissioning services for this project. Please contact me at (651) 7710880 if you have any questions.

Respectfully submitted,



KFI Engineers, PC

Accepted By:
City of Apple Valley

Robert Linder, PE, LEED AP, NEBB CP
Vice President, Performance Group

By: Clint Hooppaw	Date
Its: Mayor	

By: Christina M. Scipioni	Date
Its: City Clerk	

Attachments:
n/a



ITEM:
MEETING DATE:
SECTION:

4.O.
December 23, 2025
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2024-158, Cobblestone Lake Trail Reconstruction (2023 Parks Bond Referendum)

Staff Contact:

Steve Rother, Parks Superintendent
Eric Carlson, Parks and Recreation Director

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2024-158, Cobblestone Lake Trail Reconstruction (2023 Parks Bond Referendum)

Summary:

In February 2025, the City awarded the Cobblestone Lake Park Trail reconstruction project to McNamara Contracting, Inc., which included the replacement of approximately 13,500 lineal feet of trails, drainage and irrigation improvements, and ADA and crosswalk improvements. A few repairs and changes were made during the construction process to account for some unforeseen circumstances, which has resulted in this change order.

CO 1: Irrigation repairs in five places, additional concrete median added in places where the trails were too close together, and installation of vertical biobarrier to reduce weed growth (add \$24,275.00)

Total Change: Addition of \$24,275.00

Revised Contract Total: \$615,479.75

The bulk of the project was completed in Fall 2025, with a few punch list items to be addressed in Spring 2026.

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. Change Order

WSB Project No. 025608-000		Owner Project No. 2024-158		Change Order No. 1		
Project Title/Description: Cobblestone Lake Park Trail Improvements						
Owner: Apple Valley						
Owner Address: 7100 West 147th Street Apple Valley, MN 55124						
Contractor: McNamara Contracting Inc						
Contractor Address: 16700 Chippendale Ave Rosemount, MN 55068						
Total Change Order Amount: \$24,275.00						
Issue:						
Resolution:						
1. The Contractor will perform the work.						
Entitlement: NA						
Contract Time: is not changed						
Estimate Of Cost: (Include any increases or decreases in contract items, any negotiated or force account items.)						
Group/Funding Category	Item No.	Description	Unit	Unit Price	+ or – Quantity	+ or – Amount \$
Local	2504.602	IRRIGATION REPAIRS BY OTHERS	EACH	\$1,080.00	1	\$1,080.00
Local	2504.602	IRRIGATION REPAIRS	EACH	\$500.00	4	\$2,000.00
Local	2521.518	CONCRETE MEDIAN	SF	\$43.75	381.6	\$16,695.00
Local	2575.603	INSTALL BIOBARRIER VERTICAL	LF	\$12.50	360	\$4,500.00
Net Change This Change Order						\$24,275.00

Approved By Contractor: Lucas Henry Date: 12/01/2025

Approved by Project Landscape Architect: Jared C Zee Date: 12/01/2025

Approved By Owner: _____ Date: _____

Clint Hooppaw, Mayor

Christina M. Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.P.
December 23, 2025
Consent Agenda

Description:

Approve Change Order No. 6 to agreement with Bituminous Roadways, Inc., for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

Staff Contact:

Eric Carlson, Parks and Recreation Director

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Order No. 6 to agreement with Bituminous Roadways, Inc., for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

Summary:

The City has hired Bituminous Roadways, Inc., to perform park improvements at Apple Ponds, Carrollwood, Cedar Isle, Chaparral, and Greenleaf North Parks for Project 2025-154, Neighborhood Parks Improvements. Improvements at these parks include reconstruction or resurfacing of trails and courts; replacement of backstops and ballfield benches; adjustments to grading, trails, playground containers, and concrete ramps to meet accessibility requirements; and site preparation for installation of new playground equipment. At the July 24, 2025, 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 6: Install additional aggregate base for reconstructed trail at Greenleaf North Park (add \$9,500.00)

Total Change: Addition of \$9,500.00

Revised Contract Total: \$724,675.92

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 6



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www.bitroads.com | info@bitroads.com

Change Order #6

To:	CITY OF APPLE VALLEY	Contact:	MIKE ENDRES
Address:	7100 WEST 147TH STREET APPLE VALLEY, MN 55124 USA	Phone:	(952) 953-2451
Project Name:	AV NEIGHBORHOOD PARKS - 2025	Fax:	
Project Location:	VARIOUS LOCATIONS, APPLE VALLEY, MN	Bid Number:	
		Bid Date:	6/12/2025

Item Description

AGGREGATE INSTALL - GREENLEAF

Total Bid Price: \$9,500.00

Notes:

- All work to be completed by the end of June 2026.
- Proposed Work Does Not Include: Landscape Restoration, Irrigation Repair/Restoration, Private Utility Locates/Repairs, Sub-soil Corrections, Erosion Control, Towing Charges, Permits and Fees, Multiple Mobilizations, Surveying or any Unforeseen Conditions, Guarantee on drainage or ponding of water on lots with less than 1% slope. No epoxy or thermoplastic striping.

If wear course is to be placed after October 31, Bituminous Roadways cold weather paving advisory will need to be signed.

- Noted Addn: None
- For more information: www.bitroads.com

Payment Terms:

This proposal is subject to credit approval and is valid for 10 calendar days, after which time price quotes may be withdrawn without notice. This quote is based on standard AGC subcontract language and shall become a rider to any contract.

Payment due upon receipt of invoice. A finance charge of 1 1/2% per month (18% per year) will be charged on any balance over 30 days past invoice date, unless otherwise agreed upon in writing. We gladly accept Visa, Mastercard, Discover & American Express.

<https://bitroads.com/About-Us/75th-Anniversary>

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: <u>City of Apple Valley</u> Signature: <u>Ethan Lang</u> Date of Acceptance: <u>12/14/25</u>	CONFIRMED: BITUMINOUS ROADWAYS, INC. - MENDOTA HEIGHTS Authorized Signature: _____ Estimator: Ethan Lang ethan.lang@bitroads.com
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ITEM:
MEETING DATE:
SECTION:

4.Q.
December 23, 2025
Consent Agenda

Description:

Approve Memorandum of Agreement with LELS Local No. 71 establishing the 2026 City maximum monthly contribution toward employee group health benefits and the split for the cost of Minnesota Paid Leave

Staff Contact:

Jamie Haefner, Human Resources Manager

Department / Division:

Administration/Human Resources

Action Requested:

Approve Memorandum of Agreement with LELS Local No. 71 establishing the 2026 City maximum monthly contribution toward employee group health benefits and the split for the cost of Minnesota Paid Leave

Summary:

Staff and LELS Local No. 71 representatives have reached a tentative agreement establishing the following maximum monthly contribution for represented police officers in 2026:

- \$980 per month for employees enrolled in a copay health plan
- \$1,844 per month for employees enrolled in a deductible health plan electing employee plus children or employee plus spouse coverage
- \$2,063 per month for employees enrolled in a deductible health plan electing family coverage
- Additional \$80 per month contribution to the HRA or HSA of participants enrolled in a deductible health plan

In addition, a tentative agreement was reached to split the Minnesota Paid Leave Tax at 50/50.

Background:

The current contract for LELS Local No. 71 is set to expire on December 31, 2025. This Memorandum of Agreement allows the union to continue their insurance rates at the same rates non-represented employees had approved for 2026. In addition, this Memorandum of Agreement allows for a 50/50 split of the Minnesota Paid Leave tax.

Budget Impact:

The amount is consistent with the proposed 2026 budget.

Attachments:

1. 2026 LELS 71 Patrol Insurance MOA

**MEMORANDUM OF AGREEMENT
2026 Insurance Contribution**

This Memorandum of Agreement is made by and between the City of Apple Valley ("the Employer") and LELS Local No. 71, ("the Union").

WHEREAS, the Employer and the Union have entered into a collective bargaining agreement effective 01/01/23 through 12/31/25; and

WHEREAS, the 2023-2024 collective bargaining agreement between the Employer and the Union is scheduled to expire on 12/31/25;

WHEREAS, the union and the City would like to agree to 1/1/2026 health benefit contributions if the contract is not ratified by 1/1/26:

NOW, THEREFORE, the parties hereby agree as follows:

1. The Employer will contribute up to a maximum of \$980 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored Copay Health Plan.

The Employer will contribute up to a maximum of \$1,844 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored High Deductible Health Plan with Employee + spouse or employee + children coverage.

The Employer will contribute up to a maximum of \$2,063 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored High Deductible Health Plan with Family coverage.

Employees enrolled in a High Deductible Health Plan in 2026 will receive an additional \$80 per month contribution to the Employee's VEBA/HRA or HSA. This incentive is above and in addition to the regular Employer Contribution amount.

In addition, the Employer will contribute 50% of the Minnesota Paid Leave tax and the Employee will contribute 50%

2. All other provisions related to insurance shall continue pursuant to the Collective Bargaining Agreement and applicable Memorandum of Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the 23rd of December, 2025.

FOR LELS:



Doug Henning, Business Agent
LELS



Brian Plantz
President, Local #71

FOR THE CITY OF APPLE VALLEY:

Clint Hooppaw
Mayor

Christina Scipioni
City Clerk

M. Thomas Lawell
City Administrator

Jamie Haefner
Human Resources Manager



ITEM:
MEETING DATE:
SECTION:

4.R.
December 23, 2025
Consent Agenda

Description:

Approve Memorandum of Agreement with LELS Local No. 243 establishing the 2026 City maximum monthly contribution toward employee group health benefits and the split for the cost of Minnesota Paid Leave

Staff Contact:

Jamie Haefner, Human Resources Manager

Department / Division:

Administration/Human Resources

Action Requested:

Approve Memorandum of Agreement with LELS Local No. 243 establishing the 2026 City maximum monthly contribution toward employee group health benefits and the split for the cost of Minnesota Paid Leave

Summary:

Staff and LELS Local No. 71 representatives have reached a tentative agreement establishing the following maximum monthly contribution for represented police sergeants in 2025:

- \$980 per month for employees enrolled in a copay health plan
- \$1,844 per month for employees enrolled in a deductible health plan electing employee plus children or employee plus spouse coverage
- \$2,063 per month for employees enrolled in a deductible health plan electing family coverage
- Additional \$80 per month contribution to the HRA or HSA of participants enrolled in a deductible health plan

In addition, a tentative agreement was reached to split the Minnesota Paid Leave Tax at 50/50.

Background:

The current contract for LELS Local No. 71 is set to expire on December 31, 2025. This Memorandum of Agreement allows the union to continue their insurance rates at the same rates non-represented employees had approved for 2026. In addition, this Memorandum of Agreement allows for a 50/50 split of the Minnesota Paid Leave tax.

Budget Impact:

The amount is consistent with the proposed 2026 budget.

Attachments:

1. 2026 LELS 243 Sergeants Insurance MOA

**MEMORANDUM OF AGREEMENT
2026 Insurance Contribution**

This Memorandum of Agreement is made by and between the City of Apple Valley ("the Employer") and LELS Local No. 243, ("the Union").

WHEREAS, the Employer and the Union have entered into a collective bargaining agreement effective 01/01/24 through 12/31/25; and

WHEREAS, the 2024-2025 collective bargaining agreement between the Employer and the Union is scheduled to expire on 12/31/25;

WHEREAS, the union and the City would like to agree to 1/1/2026 health benefit contributions if the contract is not ratified by 1/1/26:

NOW, THEREFORE, the parties hereby agree as follows:

1. The Employer will contribute up to a maximum of \$980 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored Copay Health Plan.

The Employer will contribute up to a maximum of \$1,844 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored High Deductible Health Plan with Employee + spouse or employee + children coverage.

The Employer will contribute up to a maximum of \$2,063 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored High Deductible Health Plan with Family coverage.

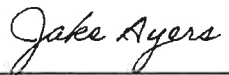
Employees enrolled in a High Deductible Health Plan in 2026 will receive an additional \$80 per month contribution to the Employee's VEBA/HRA or HSA. This incentive is above and in addition to the regular Employer Contribution amount.

In addition, the Employer will contribute 50% of the Minnesota Paid Leave tax and the Employee will contribute 50%

2. All other provisions related to insurance shall continue pursuant to the Collective Bargaining Agreement and applicable Memorandum of Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the 23rd of December, 2025.

FOR LELS:



Jake Ayers, Business Agent
LELS



Adam Keeler
Local Steward, Local #243

FOR THE CITY OF APPLE VALLEY:

Clint Hooppaw
Mayor

Christina Scipioni
City Clerk

M. Thomas Lawell
City Administrator

Jamie Haefner
Human Resources Manager



ITEM:
MEETING DATE:
SECTION:

4.S.
December 23, 2025
Consent Agenda

Description:

2026 Pay and Benefit Plan and Personnel Policy Manual

1. Adopt Resolution approving changes to Pay and Benefit Plan for 2026
2. Adopt Resolution approving changes to the Personnel Policy Manual

Staff Contact:

Jamie Haefner, Human Resources Manager

Department / Division:

Administration/Human Resources

Action Requested:

1. Adopt Resolution approving changes to Pay and Benefit Plan for 2026
2. Adopt Resolution approving changes to the Personnel Policy Manual

Summary:**Pay and Benefit Plan**

Staff annually reviews the Pay and Benefit Plan and recommends changes and modifications as needed and as provided in the adopted budget. The recommended revisions are typically presented to you at the last Council meeting in December in order to implement changes in the new payroll year. Staff has prepared the attached resolution for your consideration. Following is a summary of the changes recommended to the Pay and Benefit Plan for 2026.

Wages: Full-time schedule I, II, and III; regular part-time; and firefighter pay is adjusted by 3.5%. Fire Officer stipends are adjusted by 3.0%. Retail liquor clerk pay is adjusted by 3.5%.

Miscellaneous changes: Accounting Technician II is added in pay grade 150; Water Plant Operator is added to the AFSCME pay plan; Video Production Specialist is replaced with the title Video Content Creator with no change in grade; and that the Communications Assistant is added to pay grade PT125; and the 90-day training wage (under age 20) is updated to reflect statutory changes to the Minnesota minimum wage.

Personnel Policy Manual

Staff annually reviews our Personnel Policy Manual and recommends modifications, additions, or deletions based on statutory changes or administrative needs. Attached you will find six exhibits documenting the following changes or additions:

Exhibit A : 3.1 Hours of Work and Overtime. There were state statutory changes to clarify in more

detail lunch breaks and rest breaks. Those are reflected in the amended policy.

Exhibit B: 3.21 Retention Payment. This is a new proposed policy that will allow regular part-time and full-time staff who are off probation to receive an annual retention payment of \$2,000. This matches what is currently in our union contracts.

Exhibit C: 5.2 Annual Leave. Staff examined our current leave accruals in comparison to other similarly situated cities and found we are behind in our leave accrual rates. The recommended adjustments to those rates is outlined in the amended policy. The changes provide for three additional days of annual leave at each level of accruals.

Exhibit D: 5.6 Bereavement Leave. The relationship of aunt/uncle-in-law was added as an eligible relationship for the use of bereavement leave to match what our union groups allow.

Exhibit E: 5.13 Voting Leave. There were state statutory changes that required an amendment to the current policy.

Exhibit F: 5.26 Minnesota Paid Leave. This is a new legislative requirement by the State of Minnesota that provides paid leave in certain eligible situations. The policy outlines the requirements, eligibility, and administrative expectations.

Background:

The Pay and Benefit Plan covers all non-represented regular full-time and part-time employees, retail liquor sales clerks, casual (seasonal/temporary/variable hour) employees, and paid-on-call firefighters.

The pay system includes two components: annual range adjustment and individual progression through the range. Adjustments to ranges, if applicable, are approved on an annual basis by the Council. Progression within the range is based on an individual's time in position, performance in the position and/or other criteria and standards as established by the City.

The City's Pay and Benefit Plan is designed to 1) establish and maintain pay opportunities that enable Apple Valley to attract and retain qualified, reliable, and motivated staff who are committed to the City's mission and objectives, 2) follow the principles of comparable worth in establishing and maintaining pay relationships among positions based on knowledge and responsibility required to do the job, 3) review and monitor the total compensation package in relation to internal and external equity, and 4) balance compensation and benefit needs with available resources.

The Personnel Policy Manual is designed to provide guidelines and document regulatory requirements for all staff of the City.

Budget Impact:

Funds sufficient to implement all the recommended changes are included in the City's adopted 2026 budget.

Attachments:

1. Resolution - 2026 Pay and Benefit Plan
2. Resolution - Update Personnel Policy
3. Exhibits - Personnel Policy Updates

CITY OF APPLE VALLEY
RESOLUTION NO.

A RESOLUTION APPROVING REVISED 2026 PAY AND BENEFIT PLAN

WHEREAS, the purpose of this Resolution is to approve the 2026 pay and benefit plan for full-time Schedule I, II, III, part-time, and casual employees; elected officials; and paid-on-call firefighters.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, as follows:

1. That, the City adjusts the pay for Schedule I, non-exempt positions and Schedules II and III, exempt positions, by 3.5% effective December 13, 2025.
2. That, the City adjusts the pay for regular part-time, non-exempt positions by 3.5%, effective December 13, 2025.
3. That, the City adjusts the pay scale for paid-on-call volunteer firefighter by 3.5%, and fire officer stipends by 3.0%, effective January 1, 2026.
4. That, the City adjusts the pay scale for casual retail liquor store positions by 3.5%, effective December 13, 2025.
5. That, the 90-day training wage (under age 20) is updated to reflect statutory changes to the Minnesota minimum wage.
6. That the minimum wage (market rate) is updated to reflect the statutory change to minimum wage of \$11.41.
7. That, for 2025, the monthly car allowance amounts for designated administrative personnel are as follows: \$385 for City Administrator. The Police Chief, Deputy Police Chief, Police Lieutenants, Detectives, Fire Chief, Deputy Fire Chief, Fire Marshal, and rotating Assistant Fire Chiefs may be provided with 24-hour usage of a city-owned vehicle.
8. That, the monthly snow operations stipend for designated exempt streets maintenance personnel shall be sixteen hours of paid leave for Public Works Superintendent - Streets and Public Works Supervisor - Streets. Such stipend is payable for the months of November, December, January, February, and March, and may be prorated in the case of an eligible employee's leave of absence. Hours not used within 12 months of being made available to the employee shall be forfeited. Unused hours shall not be paid out in cash at any time, including upon separation from employment.
9. That, a program of referral bonuses and/or other similar hiring and retention incentives may be identified by separately adopted Personnel Policy.
10. That, the following miscellaneous changes are made: Accounting Technician II is

added in pay grade 150; Water Plant Operator is added to the AFSCME pay plan; Video Production Specialist is replaced with the title Video Content Creator with no change in grade; and that the Communications Assistant is added to pay grade PT125.

11. That, the City of Apple Valley is committed to the principle of comparable worth and will continue to monitor and maintain equitable compensation relationships. Placement of positions in grades will be determined using the adopted job evaluation system as well as relevant market comparison data. However, the City also recognizes that it employs public safety personnel required to perform duties which may place them in a potentially life- threatening situation and, therefore, the public safety personnel will be recognized by the City as a unique component within the total employee work force.
12. That, the City contribution to group insurance benefits, as adopted by separate resolution, shall apply to all eligible unrepresented employees and shall supersede any other separate or prior agreements.
13. That, if any conflict exists between this resolution and the approved Personnel Policies, this resolution shall prevail.
14. That, adoption of this resolution includes the ratification of the City Administrator's actions in carrying out the terms and conditions of the 2026 Pay and Benefit Plan.
15. That, following each payroll period, the Payroll Coordinator shall make a Gross Payroll Report available to the Council.
16. That, staff is directed to prepare a 2026 Pay and Benefit Plan document incorporating the changes approved herein.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION APPROVING CHANGES TO THE PERSONNEL POLICY MANUAL

WHEREAS, the City of Apple Valley has established a Personnel Policy Manual to establish a uniform and equitable system of personnel administration for employees of the City of Apple Valley, connect the City's mission to individual conduct, clarify organizational expectations, support compliance with laws and regulations, mitigate organizational risk, and enhance productivity and efficiency in the city's operations; and

WHEREAS, the City of Apple Valley has reviewed its existing Personnel Policy Manual and identified desired changes.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City of Apple Valley Personnel Policy Manual shall be amended as followed:

1. Section 3.1 Hours of Work and Overtime shall be amended as attached in Exhibit A.
2. Section 3.21 Retention Payment shall be added to the Policy as attached in Exhibit B.
3. Section 5.2 Annual Leave shall be amended as attached in Exhibit C.
4. Section 5.6 Bereavement Leave shall be amended as attached in Exhibit D.
5. Section 5.13 Voting Leave shall be amended as attached in Exhibit E
6. Section 5.26 Minnesota Paid Leave shall be added to the Policy as attached in Exhibit F.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

Exhibit A

3.1 Hours of Work and Overtime

Meal and Rest Breaks

An employee shall be provided ~~sufficient time~~at least 30 minutes to eat a meal when working ~~eight~~six or more consecutive hours, and ~~sufficient time~~at least 15 minutes to use the nearest convenient restroom within every four consecutive hours of work.

An authorized break of less than 20 minutes will be counted as hours worked. An authorized bona fide meal break of 30 minutes or more will be unpaid.

A full-time employee working a shift of ~~8-6~~ or more consecutive hours will typically be provided an unpaid meal break of 30 minutes and ~~one~~-two paid break times of 15 minutes.

Department heads may authorize employees to combine the 30-minute unpaid meal break and rest breaks into an extended lunch break time.

Departments with unique job or coverage requirements may have additional rules, issued by the department head and subject to approval of the City Administrator, on the use of meal breaks and rest breaks.

Employees are expected to use breaks as intended. Employees shall not skip or work through a break period to earn pay or compensatory time. Employees shall not skip or work through a break period in order to arrive at the workplace later than the designated starting time or to leave the workplace earlier than the designated quitting time, except in limited instances approved by the department head.

Unauthorized breaks and unauthorized extensions of authorized breaks will not be counted as hours worked and may result in discipline.

Exhibit B

3.21 Retention Payment

This policy only applies to regular part-time and full-time employees.

The City will pay a cash retention payment to each Employee in the annual amount of \$2,000, pro-rated for regular part-time staff based on their FTE. An Employee must have successfully completed the probationary year of employment prior to eligibility to receive the payment, and then will be eligible for the appropriate prorated amount for the remainder of that calendar year.

This payment will occur in January of each year.

Exhibit C

5.2 Annual Leave

This policy does not apply to casual employees or elected officials.

The City of Apple Valley provides paid time off from work under its annual leave policy. Employees are encouraged to schedule time off for relaxation to promote good physical and mental health while maintaining a sufficient accrual balance to cover unplanned absences.

POLICY

Annual leave shall be taken as either planned leave which will be scheduled in advance; or when necessary, unplanned leave which will require notification of the city within a timely manner on the employee's scheduled workday.

For any period during which an employee is not being paid, the employee shall not earn annual leave. An employee shall not be eligible to be compensated for annual leave, or earn additional annual leave during the time an employee is receiving disability insurance payments.

Planned annual leave may be denied or approval withdrawn when the granting of such planned annual leave would result in insufficient personnel to carry out necessary functions as deemed appropriate by the city.

An employee shall not be eligible to use more than double the amount of annual leave earned in a calendar year without prior approval of the City Council.

If use of annual leave suggests abuse, the employee may be subject to disciplinary action up to and including discharge.

An employee, who leaves the employment of the city in good standing and has returned all city property, shall be compensated for all accrued and unused annual leave following separation from employment. The city shall be solely responsible for determining whether an employee has left employment in good standing.

Department heads are responsible for determining the procedure for requesting time off and/or reporting unplanned absences. Department heads may implement a paper based and/or electronic time off approval and notification system that meets the needs of the department.

Accrual Schedules

Eligible Full-Time Employees

Full-time Schedule I and Schedule II employees shall, at a minimum, earn annual leave in accordance with the following schedule. An employee's initial date of employment shall be used to determine the appropriate hours of annual leave to be accrued. The City Administrator, or designee, may authorize modification of an employee's annual leave accumulation schedule.

- | | |
|--------------------|--|
| (1) 0 – 5 years: | 4.62 <u>5.54</u> hours per 2 weeks of work |
| (2) 6 – 10 years: | 6.16 <u>7.08</u> hours per 2 weeks of work |
| (3) 11 – 15 years: | 7.69 <u>8.61</u> hours per 2 weeks of work |
| (4) 16 – 20 years: | 8.34 <u>9.23</u> hours per 2 weeks of work |
| (5) 21+ years: | 9.23 <u>10.15</u> hours per 2 weeks of work |

Schedule III employees shall earn annual leave in accordance with the following schedule. The City Administrator, or designee, may authorize modification of an employee's annual leave accumulation schedule.

- (1) 0 – 5 years: ~~6.16~~7.08 hours per 2 weeks of work
- (2) 6 – 15 years: ~~7.69~~8.61 hours per 2 weeks of work
- (3) 16+ years: ~~9.23~~10.15 hours per 2 weeks of work

Annual leave may not accrue in excess of 800 hours. Any hours in excess of 800 shall be forfeited.

Exhibit D

5.6 Bereavement Leave

This policy does not apply to part-time or casual employees or elected officials.
The City of Apple Valley provides full-time employees paid leave in the event of a death in the immediate family.

POLICY

A full-time employee may request up to three consecutive working days of bereavement leave in the event of a death of an immediate family member.

Approved bereavement leave is not charged against an employee's annual leave balance.

The department head is responsible for approving or denying requests for bereavement leave. The actual amount of bereavement leave approved will be determined by the department head depending on the individual circumstances (such as closeness of the family member, arrangements to be made, distance to funeral/service, etc.)

Bereavement leave is intended to be taken within 30 days after the death in the immediate family. The City Administrator, or designee, may grant an exception to this timeframe.

PROCEDURES

When an employee has need to take leave because of a death in the immediate family, the employee will complete a Bereavement Leave Request form and submit it to the department head.

The approved bereavement leave request form must be forwarded to Payroll in conjunction with the time sheet entry for the pay period in which bereavement leave is taken.

DEFINITIONS

When used in this section, the following terms shall have these meanings ascribed to them, unless otherwise noted.

Immediate family. Spouse, parent (including stepparent or legal guardian), child (including stepchild or foster child), sibling (including stepsibling), grandparent, grandchild, aunt, uncle, parent-in-law, grandparent-in-law, brother/sister-in-law, ~~and~~ son/daughter-in-law, and uncle/aunt-in-law.

Exhibit E

5.13 Voting Leave

In addition to city employees, this policy applies to firefighters.

Minnesota law provides that every employee who is eligible to vote in an election has the right to be absent from work for the purpose of voting.

POLICY

The City of Apple Valley will provide an eligible employee with leave of absence from work for the time necessary to appear at the employee's polling place, cast a ballot, and return to work on the day of that election **or during the 46-day absentee period before the election**, without penalty or deduction from salary or wages because of the absence.

PROCEDURES

A city employee who will be absent from work for the purpose of voting in an election must give his/her immediate supervisor reasonable notice of the employee's intent to be absent.

The city shall not impose any penalty or deduction from salary or wages because of the absence.

DEFINITIONS

When used in this section, the following terms shall have these meanings ascribed to them, unless otherwise noted.

Eligible employee. An employee of the City of Apple Valley who is eligible to vote in an election.

Election. A regularly scheduled ~~state primary or general~~ election, an election to fill a vacancy in the office of United States senator or United States representative, **an election to fill a vacancy in nomination for a constitutional office**, or an election to fill a vacancy in the office of state senator or state representative, **or a presidential nomination primary**.

Exhibit F

5.26 Minnesota Paid Leave

Overview

The city provides time off to eligible employees who qualify for Minnesota Paid Leave (MNPL) benefits under Minnesota law. The City of Apple Valley is a participant in the State of Minnesota's Paid Leave program through a third-party carrier. MNPL benefits are funded through premium contributions payable to the carrier. The premium cost will be split between the city and employee as follows:

- The City of Apple Valley will pay 50% of the required premium, and
- Employees will pay 50% of the premium cost through payroll deductions starting with the first pay period of 2026.

Eligibility

Eligibility determinations for MNPL benefits are made by our third-party carrier. Generally, to be eligible for MNPL, you must:

- Work at least 50% of the time from a location in Minnesota, including employees who work from home or spend time in other states occasionally.
- Meet the financial eligibility requirements by having earned over a specific amount of wages as defined by Minnesota law at the time of your requested leave.

Benefit Amount

An employee's weekly MNPL benefits are calculated and determined by our third-party carrier.

Leave Entitlement and Usage

The third party carrier may approve MNPL leave for the following conditions in a benefit year:

- Up to 12 weeks of medical leave (for yourself) to take care of yourself for a serious health condition, including pregnancy, childbirth, recovery, or surgery.
- Up to 12 weeks of family leave to:
 - Bond with a child through birth, adoption, or foster placement
 - Care for a family member with a serious health condition
 - Support a military family member called to active duty
 - Receive covered types of care for yourself or a family member because of domestic abuse, sexual assault, or stalking

You can take both types of leave in the same year, but you cannot exceed 20 weeks total within a single benefit year. For example, an employee may be entitled to 12 weeks of family leave to bond

with a child and another 8 weeks of medical leave for their serious health condition. Your benefit year starts the first day you take Paid Leave. There is no waiting period for MNPL if you are granted the benefit.

MNPL Intermittent Leave

Employees may apply for intermittent leave in most cases, provided the leave is reasonable and appropriate to the needs of the individual requiring care.

Eligibility

In addition to the other eligibility requirements under the MN Paid Leave law, employees seeking intermittent leave must have at least eight hours of accumulated leave (unless more than 30 days have lapsed since taking the initial leave).

Notice

In situations where employees seek MNPL on an intermittent basis, employees must make a reasonable effort to provide written notice to Human Resources of the need for intermittent leave *before* applying for MNPL benefits.. As part of the notice, employees must provide the city with the following:

- Proposed intermittent leave schedule; and
- A completed certification from a health care provider identifying the leave as necessary and a reasonable estimate of the frequency and duration, and treatment schedule for the leave.

Increments of Leave & Maximum Number of Hours

Consistent with other forms of leave provided by the city, employees may take intermittent leave in increments of 15 minutes. If eligible for intermittent leave, the city allows a maximum of 480 hours of intermittent leave in any 12-month period. After reaching the maximum amount of allowed intermittent leave, employees may request continuous MNPL, provided the continuous leave does not exceed the maximum amount of MNPL allowed by law.

Definitions

- Family member includes:
 - Spouse or partner
 - Child (including biological, adopted, step, or foster children, or a child you raise, even if you are not legally related)
 - Parent or person who raised you
 - Sibling
 - Grandchild or grandparent
 - In-laws (including son, daughter, father, or mother)
 - Anyone close to you who depends on you like family, even if not related by blood

- A **serious health condition** means a physical or mental illness, injury, impairment, condition, or substance use disorder. Taking care of yourself for this serious condition may involve evaluation, treatment, inpatient care, recovery, or not being able to perform regular work, attend school, or do regular daily activities. This includes childbirth, conditions related to pregnancy, or surgery.

Notice

Prior to starting a claim with our third-party carrier, employees should reach out to Human Resources to notify the City of your intention to take leave. If the need is foreseeable, we ask that you provide at least two weeks' notice prior to taking leave. If the leave is not foreseeable, you will still be able to take leave under MNPL, and we ask that you provide as much notice as possible.

How to Apply for Minnesota Paid Leave

After your leave has been discussed with the City and all appropriate City forms have been completed, you may apply for MNPL through the carriers portal online or via their phone number provided on HR Connection

Interaction with Other Laws and Benefits

MNPL will run concurrently with any leave and/or wage supplement for which you may be eligible for under local, state, or federal law, which may include: Family and Medical Leave Act (FMLA)

The city offers a short-term disability (STD) policy that may run concurrently and require its own filing requirement pursuant to the terms of the STD policy. Please see Human Resources for more information. STD payments may be reduced, pursuant to the terms of the STD policy, as a result of receiving MNPL benefits.

Effect on other paid leave

Employees cannot receive MNPL while also receiving some other types of benefits. These include:

- Unemployment Insurance Payments
- Workers' Compensation (in most circumstances)
 - If an employee receives workers' compensation benefits that are equal to or greater than the MNPL benefit, that employee is not eligible for MNPL.
 - If workers' compensation benefits are less than MNPL benefits, then the MNPL benefits will be deducted by the amount the employee receives from workers' comp.
- Social Security Disability Insurance (SSDI) benefits (in most circumstances)
 - Employees who have filed or received SSDI benefits are ineligible to receive MNPL benefits unless the Social Security Administration approved; they could collect SSDI while also being employed during the base period.

Questions related to this section should be directed to the Department of Employment and Economic Development, Minnesota Paid Family Medical Leave at mn.gov/DEED or 651-556-7777.

An employee shall elect, prior to or immediately upon commencement of the MNPL leave, whether to use accrued paid leave during the leave.

Upon electing to use accrued paid leave, the employee shall designate the type and amount of paid leave to be used during the MNPL leave period.

If the employee elects to use accrued paid leave, the designated amount of accrued paid leave shall be used continuously from the commencement through the duration of the MNPL leave period. Accrued paid leave shall not be used intermittently with unpaid leave during the MNPL leave period.

If the employee elects not to use accrued paid leave, the employee shall not use accrued paid leave for the duration of the MNPL leave period.

Supplementing MNPL Benefits with Accrued Paid Leave

If you are receiving MNPL benefits, the city allows you to supplement, or "top off," your MNPL benefits with any accrued but unused paid leave. If you choose to supplement your MNPL benefits in this way, the combined weekly sum of MNPL benefits and city-provided paid leave benefits cannot exceed your Individual Average Weekly Wage (IAWW). For more information, contact Human Resources.

Maintaining Health/Benefit Coverage During Leave

Unless the employee revokes coverage while on MNPL, the city will continue to provide group insurance coverage for an employee on MNPL under the same conditions as the coverage was provided before the employee took leave. You must continue to make timely payments of your share of the premiums for such coverage. You will be responsible for remitting your portion of benefit premiums to the city in order to ensure continuation of benefits.

Group insurance may be cancelled if an employee's premium payment is 30 days late. Before terminating coverage, the city will provide written notice to the employee at least 15 days before the coverage is terminated, listing the final date payment is due (30 days past the due date) to avoid cancellation, and the date coverage will end if payment is not received.

Please contact Human Resources to make arrangements for payment while you are out.

Coverage that lapses due to nonpayment of premiums will be reinstated immediately upon return to work without a waiting period.

Reinstatement

Upon return from covered MNPL, you will be reinstated to your previous position or to an equivalent position, with the same status, pay, employment benefits, length-of-service credit, and seniority credit as of the date of leave as long as you have worked for the city for a minimum of 90 calendar days.

Upon return to work, if it becomes evident that the employee is unable to perform the key essential functions of their position (with or without reasonable accommodation), the city may engage in an interactive process, consistent with the American with Disability Act (ADA) and/or Minnesota Human Rights Act (MHRA) and other applicable workplace policies, including workplace safety protocols, to determine appropriate next steps.

Retaliation

The city will not interfere with or retaliate against employees who request or take leave in accordance with the MN Paid Leave law.



ITEM:
MEETING DATE:
SECTION:

4.T.
December 23, 2025
Consent Agenda

Description: Approve claims and bills	
Staff Contact: Candi Lemarr, Finance Director	Department / Division: 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 December 3, 2025, and December 10, 2025, in the amounts of \$4,804,926.47, and \$6,316,790.89, respectively.

Attachments:

1. Check Register & Summary December 3, 2025
2. Check Register & Summary December 10, 2025

10/20/2025-- 12/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36255	12/5/2025		100101 ACE HARDWARE							
		4.59-	DISCOUNT		503684	350133101077	1210.6333		GENERAL-CASH DISCOUNTS	POLICE FIELD OPERATIONS/PATROL
		45.97	CLEANING SUPPLIES		503684	350133101077	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		4.17-	DISCOUNT		503685	350135101080	1210.6333		GENERAL-CASH DISCOUNTS	POLICE FIELD OPERATIONS/PATROL
		41.70	CLEANING SUPPLIES		503685	350135101080	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		3.99-	DISCOUNT		503686	350135101169	1210.6333		GENERAL-CASH DISCOUNTS	POLICE FIELD OPERATIONS/PATROL
		39.95	SUPPLIES		503686	350135101169	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		<u>114.87</u>								
36256	12/5/2025		153995 AMAZON CAPITAL SERVICES							
		97.49	MARKER PENS & DOOR HANGERS		503255	1K7NWN1FTCCH	1510.6229		GENERAL SUPPLIES	PW ENGINEERING & TECHNICAL
		185.72	SHOP SUPPLIES, SHOP TOOLS CMF		503256	1WJD9CNC9KQF	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		<u>283.21</u>								
36257	12/5/2025		154253 APPLE FORD APPLE VALLEY							
		396.36	POLICE VEHICLE LEASE-DEC		503281	20251201	1215.6310		RENTAL EXPENSE	POLICE DETECTIVE UNIT
		<u>396.36</u>								
36258	12/5/2025		123153 BESSE, DARRIN							
		250.00	BOOTS - D BESSE		503282	20251123	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
		<u>250.00</u>								
36259	12/5/2025		142897 BOLTON & MENK, INC.							
		89.50	REDWOOD SURVEYING THRU 10-24-2		503258	378846	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		89.50	KELLEY SURVEYING THRU 10-24-25		503258	378846	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		102.50	FINDLAY SURVEYING THRU 10-24		503258	378846	2338.6235	PR230064	CONSULTANT SERVICES	FINDLAY PARK
		205.00	WALLACE SURVEYING THRU 10-24		503258	378846	2368.6235	PR230064	CONSULTANT SERVICES	WALLACE PARK
		947.00	HAYES SURVEYING THRU 10-24-25		503258	378846	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		179.00	PRELIMINARY SURVEY		503259	378871	5505.6235	2026111D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		<u>1,612.50</u>								
36260	12/5/2025		101562 CDW GOVERNMENT INC							
		402.07	SQUAD 24 BUILD		503260	AG4VB7A	1210.6730		CAPITAL OUTLAY-TRANSPORTATION	POLICE FIELD OPERATIONS/PATROL
		<u>402.07</u>								
36261	12/5/2025		100102 COLLEGE CITY BEVERAGE							
		1,026.00	THC/CBD#1	00000114	503357	1201658	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		4,266.15	BEER#1	00000114	503358	1201658	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		312.17	TAX#1	00000114	503359	1201658	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		66.30-	CMBEER#2	00000114	503384	1201766	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		365.00	THC#2	00000114	503379	1201770	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES

CITY OF APPLE VALLEY

Council Check Register by GL
Council Check Register by Invoice & Summary

10/20/2025 -- 12/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36261	12/5/2025		100102 COLLEGE CITY BEVERAGE						Continued...	
		1,180.80	LIQ#2	00000114	503380	1201771	5055.6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		196.00	THC#2	00000114	503381	1201772	5055.6515	THC/CBD	LIQUOR #2 STOCK PURCHASES	
		6,063.20	BEER#2	00000114	503382	1201772	5055.6530	BEER	LIQUOR #2 STOCK PURCHASES	
		42.40	TAX#2	00000114	503383	1201772	5055.6540	TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES	
		3,197.45	LIQ#3	00000114	503404	1201821	5085.6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		1,353.00	THC#3	00000114	503405	1201822	5085.6515	THC/CBD	LIQUOR #3 STOCK PURCHASES	
		5,789.50	BEER#3	00000114	503406	1201822	5085.6530	BEER	LIQUOR #3 STOCK PURCHASES	
		128.35	TAX#3	00000114	503407	1201822	5085.6540	TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES	
		27.00	NTAX#3	00000114	503408	1201822	5085.6545	NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES	
		8.00-	CMBEER#1	00000114	503355	1201980	5015.6530	BEER	LIQUOR #1 STOCK PURCHASES	
		36.00-	CMBEER#1	00000114	503356	1201981	5015.6530	BEER	LIQUOR #1 STOCK PURCHASES	
		380.50	BEER#3	00000114	503403	1202126	5085.6530	BEER	LIQUOR #3 STOCK PURCHASES	
		1,340.60	BEER#1	00000114	503360	1202320	5015.6530	BEER	LIQUOR #1 STOCK PURCHASES	
		17.90-	CMLIQ#1	00000114	503366	1203848	5015.6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		11.97-	CMBEER#1	00000114	503367	1203848	5015.6530	BEER	LIQUOR #1 STOCK PURCHASES	
		1,896.85	LIQ#1	00000114	503361	1203849	5015.6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		200.00	THC/CBD#1	00000114	503362	1203850	5015.6515	THC/CBD	LIQUOR #1 STOCK PURCHASES	
		8,192.10	BEER#1	00000114	503363	1203850	5015.6530	BEER	LIQUOR #1 STOCK PURCHASES	
		300.85	TAX#1	00000114	503364	1203850	5015.6540	TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES	
		33.25	NTAX#1	00000114	503365	1203850	5015.6545	NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES	
		12.00-	CMBEER#2	00000114	503391	1203909	5055.6530	BEER	LIQUOR #2 STOCK PURCHASES	
		1,331.80	LIQ#2	00000114	503387	1203910	5055.6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		525.00	THC#2	00000114	503388	1203911	5055.6515	THC/CBD	LIQUOR #2 STOCK PURCHASES	
		3,680.30	BEER#2	00000114	503389	1203911	5055.6530	BEER	LIQUOR #2 STOCK PURCHASES	
		16.50	TAX#2	00000114	503390	1203911	5055.6540	TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES	
		920.70	LIQ#3	00000114	503410	1203982	5085.6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		1,359.40	THC#3	00000114	503411	1203983	5085.6515	THC/CBD	LIQUOR #3 STOCK PURCHASES	
		3,638.30	BEER#3	00000114	503412	1203983	5085.6530	BEER	LIQUOR #3 STOCK PURCHASES	
		230.55	TAX#3	00000114	503413	1203983	5085.6540	TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES	
		1,979.75	LIQ#1	00000114	503368	1206284	5015.6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		898.00	THC/CBD#1	00000114	503369	1206285	5015.6515	THC/CBD	LIQUOR #1 STOCK PURCHASES	
		4,792.40	BEER#1	00000114	503370	1206285	5015.6530	BEER	LIQUOR #1 STOCK PURCHASES	
		213.72	TAX#1	00000114	503371	1206285	5015.6540	TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES	
		10.50-	CMBEER#2	00000114	503395	1206357	5055.6530	BEER	LIQUOR #2 STOCK PURCHASES	
		857.80	THC#2	00000114	503392	1206358	5055.6515	THC/CBD	LIQUOR #2 STOCK PURCHASES	
		1,337.95	BEER#2	00000114	503393	1206358	5055.6530	BEER	LIQUOR #2 STOCK PURCHASES	
		42.40	TAX#2	00000114	503394	1206358	5055.6540	TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES	
		11.05-	CMBEER#3	00000114	503419	1206444	5085.6530	BEER	LIQUOR #3 STOCK PURCHASES	
		1,730.00	LIQ#3	00000114	503414	1206445	5085.6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	

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36261	12/5/2025		100102 COLLEGE CITY BEVERAGE						Continued...	
		197.40	WINE#3	00000114	503415	1206445	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		200.00	THC#3	00000114	503416	1206446	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		2,210.70	BEER#3	00000114	503417	1206446	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		119.95	TAX#3	00000114	503418	1206446	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		866.00	THC/CBD#1	00000114	503374	1207722	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		4,494.15	BEER#1	00000114	503375	1207722	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		68.80	TAX#1	00000114	503376	1207722	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		37.00	NTAX#1	00000114	503377	1207722	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		94.00	THC#2	00000114	503398	1207775	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		2,604.85	BEER#2	00000114	503399	1207775	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		26.40	TAX#2	00000114	503400	1207775	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		696.80	WINE#1	00000114	503373	1207829	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		100.80	WINE#2	00000114	503397	1207837	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1,313.70	LIQ#3	00000114	503420	1207864	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		414.00	THC#3	00000114	503421	1207865	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		5,481.35	BEER#3	00000114	503422	1207865	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		379.95	TAX#3	00000114	503423	1207865	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		64.00	NTAX#3	00000114	503424	1207865	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		149.00	BEER#1	00000114	503372	1207977	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		25.70	BEER#2	00000114	503396	1207978	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		21.20-	CMBEER#3	00000114	503402	239900075	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		18.00-	CMLIQ#3	00000114	503401	239900076	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		82.80-	CMBEER#2	00000114	503378	239900077	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		45.00-	CMBEER#3	00000114	503409	244200002	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		104.00-	CMTHC#2	00000114	503385	244200003	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		42.40-	CMBEER#2	00000114	503386	244200003	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		78,903.17								
36262	12/5/2025		100128 DAKOTA ELECTRIC ASSOCIATION							
		26.46	943 1/2 GARDENVIEW DR NOV		503292	200010052737NOV 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		134.97	SIGN VALLEYWOOD NOV		503293	200010078741NOV 25	2215.6255		UTILITIES-ELECTRIC	GOLF CLUBHOUSE BUILDING
		2,039.35	POL OPERATIONS BUILDING NOV		503294	200010150438NOV 25	1253.6255		UTILITIES-ELECTRIC	POLICE OPERATIONS GARAGE
		2,200.78								
36263	12/5/2025		101365 ECM PUBLISHERS INC							
		188.10	LEGAL AD-SCOUT LAKE AERATION		503300	1074064	1520.6239		PRINTING	NATURAL RESOURCES
		188.10	LEGAL AD-ALIMAGNET AERATION		503299	1074065	1520.6239		PRINTING	NATURAL RESOURCES

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36271	12/5/2025		135249 NORTHLAND BOND SERVICES						Continued...	
		285,000.00	PRINCIPAL 2024A PARK BONDS		500675	20251001A	3424.6910		BOND PRINCIPAL	2024A PARKS GO BOND DS EXP
		384,375.00	INTEREST 2024A PARK BONDS		500675	20251001A	3424.7015		DEBT SERVICE-INTEREST	2024A PARKS GO BOND DS EXP
		395.00	BOND PAYING AGENT FEE CIP		500360	20251001B	3417.7020		BOND PAYING AGENT FEES	2022A CIP BOND DS EXP
		168,787.50	INTEREST 2022A CIP BONDS		500360	20251001B	3417.7015		DEBT SERVICE-INTEREST	2022A CIP BOND DS EXP
		200,000.00	PRINCIPAL 2022A CIP BONDS		500360	20251001B	3417.6910		BOND PRINCIPAL	2022A CIP BOND DS EXP
		100.00	BOND PAYING AGENT FEE STORM		500360	20251001B	5532.7020		BOND PAYING AGENT FEES	2022A STORMWATER BOND DS EXP
		41,925.00	INTEREST 2022A STORM BONDS		500360	20251001B	5532.7015		DEBT SERVICE-INTEREST	2022A STORMWATER BOND DS EXP
		50,000.00	PRINCIPAL 2022A STORM BONDS		500360	20251001B	5530.2556		CURRENT PORTION LTD	2022A STORMWATER BOND DS BS
		46,341.25	INTEREST 2021A WATER REFUNDING		500676	20251001C	5305.7015		DEBT SERVICE-INTEREST	WATER MGMT/REPORT/DATA ENTRY
		430,000.00	PRINCIPAL 2021A WATER REFUND		500676	20251001C	5300.2556		CURRENT PORTION LTD	WATER & SEWER FUND BAL SHEET
		495.00	2021B CIP PAYING AGENT		500677	20251001D	3407.7020		BOND PAYING AGENT FEES	'2021B GO BOND D/S EXP
		61,350.00	INTEREST 2021B CIP		500677	20251001D	3407.7015		DEBT SERVICE-INTEREST	'2021B GO BOND D/S EXP
		255,000.00	PRINCIPAL 2021B CIP		500677	20251001D	3407.6910		BOND PRINCIPAL	'2021B GO BOND D/S EXP
		495.00	2013A PARK BOND PAY AGENT		500679	20251001E	3387.7020		BOND PAYING AGENT FEES	GO REF 2013A, \$9,000,000
		71,212.50	INTEREST 2013A PARK BOND REFUN		500679	20251001E	3387.7015		DEBT SERVICE-INTEREST	GO REF 2013A, \$9,000,000
		855,000.00	PRINCIPAL 2013A PARK BOND REFU		500679	20251001E	3387.6910		BOND PRINCIPAL	GO REF 2013A, \$9,000,000
		6,100.00	INTEREST 2015 B PARK BONDS		500678	20251001F	3397.7015		DEBT SERVICE-INTEREST	GO PARK BOND 2015B \$5,860,000
		100,000.00	PRINCIPAL 2015 B PARK BONDS		500678	20251001F	3397.6910		BOND PRINCIPAL	GO PARK BOND 2015B \$5,860,000
		206.00	2015B BONDS PARK PAYING AGENT		500678	20251001F	5505.7020		BOND PAYING AGENT FEES	STORM DRAIN MNTC/RPR/SUMPS
		289.00	2015B BONDS STORM PAY AGENT		500678	20251001F	5505.7020		BOND PAYING AGENT FEES	STORM DRAIN MNTC/RPR/SUMPS
		3,293.75	INTEREST 2015B STORM BONDS		500678	20251001F	5505.7015		DEBT SERVICE-INTEREST	STORM DRAIN MNTC/RPR/SUMPS
		200,000.00	PRINCIPAL 2015B STORM BONDS		500678	20251001F	5500.2556		CURRENT PORTION LTD	STORM DRAIN UTIL BALANCE SHEET
		3,581,085.00								
36272	12/5/2025		144815 RIHM KENWORTH							
		42.34	PARTS - KEYS #234 & #232		503346	2216260A	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		42.34								
36273	12/5/2025		102293 SKINNER, STEPHAN C							
		23.80	OCTOBER MILEAGE		503348	20251021	1700.6277		MILEAGE/AUTO ALLOWANCE	PARK & RECREATION MANAGEMENT
		23.80								
36274	12/5/2025		100524 SOUTHERN GLAZERS WINE AND SPIRITS OF MN							
		5,382.37	LIQ#1	00050756	503644	2691974	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		1,110.12	WINE#1	00050756	503662	2691975	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2,231.13	LIQ#2	00050756	503647	2691976	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		45.50-	CMLIQ#2	00050756	503648	2691976	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		468.58	WINE#2	00050756	503666	2691977	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		292.50	LIQ#3	00050756	503655	2691994	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		3,034.40	LIQ#3	00050756	503656	2691995	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES

CITY OF APPLE VALLEY

Council Check Register by GL
Council Check Register by Invoice & Summary

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36274	12/5/2025	1,817.82	WINE#3	00050756	503671	2691996	5085,6520	WINE	LIQUOR #3 STOCK PURCHASES	
		456.00	WINE#1	00050756	503663	2694709	5015,6520	WINE	LIQUOR #1 STOCK PURCHASES	
		15,246.52	LIQ#1	00050756	503645	2694710	5015,6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		1,650.82	WINE#1	00050756	503664	2694711	5015,6520	WINE	LIQUOR #1 STOCK PURCHASES	
		5,100.41	LIQ#2	00050756	503653	2694713	5055,6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		897.49	WINE#2	00050756	503667	2694714	5055,6520	WINE	LIQUOR #2 STOCK PURCHASES	
		7,891.91	LIQ#3	00050756	503658	2694736	5085,6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		4,241.56	WINE#3	00050756	503672	2694737	5085,6520	WINE	LIQUOR #3 STOCK PURCHASES	
		2,831.89	LIQ#1	00050756	503646	2697352	5015,6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		2,011.80	WINE#1	00050756	503665	2697353	5015,6520	WINE	LIQUOR #1 STOCK PURCHASES	
		2,480.76	LIQ#2	00050756	503654	2697355	5055,6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		941.96	WINE#2	00050756	503670	2697356	5055,6520	WINE	LIQUOR #2 STOCK PURCHASES	
		4,805.31	LIQ#3	00050756	503660	2697371	5085,6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		2,499.57	WINE#3	00050756	503675	2697372	5085,6520	WINE	LIQUOR #3 STOCK PURCHASES	
		216.00	WINE#3	00050756	503676	2697373	5085,6520	WINE	LIQUOR #3 STOCK PURCHASES	
		14.86-	CMWINE#1	00050756	503661	9668863	5015,6520	WINE	LIQUOR #1 STOCK PURCHASES	
		15.21-	CMLIQ#2	00050756	503649	9671524	5055,6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		12.72-	CMLIQ#2	00050756	503650	9671525	5055,6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		8.92-	CMLIQ#2	00050756	503651	9671526	5055,6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		26.44-	CMLIQ#2	00050756	503652	9671527	5055,6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		33.00-	CMLIQ#3	00050756	503657	9671529	5085,6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		12.00-	CMWINE#2	00050756	503668	9671961	5055,6520	WINE	LIQUOR #2 STOCK PURCHASES	
		240.00-	CMWINE#3	00050756	503673	9671962	5085,6520	WINE	LIQUOR #3 STOCK PURCHASES	
		8.00-	CMWINE#2	00050756	503669	9671968	5055,6520	WINE	LIQUOR #2 STOCK PURCHASES	
		72.00-	CMWINE#3	00050756	503674	9671969	5085,6520	WINE	LIQUOR #3 STOCK PURCHASES	
		236.25-	CMLIQ#3	00050756	503659	96722453	5085,6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
36275	12/5/2025	459.53	JANITORIAL OCT 25	503248	15620		2215,6240		CLEANING SERVICE/GARBAGE REMOV	GOLF CLUBHOUSE BUILDING
36276	12/5/2025	2,565.00	137344 TRAFERA LLC	503351	1001422518		1210,6730		CAPITAL OUTLAY-TRANSPORTATION	POLICE FIELD OPERATIONS/PATROL
36277	12/5/2025	122.53	100481 TRI-STATE BOBCAT INC	503352	P49004		1630,6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		122.53	PARTS - #332							
		2,565.00	SQUAD 24 BUILD							
		2,565.00								

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36278	12/5/2025		120784 ULINE						Continued...	
		369.98	EVIDENCE PROCESSING POB		503353	199114647	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		369.98								
327588	12/3/2025		109187 AA EQUIPMENT CO							
		3,784.43	COOLER PARTS		503254	17335	5025.6215		EQUIPMENT-PARTS	LIQUOR #1 OPERATIONS
		3,784.43								
327589	12/3/2025		165017 ADOLPH, KAREN							
		26.11	UB REFUND 14010 140TH CT W		503279	20251201C	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		26.11								
327590	12/3/2025		100023 ANDERSEN INC, EARL F							
		395.45	STREET SIGNAGE		503280	141443IN	2027.6810	2025109R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		82.50	HC PARK SIGNS GOODWIN PB COMPL		503257	141445IN	2347.6399	PR230036	OTHER CHARGES	JOHNNY CAKE RIDGE WEST PARK
		477.95								
327591	12/3/2025		162083 BOALS, JERRY							
		173.40	ASH TREE REBATE		503283	20251125	4933.6399	2024165G	OTHER CHARGES	EAB REMOVALS
		173.40								
327592	12/3/2025		100073 BREITUNG, CORY L							
		175.86	BOOTS - C BREITUNG		503284	20251126	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
		175.86								
327593	12/3/2025		165016 BRIGHAM, DIMITRY							
		8.37	UB REFUND 7803 GLENDA CT		503285	20251201D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		8.37								
327594	12/3/2025		100878 CHARTER COMMUNICATIONS							
		264.29	FIRE ST 2 NOV CABLE		503286	175321701NOV25	1340.6237		TELEPHONE/PAGERS	FIRE BLDG & GROUNDS MNTC
		221.31	GOLF CABLE TV NOV		503287	249679801NOV25	2215.6237		TELEPHONE/PAGERS	GOLF CLUBHOUSE BUILDING
		485.60								
327595	12/3/2025		100282 CINTAS CORPORATION							
		54.75	CARPET RUNNERS		503288	4249622681	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC
		11.27	SHOP COVERALLS		503262	4249742675	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		503262	4249742675	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		503262	4249742675	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		.74-	LIQ2 USE TAX		503290	4249742918	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.74	LIQ2 USE TAX		503290	4249742918	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS

CITY OF APPLE VALLEY

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327595	12/3/2025		100282 CINTAS CORPORATION						Continued...	
		10.80	FLOOR MATS		503290	4249742918	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		38.40	RUG SERVICE - CMF		503261	4250405184	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		11.27	SHOP COVERALLS		503289	4251393506	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		503289	4251393506	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		503289	4251393506	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		242.47								
327596	12/3/2025	18.34	113504 CINTAS FIRST AID & SAFETY		503291	5302962602	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		18.34	FIRST AID SUPPLIES							
327597	12/3/2025	1,700.00	120022 COBBLESTONE LAKE MASTER ASSOCI		503683	20251113A	5095.6310		RENTAL EXPENSE	LIQUOR #3 OPERATIONS
		3,400.00	2022-23 COBBLESTONE HOA DUES		503683	20251113A	5095.6310		RENTAL EXPENSE	LIQUOR #3 OPERATIONS
		3,400.00	23-24 COBBLESTONE HOA DUES		503683	20251113A	5095.6310		RENTAL EXPENSE	LIQUOR #3 OPERATIONS
		3,400.00	24-25 COBBLESTONE HOA DUES		503683	20251113A	5095.6310		RENTAL EXPENSE	LIQUOR #3 OPERATIONS
		3,400.00	2026 COBBLESTONE HOA DUES		503683	20251113A	5000.1560		PREPAID EXPENSES	LIQUOR BALANCE SHEET
		11,900.00								
327598	12/3/2025	76.32	100114 CUB FOODS		503263	20251124	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		76.32	APPLE CIDER, APPLE JUICE							
327599	12/3/2025	52.05	101381 DODGE OF BURNSVILLE		503264	5214624	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		52.05	PARTS - HARNESS #905							
327600	12/3/2025	33,262.17	100434 DOUGHERTY MOLENDASOLFEST HILL		503265	66112721225	1055.6231		LEGAL SERVICES	LEGAL PROSECUTING ATTORNEY
		17,156.92	CRIMINAL PROSECUTION SVC-DEC		503295	66112731225	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		50,419.09	GEN CIVIL LEGAL SVC-DEC							
327601	12/3/2025	2,750.00	102902 DUNLOP SPORTS AMERICAS		503296	8643378SOA	2220.6229		GENERAL SUPPLIES	GOLF DRIVING RANGE
		2,750.00	DRIVING RANGE BALLS							
327602	12/3/2025	79.99	156870 GALLAGHER, MARTIN		503304	20251119	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
		79.99	2 PR PANTS - M GALLAGHER							
327603	12/3/2025		165018 HALL, KEVIN							

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327603	12/3/2025		165018 HALL, KEVIN						Continued...	
		210.81	UB REFUND 13420 GULL CT		503305	20251201B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		210.81								
327604	12/3/2025		164993 HEERALALL, TIFFANY							
		204.24	REIMBURSEMENT FOR VETERANS DAY		503333	20251112	1020.6399		OTHER CHARGES	HUMAN RESOURCES
		204.24								
327605	12/3/2025		103314 INNOVATIVE OFFICE SOLUTIONS							
		15.27	MECHANICAL PENCILS		503307	IN4986129	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		15.27								
327606	12/3/2025		162305 JACOBSON, BRIAN							
		300.00	ASH TREE REBATE		503308	20251124	4933.6399	2024165G	OTHER CHARGES	EAB REMOVALS
		300.00								
327607	12/3/2025		100255 JOHNSON BROTHERS LIQUOR							
		7.33-	CMWINE#1	00000109	503532	156882	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		32.00-	CMWINE#3	00000109	503575	157303	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.91-	CMWINE#3	00000109	503576	157907	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		128.37	LIQ#2	00000109	503457	2914268	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		10.50	FREIGHT#2	00000109	503458	2914268	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,578.60	LIQ#1	00000109	503425	2921249	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		19.05	FREIGHT#1	00000109	503426	2921249	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		380.40	WINE#1	00000109	503533	2921250	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		5.08	FREIGHT#1	00000109	503534	2921250	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		726.41	LIQ#2	00000109	503459	2923787	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		7.62	FREIGHT#2	00000109	503460	2923787	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		168.00	WINE#2	00000109	503547	2923788	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	503548	2923788	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		258.20	THC#2	00000109	503461	2923789	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		11,424.15	LIQ#1	00000109	503427	2924577	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		150.28	FREIGHT#1	00000109	503428	2924577	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		387.30	THC#1	00000109	503429	2924578	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		424.41	LIQ#1	00000109	503430	2924579	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		5.93	FREIGHT#1	00000109	503431	2924579	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		364.00	WINE#1	00000109	503535	2924580	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.35	FREIGHT#1	00000109	503536	2924580	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		392.80	THC#1	00000109	503432	2924582	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		3,964.95	LIQ#1	00000109	503433	2924583	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		25.40	FREIGHT#1	00000109	503434	2924583	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES

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327607	12/3/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		414.40	LIQ#2	00000109	503462	2924584	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.08	FREIGHT#2	00000109	503463	2924584	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,335.15	LIQ#3	00000109	503495	2924585	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		8.89	FREIGHT#3	00000109	503496	2924585	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,289.60	LIQ#1	00000109	503435	2924586	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		10.16	FREIGHT#1	00000109	503436	2924586	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,842.00	LIQ#1	00000109	503437	2924587	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		25.40	FREIGHT#1	00000109	503438	2924587	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		148.00	WINE#1	00000109	503537	2924588	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		3.81	FREIGHT#1	00000109	503538	2924588	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		465.34	WINE#2	00000109	503549	2924589	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		8.89	FREIGHT#2	00000109	503550	2924589	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		80.00	WINE#3	00000109	503563	2924590	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3.81	FREIGHT#3	00000109	503564	2924590	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		468.50	LIQ#2	00000109	503464	2924591	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.29	FREIGHT#2	00000109	503465	2924591	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		713.25	LIQ#2	00000109	503466	2924592	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		7.62	FREIGHT#2	00000109	503467	2924592	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		532.00	LIQ#2	00000109	503468	2924593	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	503469	2924593	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		396.00	WINE#2	00000109	503551	2924594	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	503552	2924594	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		52.00	TAX#2	00000109	503470	2924595	5055.6540		TXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	503471	2924595	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,065.14	LIQ#3	00000109	503497	2924596	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000109	503498	2924596	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,007.15	WINE#3	00000109	503565	2924597	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.70	FREIGHT#3	00000109	503566	2924597	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		640.00	THC#3	00000109	503499	2924598	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,358.30	LIQ#3	00000109	503500	2924599	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000109	503501	2924599	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,373.66	LIQ#3	00000109	503502	2924600	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.43	FREIGHT#3	00000109	503503	2924600	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		705.75	LIQ#3	00000109	503504	2924601	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000109	503505	2924601	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		896.00	WINE#3	00000109	503567	2924602	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		20.32	FREIGHT#3	00000109	503568	2924602	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		157.50	LIQ#1	00000109	503439	2929790	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		.64	FREIGHT#1	00000109	503440	2929790	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES

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327607	12/3/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		157.50	LIQ#2	00000109	503472	2929791	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		.64	FREIGHT#2	00000109	503473	2929791	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		583.32	LIQ#3	00000109	503506	2929792	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.75	FREIGHT#3	00000109	503507	2929792	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		788.06	LIQ#1	00000109	503441	2929794	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		8.89	FREIGHT#1	00000109	503442	2929794	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,661.10	WINE#1	00000109	503539	2929795	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		33.02	FREIGHT#1	00000109	503540	2929795	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		9,810.91	LIQ#1	00000109	503443	2929796	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		81.49	FREIGHT#1	00000109	503444	2929796	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,177.50	LIQ#2	00000109	503474	2929797	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		22.86	FREIGHT#2	00000109	503475	2929797	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		5,424.60	LIQ#3	00000109	503508	2929798	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		43.18	FREIGHT#3	00000109	503509	2929798	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,807.00	LIQ#1	00000109	503445	2929799	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		17.94	FREIGHT#1	00000109	503446	2929799	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,687.00	LIQ#1	00000109	503447	2929800	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		53.34	FREIGHT#1	00000109	503448	2929800	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		5,785.35	WINE#1	00000109	503541	2929801	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		105.10	FREIGHT#1	00000109	503542	2929801	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		48.00	TAX#1	00000109	503449	2929802	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00000109	503450	2929802	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		54.00	LIQ#2	00000109	503476	2929803	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	503477	2929803	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		3,486.00	WINE#2	00000109	503553	2929804	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		54.61	FREIGHT#2	00000109	503554	2929804	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		346.50	LIQ#3	00000109	503510	2929805	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000109	503511	2929805	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		5,011.35	WINE#3	00000109	503569	2929806	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		80.01	FREIGHT#3	00000109	503570	2929806	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		80.00	LIQ#2	00000109	503478	2929807	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	503479	2929807	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		794.00	WINE#2	00000109	503555	2929808	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		8.89	FREIGHT#2	00000109	503556	2929808	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		356.85	LIQ#2	00000109	503480	2929809	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	503481	2929809	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,088.55	LIQ#2	00000109	503482	2929810	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	503483	2929810	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		265.00	LIQ#2	00000109	503484	2929811	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES

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327607	12/3/2025	2.54	100255 JOHNSON BROTHERS LIQUOR	00000109	503485	2929811	5055.6550		FREIGHT ON RESALE MDSE	
		925.11	WINE#2	00000109	503557	2929812	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		21.59	FREIGHT#2	00000109	503558	2929812	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		325.95	LIQ#3	00000109	503512	2929813	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000109	503513	2929813	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		4,677.05	WINE#3	00000109	503571	2929814	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		59.69	FREIGHT#3	00000109	503572	2929814	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		409.25	THC#3	00000109	503514	2929815	5085.6515		THC/BD	LIQUOR #3 STOCK PURCHASES
		1,722.98	LIQ#3	00000109	503515	2929816	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000109	503516	2929816	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,813.95	LIQ#3	00000109	503517	2929817	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.43	FREIGHT#3	00000109	503518	2929817	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,352.50	LIQ#3	00000109	503519	2929818	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		20.32	FREIGHT#3	00000109	503520	2929818	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,332.00	WINE#3	00000109	503573	2929819	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		17.8	FREIGHT#3	00000109	503574	2929819	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		443.20	LIQ#1	00000109	503451	2933965	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		6.35	FREIGHT#1	00000109	503452	2933965	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		3,929.05	WINE#1	00000109	503543	2933966	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		53.34	FREIGHT#1	00000109	503544	2933966	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		10.16	FREIGHT#2	00000109	503486	2933967	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#3	00000109	503577	2933968	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,315.70	LIQ#1	00000109	503453	2933969	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		7.52	FREIGHT#1	00000109	503454	2933969	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		312.00	LIQ#3	00000109	503521	2933970	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000109	503522	2933970	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		627.75	LIQ#1	00000109	503455	2933971	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		7.62	FREIGHT#1	00000109	503456	2933971	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		956.75	WINE#1	00000109	503545	2933972	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		19.37	FREIGHT#1	00000109	503546	2933972	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		108.00	LIQ#3	00000109	503523	2933973	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	503524	2933973	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		336.00	WINE#3	00000109	503578	2933974	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3.81	FREIGHT#3	00000109	503579	2933974	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		673.20	LIQ#2	00000109	503487	2933975	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.08	FREIGHT#2	00000109	503488	2933975	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		208.95	LIQ#2	00000109	503489	2933976	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.92	FREIGHT#2	00000109	503490	2933976	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,701.05	WINE#2	00000109	503559	2933977	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES

Continued...

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327607	12/3/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		31.75	FREIGHT#2	00000109	503560	2933977	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		272.00	LIQ#2	00000109	503491	2933978	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	503492	2933978	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		80.00	WINE#2	00000109	503561	2933979	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	503562	2933979	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		48.00	TAX#2	00000109	503493	2933980	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	503494	2933980	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		415.80	LIQ#3	00000109	503525	2933981	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		96.00	WINE#3	00000109	503526	2933981	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.35	FREIGHT#3	00000109	503527	2933981	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,720.80	WINE#3	00000109	503580	2933982	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		46.99	FREIGHT#3	00000109	503581	2933982	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		365.00	LIQ#3	00000109	503528	2933983	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		3.81	FREIGHT#3	00000109	503529	2933983	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		135.00	LIQ#3	00000109	503530	2933984	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	503531	2933984	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		336.00	WINE#3	00000109	503582	2933985	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.08	FREIGHT#3	00000109	503583	2933985	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		110,450.81								
327608	12/3/2025		161278 LEXISNEXIS RISK SOLUTIONS FL INC							
		840.00	ACCURINT OCT25		503309	1300202470	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
		840.00								
327609	12/3/2025		119353 MADISON NATIONAL LIFE INS CO INC							
		239.85	STD FEES DECEMBER		503277	20251126	1020.6235		CONSULTANT SERVICES	HUMAN RESOURCES
		.99	ADJUSTMENT FEES		503277	20251126	9000.2113		ACCRUED LTD	PAYROLL CLEARING BAL SHEET
		2,939.65	LTD INSURANCE DECEMBER		503277	20251126	9000.2113		ACCRUED LTD	PAYROLL CLEARING BAL SHEET
		3,180.49								
327610	12/3/2025		100294 MAIL PACK & SHIP							
		41.60	RADAR REPAIR SHIPPING		503335	167	1210.6238		POSTAGE/UPS/FEDEX	POLICE FIELD OPERATIONS/PATROL
		19.54	MAIL KRAUS-ANDERSON CONTRACTS		503334	168	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		61.14								
327611	12/3/2025		100309 MENARDS							
		61.06	HAMMER DRILL BITS		503313	2289	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		28.46	DRILL BITS		503314	2292	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		24.16	RETURN OF DRILL BITS		503315	2333	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		90.38	DRINKING FOUNTAIN REPAIR		503318	2335	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE

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327611	12/3/2025	23.94	DRINKING FOUNTAIN REPAIR	503317	2343	503316	2349	GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE	
		21.63	DRINKING FOUNTAIN REPAIR	503316	2349	503319	3116	GENERAL SUPPLIES	PARK BUILDING MAINTENANCE	
		5.98	MOUSE POISON	503319	3116		1720.6229	GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE	
327612	12/3/2025	344.04	CMF WASH BAY SOFTENER REPAIR	503336	74916		1540.6266	REPAIRS-BUILDING	CMF BUILDINGS & GROUNDS MNTC	
		344.04								
327613	12/3/2025	300.00	143898 MN BUREAU OF CRIMINAL APPREHENSION	503338	20251125A		1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
		300.00	FIN CRIMES/GYSBERS/REGCOTTAGEG							
327614	12/3/2025	106.31	165015 MYHRE, CALE	503341	20251201A		5301.4997		WATER/SEWER ACCT REFUNDS	
		106.31	UB REFUND 7616 157TH ST D						WATER & SEWER FUND REVENUE	
327615	12/3/2025		100995 NAPA AUTO PARTS							
		36.26	PARTS - # 905	503326	978137		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		2.76	PARTS - HOSE #906	503324	978275		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		44.44	PARTS - COIL #916	503321	978331		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		5.95	PARTS - REMOTE BATTERY #103	503325	978474		1400.6215	EQUIPMENT-PARTS	INSPECTIONS MANAGEMENT	
		19.10	PARTS - BULBS	503322	978550		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		4.47	PARTS - FUSES	503320	978676		1765.6215	EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE	
		4.47	PARTS - FUSES	503320	978676		1630.6215	EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE	
		4.47	PARTS - FUSES	503320	978676		1350.6215	EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE	
		4.47	PARTS - FUSES	503320	978676		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		4.47	PARTS - FUSES	503320	978676		5345.6215	EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC	
		4.49	PARTS - FUSES	503320	978676		5390.6215	EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP	
		7.99	SHOP SUPPLIES	503323	978704		1630.6229	GENERAL SUPPLIES	STREET EQUIPMENT MAINTENANCE	
		16.95	PARTS - WIPER BLADES	503328	978992		1765.6215	EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE	
		16.95	PARTS - WIPER BLADES	503328	978992		1630.6215	EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE	
		16.95	PARTS - WIPER BLADES	503328	978992		1350.6215	EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE	
		16.95	PARTS - WIPER BLADES	503328	978992		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		16.95	PARTS - WIPER BLADES	503328	978992		5345.6215	EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC	
		16.97	PARTS - WIPER BLADES	503328	978992		5390.6215	EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP	
		2.38	PARTS - FUSES	503327	979012		1630.6215	EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE	
		2.38	PARTS - FUSES	503327	979012		1350.6215	EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE	
		2.38	PARTS - FUSES	503327	979012		1210.6215	EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL	
		2.48	PARTS - FUSES	503327	979012		1765.6215	EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE	

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327615	12/3/2025		100995 NAPA AUTO PARTS						Continued...	
		2.32	PARTS - FUSES		503327	979012	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		2.38	PARTS - FUSES		503327	979012	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		259.38								
327616	12/3/2025		103094 NORTHERN ROOFING & CONSTRUCTION							
		685.00	YEARLY ROOF CLEANING - EDU BLD		503342	202572	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		685.00								
327617	12/3/2025		114052 NOVACARE REHABILITATION							
		120.00	PRE-EMPLOYMENT TESTING - TRYST		503344	849150581	1600.6235		CONSULTANT SERVICES	STREET MANAGEMENT
		120.00								
327618	12/3/2025		127905 OFFICE OF MN.IT SERVICES							
		707.65	CROWDSTRIKE MDR 10/2025		503345	25100623	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		707.65								
327619	12/3/2025		100751 PHILLIPS WINE & SPIRITS INC							
		.64	FREIGHT#2	00000106	503626	5078429	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,865.40	LIQ#1	00000106	503584	5078430	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		29.21	FREIGHT#1	00000106	503585	5078430	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,650.35	WINE#1	00000106	503620	5078431	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		31.75	FREIGHT#1	00000106	503621	5078431	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		59.20	TAX#1	00000106	503586	5078432	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00000106	503587	5078432	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		538.55	LIQ#2	00000106	503596	5078433	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.08	FREIGHT#2	00000106	503597	5078433	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,750.32	WINE#2	00000106	503627	5078434	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		48.26	FREIGHT#2	00000106	503628	5078434	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		387.00	THC#2	00000106	503598	5078435	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		1,356.50	LIQ#3	00000106	503605	5078436	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		19.05	FREIGHT#3	00000106	503606	5078436	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,938.82	WINE#3	00000106	503635	5078437	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		33.02	FREIGHT#3	00000106	503636	5078437	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		524.55	TAX#3	00000106	503607	5078438	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000106	503608	5078438	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,935.00	THC#1	00000106	503588	5079527	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		172.50	LIQ#3	00000106	503609	5082331	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		.21	FREIGHT#3	00000106	503610	5082331	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,260.00	WINE#3	00000106	503637	5082332	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		19.05	FREIGHT#3	00000106	503638	5082332	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES

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327619	12/3/2025	1,052.21	LIQ#1	00000106	503589	5082333	5015.6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		15.45	FREIGHT#1	00000106	503590	5082333	5015.6550	FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES	
		1,691.55	WINE#1	00000106	503622	5082334	5015.6520	WINE	LIQUOR #1 STOCK PURCHASES	
		49.53	FREIGHT#1	00000106	503623	5082334	5015.6550	FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES	
		354.00	TAX#1	00000106	503591	5082335	5015.6540	TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES	
		238.80	NTAX#1	00000106	503592	5082335	5015.6545	NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES	
		10.16	FREIGHT#1	00000106	503593	5082335	5015.6550	FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES	
		420.00	WINE#2	00000106	503629	5082336	5055.6520	WINE	LIQUOR #2 STOCK PURCHASES	
		6.35	FREIGHT#2	00000106	503630	5082336	5055.6550	FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES	
		374.50	LIQ#2	00000106	503599	5082337	5055.6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		6.35	FREIGHT#2	00000106	503600	5082337	5055.6550	FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES	
		512.42	WINE#2	00000106	503631	5082338	5055.6520	WINE	LIQUOR #2 STOCK PURCHASES	
		20.32	FREIGHT#2	00000106	503632	5082338	5055.6550	FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES	
		313.00	TAX#2	00000106	503601	5082339	5055.6540	TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES	
		6.99	FREIGHT#2	00000106	503602	5082339	5055.6550	FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES	
		444.15	LIQ#3	00000106	503611	5082340	5085.6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		5.08	FREIGHT#3	00000106	503612	5082340	5085.6550	FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES	
		2,030.26	WINE#3	00000106	503639	5082341	5085.6520	WINE	LIQUOR #3 STOCK PURCHASES	
		52.71	FREIGHT#3	00000106	503640	5082341	5085.6550	FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES	
		136.15	TAX#3	00000106	503613	5082342	5085.6540	TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES	
		2.54	FREIGHT#3	00000106	503614	5082342	5085.6550	FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES	
		243.00	LIQ#1	00000106	503594	5085469	5015.6510	LIQUOR	LIQUOR #1 STOCK PURCHASES	
		3.81	FREIGHT#1	00000106	503595	5085469	5015.6550	FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES	
		1,540.16	WINE#1	00000106	503624	5085470	5015.6520	WINE	LIQUOR #1 STOCK PURCHASES	
		34.29	FREIGHT#1	00000106	503625	5085470	5015.6550	FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES	
		300.00	THC#3	00000106	503615	5085471	5085.6515	THC/CBD	LIQUOR #3 STOCK PURCHASES	
		76.00	CMT THC#3	00000106	503616	5085471	5085.6515	THC/CBD	LIQUOR #3 STOCK PURCHASES	
		661.15	LIQ#2	00000106	503603	5085472	5055.6510	LIQUOR	LIQUOR #2 STOCK PURCHASES	
		8.89	FREIGHT#2	00000106	503604	5085472	5055.6550	FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES	
		862.89	WINE#2	00000106	503633	5085473	5055.6520	WINE	LIQUOR #2 STOCK PURCHASES	
		17.78	FREIGHT#2	00000106	503634	5085473	5055.6550	FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES	
		989.88	LIQ#3	00000106	503617	5085474	5085.6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		6.35	FREIGHT#3	00000106	503618	5085474	5085.6550	FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES	
		91.00	LIQ#3	00000106	503641	5085475	5085.6510	LIQUOR	LIQUOR #3 STOCK PURCHASES	
		920.00	WINE#3	00000106	503642	5085475	5085.6520	WINE	LIQUOR #3 STOCK PURCHASES	
		25.40	FREIGHT#3	00000106	503643	5085475	5085.6550	FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES	
		1,141.00	THC#3	00000106	503619	5085476	5085.6515	THC/CBD	LIQUOR #3 STOCK PURCHASES	
		29,149.28								

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327620	12/3/2025		164987 RED TEAM POLICE K9 CONSULTING & EVAL						Continued...	
		225.00	MANAGING K-9 UNITS-ZAUHAR		503687	20251106	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
		225.00	MANAGING K-9 UNITS-ENGEL		503687	20251106	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
		<u>450.00</u>								
327621	12/3/2025		132465 SAM'S CLUB DIRECT							
		31.78	SAFETY TRAINING SNACKS		503251	1929	1020.6235		CONSULTANT SERVICES	HUMAN RESOURCES
		189.21	LIFE SNACKS INVENTORY		503251	1929	7203.6398		LIFE SNACKS	CITY WELLNESS PROGRAM
		183.09	LIFE SNACKS INVENTORY		503266	202510241316	7203.6398		LIFE SNACKS	CITY WELLNESS PROGRAM
		25.94	COOKIES FOR 2026-106 OPEN H.		503267	202510291033	2027.6229		GENERAL SUPPLIES	ROAD ESCROW
		19.93	COOKIES FOR RESIDENT MEETING		503268	202511061022	2027.6229		GENERAL SUPPLIES	ROAD ESCROW
		15.98	LIFE SNACKS INVENTORY		503252	2333	7203.6398		LIFE SNACKS	CITY WELLNESS PROGRAM
		44.29	CHAFFING FUEL		503250	3684	2270.6422		GOLF-KITCHEN SUPPLIES	GOLF FOOD & BEVERAGE
		37.86	CREAMER		503249	8146	2270.6422		GOLF-KITCHEN SUPPLIES	GOLF FOOD & BEVERAGE
		47.90	BONDING TOUR MEETING SUPPLIES		503253	9930	5305.6229		GENERAL SUPPLIES	WATER MGMT/REPORT/DATA ENTRY
		<u>595.98</u>								
327622	12/3/2025		118355 SHI INTERNATIONAL CORP							
		138.00	FARGO BADGE PRINTER RIBBON		503347	B20510484	1030.6211		SMALL TOOLS & EQUIPMENT	INFORMATION TECHNOLOGY
		<u>138.00</u>								
327623	12/3/2025		100899 SPORTS LIGHTING AUTHORITY							
		4,025.00	FINAL PAY LIGHTING CONST ADMIN		503349	208	2347.6235	PR230064	CONSULTANT SERVICES	JOHNNY CAKE RIDGE WEST PARK
		<u>4,025.00</u>								
327624	12/3/2025		111161 STERICYCLE INC.							
		178.49	SHREDDING SERVICE		503350	8012683691	1250.6240		CLEANING SERVICE/GARBAGE REMOV	POLICE FACILITY
		<u>178.49</u>								
327625	12/3/2025		157211 THE STANDARD							
		361.35	BASIC LIFE INSURANCE DECEMBER		503278	20251126	9000.2117		ACCRUED LIFE INSUR-BASIC	PAYROLL CLEARING BAL SHEET
		9,557.25	SUPP/D LIFE INSURANCE DECEMBER		503278	20251126	9000.2118		ACCRUED LIFE INSUR-SUPP/DEPEND	PAYROLL CLEARING BAL SHEET
		<u>9,918.60</u>								
327626	12/3/2025		161987 WALL, DENNIS							
		86.75	ASH TREE REBATE		503354	20251125	4933.6399	2024165G	OTHER CHARGES	EAB REMOVALS
		<u>86.75</u>								
327627	12/3/2025		102748 WALTER, PAMELA K							
		296.80	CRIME PREV-P WALTER-WALKER		503688	20251007	1210.6276		SCHOOLS/CONFERENCES/EXP OTHER	POLICE FIELD OPERATIONS/PATROL
		<u>296.80</u>								

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327627	12/3/2025		102748 WALTER, PAMELA K						Continued...	
327628	12/3/2025		100363 XCEL ENERGY							
		72.51	SL ELECTRIC JCR N CR 42 NOV		503331	5100130856011NO	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						V25				
		9.40	ROUND SPKLR JCR & 159TH NOV		503332	5100139897905	1610.6255		UTILITIES-ELECTRIC	STREET/BOULEVARD REPAIR & MNTC
		118.36	SL ELECTRIC 147TH & JCR NOV		503329	5104562347NOV25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		172.37	POL GUN RANGE ELECTRIC NOV		503330	5158758142NOV25	1255.6255		UTILITIES-ELECTRIC	POLICE GUN RANGE
		372.64								
327629	12/3/2025		120156 ZOLL MEDICAL CORP							
		32.18	FIRE SALES TAX ADJUST-AED		503689	4364892	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		32.18	FIRE SALES TAX ADJUST-AED		503689	4364892	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		428.18	BATTERY, POWERHEART G5 AED		503689	4364892	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		428.18								
20251046	10/20/2025		120679 U S BANK P CARD							
		65.00	GRAND FALL TASTING AD		502926	240007752891000	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
			Supplier 153315 LOCALWINEEVENTS.COM (PCARD)							
		120.00	SUBSCRIPTION TO CANVA PRO		502833	240113452821001	1510.6280		DUES & SUBSCRIPTIONS	PW ENGINEERING & TECHNICAL
		20158152								
		30.00	CANVA NOV 2025 INVOICE		502903	240113452881001	1700.6239		PRINTING	PARK & RECREATION MANAGEMENT
			Supplier 156529 CANVA (PCARD)							
		1.37-	WATER & SEWER SALES TAX ADJ		502794	240133952800014	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/PPR
		1.37	WATER & SEWER SALES TAX ADJ		502794	240133952800014	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
		18.17	TOWER RESTORATION		502794	240133952800014	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/PPR
		1.70-	WATER & SEWER SALES TAX ADJ		502795	240133952800014	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/PPR
		1.70	WATER & SEWER SALES TAX ADJ		502795	240133952800014	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
		22.70	TOWER RESTORATION		502795	240133952800014	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/PPR
			Supplier 159167 AGASSIZ SEED & SUPPLY (PCARD)							
		1.74-	STORM-SALES TAX ADJ-PARKING		502899	2402233352880103	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL STORM DRAIN MNTC/PPR/SUMPS	
		1.74	STORM-SALES TAX ADJ-PARKING		502899	2402233352880103	5500.2330		DUE TO OTHER GOVERNMENT	STORM DRAIN UTIL BALANCE SHEET

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20251046	10/20/2025		120679 U S BANK P CARD						Continued...	
						88276095				
		19.34	PARKING FOR CONFERENCE		502899	240223352880103	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL STORM DRAIN MNTC/RPR/SUMPS	
						88276095				
		2.03-	STORM DRAIN-SALES TAX-PARKING		502907	240223352880103	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL STORM DRAIN MNTC/RPR/SUMPS	
						88488435				
		2.03	STORM DRAIN-SALES TAX-PARKING		502907	240223352880103	5500.2330		DUE TO OTHER GOVERNMENT	STORM DRAIN UTIL BALANCE SHEET
						88488435				
		22.64	PARKING FOR CONFERENCE		502907	240223352880103	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL STORM DRAIN MNTC/RPR/SUMPS	
						88488435				
			Supplier 153010 IMPARK (PCARD)							
		33.79-	SALES TAX-K9 BOARDING BERGIL		502832	240646652811001	1281.6229		GENERAL SUPPLIES	POLICE K-9
						81981540				
		33.79	SALES TAX-K9 BOARDING BERGIL		502832	240646652811001	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						81981540				
		436.79	K9 BOARDING BERGIL		502832	240646652811001	1281.6229		GENERAL SUPPLIES	POLICE K-9
						81981540				
		10.06-	SALES TAX-K-9 BOARDING		502844	240646652861000	1281.6399		OTHER CHARGES	POLICE K-9
						00529129				
		10.06	SALES TAX-K-9 BOARDING		502844	240646652861000	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						00529129				
		130.06	K-9 BOARDING		502844	240646652861000	1281.6399		OTHER CHARGES	POLICE K-9
						00529129				
			Supplier 162248 ACRES OF FUN PET RESORT (PCARD)							
		12.09	JUMP DRIVES		502780	241374652771003	1330.6210		OFFICE SUPPLIES	FIRE OPERATIONS
						65780282				
			Supplier 100577 OFFICE MAX (PCARD)							
		8.60-	ARENA 1-SALES TAX ADJ-PARTS		502792	241374652801002	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
						65191981				
		8.60	ARENA 1-SALES TAX ADJ-PARTS		502792	241374652801002	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
						65191981				
		114.45	BUILDING REPAIR PARTS		502792	241374652801002	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
						65191981				
			Supplier 148085 MENARDS (PCARD)							
		2.55-	POL SALES TAX ADJUST-TARGET		503273	241374652810014	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						86292310				
		2.55	POL SALES TAX ADJUST-TARGET		503273	241374652810014	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						86292310				
		33.00	POSTS FOR TARGETS, RANGE		503273	241374652810014	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						86292310				
			Supplier							

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120679 U S BANK P CARD

148306 TRACTOR SUPPLY CO (PCARD)

96.15	FOOD FOR TRAINING	502839	241374652825010	1200.6275	SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT
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Supplier 162446 BURGER MOES (PCARD)

9.10-	ARENA 2 SALES TAX ADJ-PARTS	502841	241374652842003	5265.6266	REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
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9.10	ARENA 2 SALES TAX ADJ-PARTS	502841	241374652842003	5200.2330	DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
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121.13	BUILDING REPAIR PARTS	502841	241374652842003	5265.6266	REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
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42.19	SEEDS FOR SUPERS REVENGE	502842	241374652853007	2205.6229	GENERAL SUPPLIES	GOLF MANAGEMENT
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75.63	HOSE	502845	241374652861002	2235.6229	GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
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.97	CABLE-SALES TAX ADJ-STAIN	502848	241374652871002	1000.2330	DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
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.97-	CABLE-SALES TAX ADJ-STAIN	502848	241374652871002	2012.6229	GENERAL SUPPLIES	CABLE TV JOINT POWERS
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12.95	STAIN/POLY FOR DAIS	502848	241374652871002	2012.6229	GENERAL SUPPLIES	CABLE TV JOINT POWERS
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12.26-	ARENA 2 SALES TAX ADJ-PAINTING	502923	241374652891002	5215.6266	REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
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12.26	ARENA 2 SALES TAX ADJ-PAINTING	502923	241374652891002	5200.2330	DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
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163.20	PAINTING SUPPLIES	502923	241374652891002	5215.6266	REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
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Supplier 148085 MENARDS (PCARD)

75.00	LTAPE-ETHAN BUNKE-SHOREVIEW	502901	241382952881762	1610.6275	SCHOOLS/CONFERENCES/EXP LOCAL STREET/BOULEVARD REPAIR & MNTC
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75.00	LTAPE-LUNDEEN-SHOREVIEW	502931	241382952901770	1610.6275	SCHOOLS/CONFERENCES/EXP LOCAL STREET/BOULEVARD REPAIR & MNTC
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Supplier 148118 U OF M CCE (PCARD)

66.51	FOOD	502831	241640752810910	2265.6420	GOLF-FOOD	GOLF KITCHEN
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41.08	OFFICE PAPER	502840	241640752830910	2205.6210	OFFICE SUPPLIES	GOLF MANAGEMENT
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19.44	GLUT DAIRY FREE CANDY T T	502905	241640752880910	1800.6229	GENERAL SUPPLIES	REC PROGRAM GENERAL
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Supplier 100463 TARGET STORES (PCARD)

			17464021			
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		6.12-	PARKS SALES TAX ADJUST		502898	242042952860035 42469092	1700.6229		GENERAL SUPPLIES	PARK & RECREATION MANAGEMENT
		6.12	PARKS SALES TAX ADJUST		502898	242042952860035 42469092	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		81.47	RIBBON CUTTING SCISSORS		502898	242042952860035 42469092	1700.6229		GENERAL SUPPLIES	PARK & RECREATION MANAGEMENT
			Supplier 145106 PAYPAL-EBAY (PCARD)							
		11.65-	POL SALES TAX ADJ-TARGETS		503274	242078552801766 00048372	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		11.65	POL SALES TAX ADJ-TARGETS		503274	242078552801766 00048372	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		169.59	STEEL TARGETS/HANGERS		503274	242078552801766 00048372	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 164828 ALHMAN CUSTOM GUN SHOP (PCARD)							
		21.87	RETIREMENT CAKE FOR KLOKONOS		502783	242263852780152 57259651	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		11.46	LIFE SNACKS INVENTORY		502801	242263852820154 00281085	1025.6399		OTHER CHARGES	EMPLOYEE RECOGNITION PARTY
		4.46	BENEFITS FAIR AND FLU/COVID VA		502801	242263852820154 00281085	7204.6399		OTHER CHARGES	GRANT-ACTIVE WORKPLACES
			Supplier 102101 WAL-MART (PCARD)							
		.32-	PRESCH SALES TAX ADJ-HAND SOAP		502784	242316852795046 01511706	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		.32	PRESCH SALES TAX ADJ-HAND SOAP		502784	242316852795046 01511706	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		4.10	HAND SOAP PRESCH PROG		502784	242316852795046 01511706	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
			Supplier 150796 ALDI (PCARD)							
		125.00	WEBSITE MANAGEMENT		502779	242390052769000 11363116	2205.6249		OTHER CONTRACTUAL SERVICES	GOLF MANAGEMENT
			Supplier 158331 TWIN CITIES GOLF ORGANIZATION (PCARD)							
		3.84-	STREETS SALES TAX ADJ-BOLTS		502802	242513852820300 48246307	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		3.84	STREETS SALES TAX ADJ-BOLTS		502802	242513852820300 48246307	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		51.04	MOWER BOLTS		502802	242513852820300 48246307	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
			Supplier 164830 MINNESOTAAG HASTINGS (PCARD)							

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148.09			FOOD FOR LEADERSHIP ACADEMY	502849	242697952875007	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL		
159.90			MAGNETIC EASELS	503275	242753952819000	5365.6210		OFFICE SUPPLIES	SEWER MGMT/REPORTS/DATA ENTRY	
159.90			MAGNETIC EASELS	503275	242753952819000	5605.6210		OFFICE SUPPLIES	CEMETERY	
239.85			3 MAGNETIC BOARDS	502799	242753952819000	1510.6229		GENERAL SUPPLIES	PW ENGINEERING & TECHNICAL	
239.85			DISPLAY BOARDS FOR OPEN HOUSE	502896	242753952879000	1015.6229		GENERAL SUPPLIES	CITY CLERK/ELECTIONS	
6.50			IT SALES TAX ADJUST-ANYTRANS	502846	243888652861381	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY	
6.50			IT SALES TAX ADJUST-ANYTRANS	502846	243888652861381	1030.6308		SOFTWARE SUBSCRIPTIONS	GENERAL FUND BALANCE SHEET	
86.48			ANYTRANS SOFTWARE	502846	243888652861381	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY	
20.30			BREAKFAST TRAVEL DAY FROM MCCO	502781	244273352767202	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING		
19.47			BREAK ROOM WATER REFILLS	502834	244273352827302	5095.6229		GENERAL SUPPLIES	LIQUOR #3 OPERATIONS	
225.48			Supplier 148071 CUB FOODS (PCARD)	502777	2444500522765006	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING		
225.48			CHIEF'S CON-DAHLSTROM-BRAINERD	502778	244450052766006	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING		
263.47			Supplier 102289 CRAIGUNS LODGE AND GOLF (PCARD)	502785	244450052795006	1275.6276		MCPA CONF-P WALTER-WALKER		
98.04			Supplier 162642 CHASEONTHELAKE (PCARD)	502788	2444500522805005	1200.6229		MEAL - LEADERSHIP ACADEMY TRNG	GENERAL SUPPLIES	POLICE MANAGEMENT
1.34-			Supplier 145421 REDS SAVOY PIZZA (PCARD)	502904	244450052890009	1800.6229		GENERAL SUPPLIES	REC PROGRAM GENERAL	
1.34			REC SALES TAX ADJUST-TRUNK TRE	502904	244450052890009	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET	

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						59147848				
		17.84	HALLOWEEN DEC TRUNK TREAT		502904	244450052890009	1800.6229		GENERAL SUPPLIES	REC PROGRAM GENERAL
						59147848				
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							
		119.33	FOOD-RENTAL MANAGER'S MEETING		503276	244450052895006	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						00666153				
			Supplier 100146 DOMINO'S PIZZA (PCARD)							
		1.22-	AVCC SALES TAX ADJ-KLEENEX		502929	244450052904002	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
						20560695				
		1.22	AVCC SALES TAX ADJ-KLEENEX		502929	244450052904002	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						20560695				
		16.20	AVCC KLEENEX		502929	244450052904002	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
						20560695				
			Supplier 149714 SAMS CLUB (PCARD)							
		139.00	TIP A COP SUPPLIES		502925	244600852880270	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						13448451				
			Supplier 164832 SPEEDPRO BURNSVILLE (PCARD)							
		20.00	CHAT GPT SUBSCRIPTION		502897	244921652871000	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
						65452144				
			Supplier 161101 CHATGPT SUBSCRIPTION (PCARD)							
		8.00	FDIC-P BOSTEL-INDIANAPOLIS		502789	244939852791550	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
						85065482				
		8.00	FDIC HOTEL-S GRASS-INDIANAPOLI		502790	244939852791550	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
						85065581				
		8.00	FDIC-K HEPNER-INDIANAPOLIS		502791	244939852791550	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
						85065722				
			Supplier 164829 CONNECTIONS HOUSING (PCARD)							
		6.48	AMAZON FRAUDULENT CHARGE		502798	246921652801055	1400.6210		OFFICE SUPPLIES	INSPECTIONS MANAGEMENT
						34102837				
			Supplier 140339 AMAZON.COM (PCARD)							
		264.10	FOOD FOR AFTER FS1 OPEN HOUSE		502797	246921652811064	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
						75005798				
			Supplier 126248 RAISING CANE'S (PCARD)							
		5.29	OIL FOR GREASE FIRE PROP		502830	246921652821072	1310.6229		GENERAL SUPPLIES	FIRE TRAINING
						19162548				
			Supplier 150416 FRESH THYME MARKET (PCARD)							
		404.79	FOOD AFTER FS2 OPEN HOUSE STFF		502837	246921652821074	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
						41699432				
			Supplier 126248 RAISING CANE'S (PCARD)							

10/20/2025 -- 12/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
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20251046 10/20/2025

120679 U S BANK P CARD

329.40	ASH TREE REPLACEMENT SUPPLIES	502836	246921652821077	4933,6249	OTHER CONTRACTUAL SERVICES	EAB REMOVALS
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Supplier 162925 PLANTRA INC (PCARD)

274.22	FOOD FOR AFTER FS3 OPEN HOUSE	502835	246921652831084	1320,6229	GENERAL SUPPLIES	FIRE PREVENTION
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Supplier 126248 RAISING CANES (PCARD)

359.82	ASH REPLACEMENT MATERIALS	502850	246921652861015	4933,6249	OTHER CONTRACTUAL SERVICES	EAB REMOVALS
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Supplier 162925 PLANTRA INC (PCARD)

50.00	LIQUOR STORE ASSUMED NAME REG	502786	247170552807328	5005,6399	OTHER CHARGES	LIQUOR GENERAL OPERATIONS
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Supplier 149995 SECRETARY OF STATE (PCARD)

250.00	LPHE-R LICENSE	502796	247170552811228	5095,6280	DUES & SUBSCRIPTIONS	LIQUOR #3 OPERATIONS
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250.00	LPHE-R LICENSE	502796	247170552811228	5065,6280	DUES & SUBSCRIPTIONS	LIQUOR #2 OPERATIONS
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250.00	LPHE-R LICENSE	502796	247170552811228	5025,6280	DUES & SUBSCRIPTIONS	LIQUOR #1 OPERATIONS
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5.37	LPHE-R LICENSE FEE	502793	247170552811228	5065,6280	DUES & SUBSCRIPTIONS	LIQUOR #2 OPERATIONS
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5.38	LPHE-R LICENSE FEE	502793	247170552811228	5095,6280	DUES & SUBSCRIPTIONS	LIQUOR #3 OPERATIONS
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5.38	LPHE-R LICENSE FEE	502793	247170552811228	5025,6280	DUES & SUBSCRIPTIONS	LIQUOR #1 OPERATIONS
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Supplier 164831 MN OCM (PCARD)

99.13	FOOD FOR TRAINING	502838	247170552832628	1200,6275	SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
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Supplier 161331 COSETTAS (PCARD)

388.96	CONF-NATE ROSA-WHEELING WV	502843	247170552868728	1705,6276	SCHOOLS/CONFERENCES/EXP OTHERPARK & RECREATION MGMT TRAING	
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Supplier 123029 DELTA AIR (PCARD)

585.00	MPCA-Z NELSON-BLOOMINGTON	502852	247170552877328	5370,6275	SCHOOLS/CONFERENCES/EXP LOCAL SEWER TRAINING/SCHOOL/MEETINGS	
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MPCA SA-Z NELSON-BLOOMINGTON

12.58	MPCA SA-Z NELSON-BLOOMINGTON	502851	247170552877328	5370,6275	SCHOOLS/CONFERENCES/EXP LOCAL SEWER TRAINING/SCHOOL/MEETINGS	
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Supplier 149083 MN POLLUTION CONTROL AGENCY (PCARD)

102.00	CPA LICENSE RENEWAL-BOSLEY	502902	247170552891528	1035,6280	DUES & SUBSCRIPTIONS	FINANCE
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Supplier 161118 BOARD OF ACCOUNTANCY (PCARD)

93060714

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20251046	10/20/2025		120679 U S BANK P CARD						Continued...	
		75.00	STGEORGE DMT RECERTIFICATION		502930	247170552892928 99949195	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
			Supplier 150045 BCA TRAINING EDUCATION (PCARD)							
		186.83	MOCIC-D GYSBERS-BRAINERD		502924	247554252897328 93120549	1200.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE MANAGEMENT	
			Supplier 150798 MADDENS GULL LAKE (PCARD)							
		19.03	GRAND FALL TASTING BOOST AD		502928	247933852890003 12715210	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
			Supplier 148619 FACEBOOK INC (PCARD)							
		125.35	APWA-MATT SAAM-PRIOR LAKE		502927	247933852890012 20808071	5305.6275		SCHOOLS/CONFERENCES/EXP LOCAL WATER MGMT/REPORT/DATA ENTRY	
		126.00	APWA-MATT SAAM-PRIOR LAKE		502927	247933852890012 20808071	5365.6275		SCHOOLS/CONFERENCES/EXP LOCAL SEWER MGMT/REPORTS/DATA ENTRY	
		126.00	APWA-MATT SAAM-PRIOR LAKE		502927	247933852890012 20808071	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL STORM DRAIN MNTC/RPR/SUMPS	
			Supplier 158418 APWA (PCARD)							
		30.00	ONLINE WEBINAR-TERRI DILL		502906	248019752885158 95011058	1100.6275		SCHOOLS/CONFERENCES/EXP LOCAL DEV MANAGEMENT	
			Supplier 155887 LEAGUE OF MN CITIES (PCARD)							
		6.93-	POL SALES TAX ADJ-IFAK FOR SRO		503272	249416652802180 56038491	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		6.93	POL SALES TAX ADJ-IFAK FOR SRO		503272	249416652802180 56038491	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		107.72	IFAK FOR SRO		503272	249416652802180 56038491	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 150173 N AMERICAN RESCUE PRODUCT (PCARD)							
		491.00	ONLINE ADVERT JULY/AUG		502787	249416852802180 54081731	2205.6239		PRINTING	GOLF MANAGEMENT
			Supplier 148969 HIBU INC (PCARD)							
		24.50	GAS FOR POOL CAR		502776	249430052763000 99319808	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
		23.73	GAS FOR FORT MCCOY TRAINING		502775	249430052763000 99320053	1200.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE MANAGEMENT	
		28.86	FUEL - FORT MCCOY		503271	249430052773007 98304506	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
		6.07	FUEL FOR 4995 PUMP		502782	249430052783014 28621250	1330.6212		MOTOR FUELS/OILS	FIRE OPERATIONS
		1.46-	FIRE PREV-SALES TAX-LIGHTERS		502829	249430052823040 56622966	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20251046	10/20/2025		120679 U S BANK P CARD						Continued...	
		1.46	FIRE PREV-SALES TAX-LIGHTERS		502829	249430052823040	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						56622966				
		19.44	PUB ED-LIGHTERS		502829	249430052823040	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
						56622966				
		58.00	NON OXY FUEL		502847	249430052873073	1600.6212		MOTOR FUELS/OILS	STREET MANAGEMENT
						55485618				
		1,558.58	ASH REPLACEMENT MATERIALS		502900	24998952879000	4933.6249		OTHER CONTRACTUAL SERVICES	EAB REMOVALS
			Supplier 103023 KWIK TRIP INC (PCARD)							
						12819471				
			Supplier 163677 DEWITT COMPANY (PCARD)							
		635.00-	NLC CITY SUMMIT REFUND-LAWELL		502800	741988052815403	1010.6276		SCHOOLS/CONFERENCES/EXP OTHERADMINISTRATION	
						35430934				
			Supplier 162851 NATIONAL LE (PCARD)							
		10,823.20								
20251124	11/21/2025		148015 VOYA							
		590.00	MNDGP-ROTH 457 CONTRIBUTIONS		502688	111925846178	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		4,490.00	MNDGP-457 CONTRIBUTIONS		502688	111925846178	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		5,080.00								
20251125	11/21/2025		148689 VOYA (HCSP)							
		441.39	SERGEANT HCSP FUNDING-GROSS WA		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		896.29	AFCOME HCSP FUNDING-GROSS WAGE		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,429.79	ADMIN HCSP FUNDING-GROSS WAGES		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,595.21	SCH 2 HCSP FUNDING-GROSS WAGES		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,944.12	SCH 1 HCSP FUNDING-GROSS WAGES		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,097.22	POLICE HCSP FUNDING-GROSS WAGE		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,565.93	HCSP FUNDING-ANN LV/COMP		502689	111925846179	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		11,969.95								
20251126	11/24/2025		102664 US BANK							
		13,021.05	EMPLOYEE MEDICARE		502686	111925846176	9000.2111		ACCURED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		13,021.05	CITY SHARE MEDICARE		502686	111925846176	9000.2111		ACCURED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		35,783.13	EMPLOYEE FICA		502686	111925846176	9000.2111		ACCURED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		35,783.13	CITY SHARE FICA		502686	111925846176	9000.2111		ACCURED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		86,452.00	FEDERAL TAXES PR		502686	111925846176	9000.2111		ACCURED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		184,060.36								
20251127	11/21/2025		101238 MINNESOTA CHILD SUPPORT PAYMEN							
		460.00	CHILD SUPPORT DEDUCTIONS		502685	111925846175	9000.2120		ACCURED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20251127	11/21/2025		101238 MINNESOTA CHILD SUPPORT PAYMEN						Continued...	
		460.00								
20251128	11/21/2025		164645 ND CHILD SUPPORT DIVISION							
		306.60	CHILD SUPPORT DEDUCTIONS		502681	1119258461712	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		306.60								
20251129	11/24/2025		100657 MN DEPT OF REVENUE							
		39,304.23	STATE TAX WITHHOLDING		502684	111925846174	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		39,304.23								
20251130	11/24/2025		100392 PUBLIC EMPLOYEES RETIREMENT AS							
		76,685.31	EMPLOYEE SHARE PERA		502683	111925846173	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		101,610.71	CITY SHARE PERA		502683	111925846173	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		178,296.02								
20251131	11/21/2025		157977 WEX HEALTH INC							
		11,644.47	HSA EMPLOYEE FUNDING		502680	1119258461711	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		11,644.47								
20251132	11/10/2025		157977 WEX HEALTH INC							
		423.09	FLEX SPENDING DAYCARE 2025		503270	20251110	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		756.34	FLEX SPENDING MEDICAL 2025		503270	20251110	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		1,179.43								
20251133	11/21/2025		100009 AFSCME COUNCIL #5							
		1,376.78	UNION DUES		501752	110525857521	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,376.78	UNION DUES		502678	111925846171	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,753.56								
20251134	11/21/2025		151440 VANTAGEPOINT TRANSFER AGENTS							
		7,670.95	ROTH 457-PLAN #301171-FIRE TOO		502679	1119258461710	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		7,670.95								
20251135	11/21/2025		100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT							
		24,709.07	ICMA-PLAN #301171-FIRE TOO		502682	111925846172	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		24,709.07								
20251136	11/21/2025		126459 VANTAGEPOINT TRANSFER AGENTS - ROTH							
		2,541.23	ROTH IRA-PLAN #705481		502687	111925846177	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,541.23								

CITY OF APPLE VALLEY

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Business Unit

Continued...

INSURANCE CLAIMS
CONSULTANT SERVICES

CONSULTANT SERVICES
CONSULTANT SERVICES

Account No

Subledger

Account Description

Inv No

Doc No

PO #

Supplier / Explanation

Amount

Check # Date

20251136 11/21/2025

157977 WEX HEALTH INC

503678 2259834IN
503678 2259834IN

BENEFITS SOLUTION
HSA MONTHLY

322.50
343.75

20251137 11/25/2025

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

20251138 11/10/2025

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

20251139 11/17/2025

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

20251140 11/24/2025

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

20251141 11/25/2025

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

157977 WEX HEALTH INC

503678 2259834IN

BENEFITS SOLUTION

322.50
2,655.21

PAYROLL CLEARING BAL SHEET

ACCURED HSA/HRA BENEFIT

9000.2125

503269 20251201

HSA EMPLOYER FUNDING

184.17
184.17

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

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<u>Company</u>	<u>Amount</u>
01000 GENERAL FUND	75,268.36
02010 CABLE TV RESERVE FUND	11.98
02025 ROAD ESCROW FUND	441.32
02090 PARTNERS IN EDUCATION	1,685.00
02200 VALLEYWOOD GOLF FUND	9,218.28
02300 PARKS REFERENDUM FUND	6,803.00
03385 GO REF BOND 2013A, \$9,000,000	926,707.50
03395 GO PARK BOND 2015B, \$5,860,000	106,100.00
03405 2021B GO BOND D/S	316,845.00
03415 2022A GO BOND CIP D/S	369,182.50
03420 2024A GO BOND D/S	1,090,095.00
04430 2024A CAPITAL PROJECT CIP FUND	369.98
04930 FUTURE CAPITAL PROJECTS	3,107.95
05000 LIQUOR FUND	300,002.04
05200 ARENA FUND	3,563.90
05300 WATER & SEWER FUND	478,391.09
05500 STORM DRAINAGE UTILITY FUND	204,443.40
05530 2022A STORMWATER BOND DS	92,025.00
05600 CEMETERY FUND LEVEL PROGRAM	159.90
05800 STREET LIGHT UTIL FUND	217.33
07100 INSURANCE TRUST DENTAL FUND	13,341.66
07200 RISK MANAGEMENT/INSURANCE FUND	1,058.99
07400 VERF-POLICE	6,438.51
09000 PAYROLL CLEARING FUND	799,448.78
Report Totals	4,804,926.47

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11/3/2025 -- 12/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36279	12/12/2025		145130 1 CLEAN CONSCIENCE							
		1,000.00	CLEANING SVCS - EDU BLDG AUG		504202	11NOV25	2092.6240		CLEANING SERVICE/GARBAGE	EDUCATION BUILDING FUND
		<u>1,000.00</u>								
36280	12/12/2025		100101 ACE HARDWARE							
		6.99-	DISCOUNT		504200	350130101189	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		69.99	CO/GAS ALARM		504200	350130101189	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		3.01-	DISCOUNT		504201	350130101190	1350.6333		GENERAL-CASH DISCOUNTS	FIRE VEHICLE MAINTENANCE
		30.14	FASTENERS FOR 4987		504201	350130101190	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		1.69-	DISCOUNT		504203	350139101203	1610.6333		GENERAL-CASH DISCOUNTS	STREET/BOULEVARD REPAIR & MNTC
		16.99	MOWER FILTER REPLACEMENT		504203	350139101203	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		.79-	DISCOUNT		504204	350139101230	1610.6333		GENERAL-CASH DISCOUNTS	STREET/BOULEVARD REPAIR & MNTC
		7.98	TORO MOWER KNOB		504204	350139101230	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		<u>112.62</u>								
36281	12/12/2025		153995 AMAZON CAPITAL SERVICES							
		31.34	QUARRY POINT CONCESSION LIGHTS		503711	11MFMDTYJX3J	1730.6266		REPAIRS-BUILDING	PARK BUILDING MAINTENANCE
		238.65	TEEN CENTER LIGHT REPAIR		503712	11PLJKQWLRXM	1730.6266		REPAIRS-BUILDING	PARK BUILDING MAINTENANCE
		176.53	USB-C CABLES, CHARGERS, KEYBOX		503830	1DKFTPKH6GW7	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		158.76	RIFLE LIGHT, SQUAD 946		504198	1JKCF9XDDH43	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
		510.62	SHOP SUPPLIES, SHOP TOOLS CMF		503721	1JQ4R6WXN7FK	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		95.48	MILWAUKEE BATTERIES		503710	1P1XVMWQMQLM	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		49.28-	REFUND-RED/GREEN FLAIR PENS		503931	1Q9XHDC14XGK	1510.6229		GENERAL SUPPLIES	PW ENGINEERING & TECHNICAL
		126.34	SNOW SHOVEL		503920	1QN4CHFJFY44	1060.6211		SMALL TOOLS & EQUIPMENT	MUNICIPAL BLDG & GROUNDS MNTC
		415.86	PRODUCTS FOR GRINDING		503786	1RNHKY4R3PLR	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		94.76	EAR PLUGS		503714	1TQDQHRN6WWK	2230.6229		GENERAL SUPPLIES	GOLF SHOP BUILDING MAINTENANCE
		24.99	SENIOR CRAFT SUPPLIES		503785	1V6RVKVXCIGHN	1920.6229		GENERAL SUPPLIES	SENIOR CENTER
		45.59	REPLACEMENT MILWAUKEE BATTERY		503919	1VNJC79F4QGG	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		9.99	DRYER DOOR STRICK		503918	1VV1W1QQDMWL	1253.6229		GENERAL SUPPLIES	POLICE OPERATIONS GARAGE
		67.67	PENETRATING OIL		503789	1W1G9W73LMCW	1530.6229	2025	GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		140.24	DRY ERASE WHITE BOARD		503917	1WFKKRQMFWLF	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		149.33	SHOP SUPPLIES, SHOP TOOLS CMF		503788	1WNHGLKQ4KGY	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		257.53	SHOP SUPPLIES, SHOP TOOLS CMF		503787	1XMWDTTV7JK	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		<u>2,494.40</u>								
36282	12/12/2025		112221 AMERICAN ENGINEERING TESTING INC							
		3,749.50	GROUND RADAR UTILT 147TH		503722	PJ1080384	4732.6235	2019106R	CONSULTANT SERVICES	TIF#1 CAPITAL PROJECTS
		<u>3,749.50</u>								
36283	12/12/2025		154253 APPLE FORD APPLE VALLEY							
		194.00	PARTS - WATER PUMP #910		503790	736780	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL

CITY OF APPLE VALLEY
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36283	12/12/2025		154253 APPLE FORD APPLE VALLEY						Continued...	
		194.00								
36284	12/12/2025		101559 BARR ENGINEERING COMPANY							
		61,603.20	AV ADDITIONS DESIGN OCT		503723	23191551014	5505.6235	2026107D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		61,603.20								
36285	12/12/2025		155342 BARREL THEORY BEER CO							
		308.00	BEER#3	00052690	504035	7405	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		506.00	BEER#3	00052690	504036	7440	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		288.00	BEER#3	00052690	504037	7489	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,102.00								
36286	12/12/2025		100709 BATTERIES PLUS BULBS							
		499.90	BATTERIES		503932	P87280562	1900.6399		OTHER CHARGES	AV COMMUNITY CENTER
		27.60	D BATTERIES - 12PK (2)		503831	P87322909	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		527.50								
36287	12/12/2025		100054 BAUER BUILT INC							
		323.70	TIRE REPAIR - #303		503791	518036567	1630.6216		VEHICLES-TIRES/BATTERIES	STREET EQUIPMENT MAINTENANCE
		323.70								
36288	12/12/2025		100064 BITUMINOUS ROADWAYS, INC.							
		1,401.25	CHAPARRAL RESTORATION		503794	20251031	2330.6735	PR230041	CAPITAL OUTLAY-OTHER IMPROVEME	CHAPARRAL PARK
		1,425.00	GREENLEAF N RESTORATION		503794	20251031	2341.6735	PR230041	CAPITAL OUTLAY-OTHER IMPROVEME	GREENLEAF PARK
		2,896.00	APPLE PONDS BBALL COURT		503794	20251031	2323.6735	PR230021	CAPITAL OUTLAY-OTHER IMPROVEME	APPLE PONDS PARK
		3,087.50	GREENLEAF N CONCRETE FOR BIFF		503794	20251031	2341.6735	PR230039	CAPITAL OUTLAY-OTHER IMPROVEME	GREENLEAF PARK
		5,690.50	CARROLLWOOD PLAYGR LEVELING		503794	20251031	2327.6735	PR230043	CAPITAL OUTLAY-OTHER IMPROVEME	CARROLLWOOD PARK
		5,937.50	CHAPARRAL GRADING		503794	20251031	2330.6735	PR230043	CAPITAL OUTLAY-OTHER IMPROVEME	CHAPARRAL PARK
		6,175.00	CEDAR ISLE BBALL HOOP		503794	20251031	2328.6735	PR230032	CAPITAL OUTLAY-OTHER IMPROVEME	CEDAR ISLES PARK
		6,175.00	GREENLEAF N BBALL HOOP		503794	20251031	2341.6740	PR230032	CAPITAL OUTLAY-MACH/EQUIP/OTHE	GREENLEAF PARK
		7,768.53	CEDAR ISLE BBALL COURT		503794	20251031	2328.6735	PR230021	CAPITAL OUTLAY-OTHER IMPROVEME	CEDAR ISLES PARK
		9,210.36	CEDAR ISLE TRAILS		503794	20251031	2328.6735	PR230040	CAPITAL OUTLAY-OTHER IMPROVEME	CEDAR ISLES PARK
		17,011.25	CEDAR ISLE RESTORATION		503794	20251031	2328.6735	PR230041	CAPITAL OUTLAY-OTHER IMPROVEME	CEDAR ISLES PARK
		17,337.50	GREENLEAF N GRADING		503794	20251031	2341.6735	PR230043	CAPITAL OUTLAY-OTHER IMPROVEME	GREENLEAF PARK
		23,256.76	APPLE PONDS TRAILS		503794	20251031	2323.6735	PR230040	CAPITAL OUTLAY-OTHER IMPROVEME	APPLE PONDS PARK
		42,857.26	GREENLEAF N TRAILS		503794	20251031	2341.6735	PR230040	CAPITAL OUTLAY-OTHER IMPROVEME	GREENLEAF PARK
		150,229.41								
36289	12/12/2025		142897 BOLTON & MENK, INC.							
		696.00	ADMIN AV UTILITY 9/27-10/24		503733	378854	5505.6235	2024102D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS

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36289	12/12/2025		142897 BOLTON & MENK, INC.						Continued...	
		3,469.00	ADMIN - STAKING 9/27-10/24		503724	378855	2027.6235	2025101R	CONSULTANT SERVICES	ROAD ESCROW
		410.00	RECORD DRAWINGS 9/27-10/24		503725	378856	2027.6235	2025105R	CONSULTANT SERVICES	ROAD ESCROW
		8,055.00	FINAL DESIGN		503726	378858	2027.6235	2026101G	CONSULTANT SERVICES	ROAD ESCROW
		38,881.00	FINAL DESIGN AV ADD 9/27-10/24		503727	378860	2027.6235	2026106R	CONSULTANT SERVICES	ROAD ESCROW
		6,137.00	FINAL DESIGN CV 9/27-10/24		503728	378866	2027.6235	2025109R	CONSULTANT SERVICES	ROAD ESCROW
		20,349.90	FINAL DESIGN CV ST 9/27-10/24		503729	378867	2027.6235	2026109R	CONSULTANT SERVICES	ROAD ESCROW
		1,111.00	ADMIN 9/27-10/24		503730	378869	5505.6235	2023133D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		17,270.50	ROW INSPECT 9/27-10/24		503731	378872	1510.6235	2025149G	CONSULTANT SERVICES	PW ENGINEERING & TECHNICAL
		626.50	FINAL DESIGN 10/24		503732	378874	4502.6235	2026112S	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED
		97,005.90								
36290	12/12/2025		100296 BREAKTHRU BEVERAGE MIN - BEER							
		227.30	BEER#2	00000105	504155	123650503	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		32.30-	CMBEER#3	00000105	504185	123977309	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		9,471.55	BEER#2	00000105	504156	124095592	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		2,943.95	BEER#2	00000105	504158	124204342	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		6,598.00	BEER#1	00000105	504138	124231518	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		531.25	TAX#1	00000105	504139	124231519	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		804.38	LIQ#1	00000105	504140	124231520	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		105.60	BEER#3	00000105	504180	124234663	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		3,350.95	BEER#3	00000105	504181	124234664	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		88.40	TAX#3	00000105	504182	124234665	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		10,986.20	BEER#2	00000105	504162	124311028	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		100.45	TAX#2	00000105	504163	124311029	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		16,140.22	BEER#1	00000105	504145	124342528	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		11,463.20	BEER#3	00000105	504186	124343873	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		387.05	TAX#3	00000105	504187	124343874	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		450.00	LIQ#3	00000105	504188	124343875	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		318.22	LIQ#1	00000105	504147	124346113	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		227.40	TAX#1	00000105	504146	12436112	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		3,538.95	BEER#2	00000105	504169	124429551	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		9,286.00	BEER#3	00000105	504190	124451626	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		439.00	TAX#3	00000105	504191	124451627	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		17,410.90	BEER#1	00000105	504151	124453037	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		189.60	TAX#1	00000105	504152	124453038	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		272.76	LIQ#1	00000105	504153	124454539	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		8,693.70	BEER#2	00000105	504173	124529166	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		333.60	TAX#2	00000105	504174	124529167	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		272.76	LIQ#2	00000105	504175	124529168	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		9,848.35	BEER#3	00000105	504192	124555760	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES

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36290	12/12/2025		100296 BREAKTHRU BEVERAGE MIN - BEER						Continued...	
		348.40	TAX#3	00000105	504193	124555761	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		77.50-	CMBEER#3	00000105	504177	414121447	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		85.25-	CMBEER#1	00000105	504137	414121449	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		56.00-	CMBEER#1	00000105	504136	414121679	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		24.00-	CMBEER#2	00000105	504170	41412353	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		55.05-	CMBEER#2	00000105	504157	414146370	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		7.20-	CMTAX#3	00000105	504178	414158313	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		6.92-	CMBEER#3	00000105	504179	414158314	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		81.60-	CMBEER#3	00000105	504183	414168705	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		43.48-	CMLIQ#1	00000105	504141	414168710	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		58.80-	CMBEER#3	00000105	504184	414171157	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		12.40-	CMBEER#2	00000105	504159	414171159	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		5.30-	CMBEER#2	00000105	504160	414171160	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		8.85-	CMBEER#2	00000105	504161	414171161	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		43.15-	CMBEER#1	00000105	504142	414171162	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		5.30-	CMBEER#1	00000105	504143	414171163	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		39.20-	CMBEER#2	00000105	504164	414190324	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		7.20-	CMBEER#2	00000105	504165	414190325	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		34.58-	CMBEER#2	00000105	504166	414190326	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		153.60-	CMBEER#3	00000105	504189	414192146	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		39.20-	CMBEER#1	00000105	504144	414192152	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		24.30-	CMBEER#1	00000105	504148	414192153	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		5.38-	CMBEER#1	00000105	504149	414192154	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		5.67-	CMBEER#1	00000105	504150	414192155	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		26.40-	CMBEER#2	00000105	504167	414193672	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		24.25-	CMBEER#2	00000105	504168	414193673	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		51.20-	CMBEER#2	00000105	504171	414212354	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		25.60-	CMBEER#2	00000105	504172	414212355	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		13.85-	CMBEER#1	00000105	504154	414222509	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		5.30-	CMBEER#2	00000105	504176	414237074	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		335.60-	CMBEER#3	00000105	504194	414241928	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		113,433.71								
36291	12/12/2025		121014 BUCKEYE CLEANING CENTER							
		558.32	FLOOR CLEANING NOV		504195	90718361	5210.6214		CHEMICALS	ARENA 1 BUILDING MAINTENANCE
		558.32								
36292	12/12/2025		156829 CARRS TREE SERVICE, INC							
		24,585.65	ASH TREE STUMP REMOVAL - FINAL		503734	20251112	4933.6249	2025115G	OTHER CONTRACTUAL SERVICES	EAB REMOVALS
		158,034.18	ASH TREE STUMP REMOVAL - FINAL		503734	20251112	4933.6249	2025115G	OTHER CONTRACTUAL SERVICES	EAB REMOVALS

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36292	12/12/2025		156829 CARRS TREE SERVICE, INC						Continued...	
		182,619.83								
36293	12/12/2025		143314 CLEAR RIVER BEVERAGE							
		258.00	BEER#1	00051160	504043	829609	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		349.25	THC#3	00051160	504044	832655	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		162.00	BEER#3	00051160	504045	832655	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,000.80	BEER#3	00051160	504046	834678	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		857.04	THC#1	00051160	504040	835676	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		545.50	BEER#1	00051160	504041	835676	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		544.17	BEER#3	00051160	504047	835926	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		34.00	THC#3	00051160	504048	835926	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		49.00-	CMBEER#1	00051160	504039	836190	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		685.00	THC#3	00051160	504049	836720	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		343.00	BEER#3	00051160	504050	836720	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		37.00-	CMBEER#3	00051160	504051	836886	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		550.00	BEER#1	00051160	504042	837720	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		5,242.76								
36294	12/12/2025		151767 CONFLUENCE							
		24,510.56	DESIGN RW THRU 11-20-25		503935	33384	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		8,250.00	DESIGN HAYES THRU 11-20-25		503934	33385	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		14,402.50	DESIGN KELLY THRU 11-20-25		503933	33404	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		47,163.06								
36295	12/12/2025		122849 DAKOTA 911							
		3,770.00	DAKOTA 911-CAPITAL PROJ-DEC		503938	AR0000001272	1200.6249		OTHER CONTRACTUAL SERVICES	POLICE MANAGEMENT
		80,407.00	DAKOTA 911 FEE-DEC		503938	AR0000001272	1200.6249		OTHER CONTRACTUAL SERVICES	POLICE MANAGEMENT
		84,177.00								
36296	12/12/2025		100128 DAKOTA ELECTRIC ASSOCIATION							
		84.84	SIGNAL 140TH/GARDENVIEW NOV		504011	200003037769NOV 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		61.55	SIGNAL 140TH/HAYES NOV		504008	200003037777NOV 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		19.62	GARDENVIEW DR PK SHELTER NOV		504009	200004331096NOV 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		18.72	15763 HEYWOOD CT NOV		504010	200010053463NOV 25	1210.6255		UTILITIES-ELECTRIC	POLICE FIELD OPERATIONS/PATROL
		20.15	LIGHTING ON HAYES CAMPUS NOV		504014	200010147929NOV 25	5205.6255		UTILITIES-ELECTRIC	ARENA 1 MANAGEMENT

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36296	12/12/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		21.55	LIGHTING ON HAYES CAMPUS OCT		504013	200010147929OCT 25A	5205.6255		UTILITIES-ELECTRIC	ARENA 1 MANAGEMENT
		<u>226.43</u>								
36297	12/12/2025		154565 DAKOTA SUPPLY GROUP							
		8,345.77	REPLACEMENT HYDRANT & PARTS		503798	S105204840001	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		<u>8,345.77</u>								
36298	12/12/2025		159121 DANGEROUS MAN BREWING CO							
		184.00	BEER#1	00053200	504052	7561	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		685.00	BEER#3	00053200	504055	7562	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		218.00	BEER#1	00053200	504053	7651	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		224.00	BEER#1	00053200	504054	7687	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		<u>1,311.00</u>								
36299	12/12/2025		101365 ECM PUBLISHERS INC							
		237.60	PH- 2026 LIQUOR RENEWALS		503940	1074862	1015.6239		PRINTING	CITY CLERK/ELECTIONS
		<u>237.60</u>								
36300	12/12/2025		157586 EMERGENCY TECHNICAL DECON							
		1,723.95	TURNOUT GEAR REPAIR (7 SETS)		503942	954	1330.6265		REPAIRS-EQUIPMENT	FIRE OPERATIONS
		<u>1,723.95</u>								
36301	12/12/2025		144557 EXECUTIVE OUTDOOR SERVICES LLC							
		2,600.00	FALL CLEAN UP CEMETERY		503740	3131	5605.6249		OTHER CONTRACTUAL SERVICES	CEMETERY
		<u>2,600.00</u>								
36302	12/12/2025		100157 FACTORY MOTOR PARTS CO							
		84.30	PARTS-WATER PUMP COVER #910		503801	111284465	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		66.12	PARTS - WIPER BLADES		503800	111287519	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		<u>150.42</u>								
36303	12/12/2025		100420 FISCHER MINING, LLC							
		567.15	MORTAR SAND 21.94 TON		503943	182037	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		<u>567.15</u>								
36304	12/12/2025		113505 FRONTIER PRECISION INC							
		500.00	LATHE FOR SNOW ROUTES		503743	INV338256	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		<u>500.00</u>								

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36305	12/12/2025		161157 GLOBAL RESERVE LLC						Continued...	
		288.00	THC/CBD#2	00053020	504064	21183	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		584.00	THC#3	00053020	504065	21258	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		400.00	THC/CBD#2	00053020	504063	21456	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		376.65	THC/CBD#1	00053020	504061	21565	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,004.00	THC/CBD#1	00053020	504060	21741	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		253.28	THC/CBD#2	00053020	504062	21743	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		2,905.93								
36306	12/12/2025		101090 GRENDahl, RUTH A							
		357.00-	NLC CITY SUMMIT - GRENDahl		504007	20251123	1005.6278		SUBSISTENCE ALLOWANCE	MAYOR/CITY COUNCIL
		2,210.40	NLC CITY SUMMIT - GRENDahl		504007	20251123	1005.6276		SCHOOLS/CONFERENCES/EXP OTHER	MAYOR/CITY COUNCIL
		1,853.40								
36307	12/12/2025		134313 HEYNE, RICHARD J							
		73.01	LOCAL TRAVEL		503805	20251126	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		73.01								
36308	12/12/2025		128972 HOISINGTON KOEGLER GROUP INC							
		78.75	MOELLER SD, ENGAGE OCT. 25		503745	2405811	2354.6235	PR230064	CONSULTANT SERVICES	MOELLER PARK
		86.25	AV EAST SCHEM DESIGN OCT. 25		503745	2405811	2324.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY EAST PARK
		107.50	LARGEN SD, ENGAGE OCT. 25		503745	2405811	2351.6235	PR230064	CONSULTANT SERVICES	LARGEN PARK
		115.00	DUCHESS SD OCT. 25		503745	2405811	2334.6235	PR230064	CONSULTANT SERVICES	DUCHESS PARK
		136.25	LONGRIDGE SD, ENGAGE OCT. 25		503745	2405811	2353.6235	PR230064	CONSULTANT SERVICES	LONGRIDGE PARK
		143.75	PENNOCK SD OCT. 25		503745	2405811	2358.6235	PR230064	CONSULTANT SERVICES	PENNOCK PARK
		143.75	GREENING SD OCT. 25		503745	2405811	2340.6235	PR230064	CONSULTANT SERVICES	GREENING PARK
		172.50	G NORTH CONS ADMIN OCT. 25		503745	2405811	2341.6235	PR230064	CONSULTANT SERVICES	GREENLEAF PARK
		172.50	CHAPARRAL CONS ADMIN OCT. 25		503745	2405811	2330.6235	PR230064	CONSULTANT SERVICES	CHAPARRAL PARK
		172.50	C ISLE CONS ADMIN OCT. 25		503745	2405811	2328.6235	PR230064	CONSULTANT SERVICES	CEDAR ISLES PARK
		172.50	CARROLLWOOD CONS ADMIN OCT. 25		503745	2405811	2327.6235	PR230064	CONSULTANT SERVICES	CARROLLWOOD PARK
		192.50	DELANEY SD & CD OCT. 25		503745	2405811	2332.6235	PR230064	CONSULTANT SERVICES	DELANEY PARK
		201.25	APPLE PONDS CONS ADMIN OCT. 25		503745	2405811	2323.6235	PR230064	CONSULTANT SERVICES	APPLE PONDS PARK
		271.25	BELMONT SD & CD OCT. 25		503745	2405811	2325.6235	PR230064	CONSULTANT SERVICES	BELMONT PARK
		278.75	HAGEMEISTER SD, ENGAGE OCT. 25		503745	2405811	2342.6235	PR230064	CONSULTANT SERVICES	HAGEMEISTER PARK
		315.00	FINDLAY SD, ENGAGE OCT. 25		503745	2405811	2338.6235	PR230064	CONSULTANT SERVICES	FINDLAY PARK
		327.50	C KNOLLS SD, ENGAGE OCT. 25		503745	2405811	2329.6235	PR230064	CONSULTANT SERVICES	CEDAR KNOLLS PARK
		416.25	TINTAH SD, ENGAGE OCT. 25		503745	2405811	2366.6235	PR230064	CONSULTANT SERVICES	TINTAH PARK
		713.75	WALLACE SD, ENGAGE OCT. 25		503745	2405811	2368.6235	PR230064	CONSULTANT SERVICES	WALLACE PARK
		776.25	FAITH SD OCT. 25		503745	2405811	2336.6235	PR230064	CONSULTANT SERVICES	FAITH PARK
		13,681.40	GEN DESIGN, CA, ENGAGE OCT. 25		503745	2405811	2302.6235	PR230064	CONSULTANT SERVICES	PARKS REF - GENERAL UNASSIGNED
		4,329.31	AV ADD GRANT DESIGN OCT25		503746	250394	5505.6235	2026107D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS

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36308	12/12/2025		128972 HOISINGTON KOEGLER GROUP INC						Continued...	
		23,004.46								
36309	12/12/2025		136639 IMPACT PROVEN SOLUTIONS							
		753.96	UB PRINT/MAIL BILLS NOV		503748	220857	5365.6249		OTHER CONTRACTUAL SERVICES	SEWER MGMT/REPORTS/DATA ENTRY
		753.97	UB PRINT/MAIL BILLS NOV		503748	220857	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		1,563.83	UB POSTAGE NOV		503748	220857	5365.6238		POSTAGE/UPS/FEDEX	SEWER MGMT/REPORTS/DATA ENTRY
		1,563.83	UB POSTAGE NOV		503748	220857	5305.6238		POSTAGE/UPS/FEDEX	WATER MGMT/REPORT/DATA ENTRY
		4,635.59								
36310	12/12/2025		158287 JLG ARCHITECTS							
		58,905.00	DESIGN SERV THRU 10-31-25		503749	240065	2305.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY COMMUNITY CENTER
		58,905.00								
36311	12/12/2025		151539 JUNKYARD BREWING CO. LLC							
		598.00	BEER#2	00052261	504098	8635	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		185.00	BEER#2	00052261	504097	8678	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		429.00	BEER#3	00052261	504099	8681	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,212.00								
36312	12/12/2025		137432 KRAUS-ANDERSON CONSTRUCTION CO.							
		13,111.90	IRRIGATION LANDSCAPE REDWOOD		503929	74115	2360.6249	PR230033	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		32,324.00	REDWOOD PAVING		503929	74115	2360.6249	PR230036	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		42,674.77	REDWOOD ADMIN THRU 10-31-25		503929	74115	2360.6249	PR230064	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		100,405.62	REDWOOD EARTHWORK & GRADING		503929	74115	2360.6249	PR230043	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		302,836.00	POOL REDWOOD		503929	74115	2360.6735	PR230007	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		827,817.00	REDWOOD PARK BUILDING & MEP		503929	74115	2360.6735	PR230004	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		4,200.00	IRRIGATION AND LANDSCAPE KELLY		503928	74120	2349.6249	PR230033	OTHER CONTRACTUAL SERVICES	KELLEY PARK
		7,000.00	SPLASH PAD CONST KELLY		503928	74120	2349.6735	PR230011	CAPITAL OUTLAY-OTHER IMPROVEME	KELLEY PARK
		61,544.50	PAVING KELLY		503928	74120	2349.6249	PR230036	OTHER CONTRACTUAL SERVICES	KELLEY PARK
		458,495.00	EARTHWORK AND GRADING KELLY		503928	74120	2349.6249	PR230043	OTHER CONTRACTUAL SERVICES	KELLEY PARK
		598,427.22	STAGE & RESTRM MEP KELLY		503928	74120	2349.6735	PR230004	CAPITAL OUTLAY-OTHER IMPROVEME	KELLEY PARK
		2,448,836.01								
36313	12/12/2025		100279 LAW ENFORCEMENT LABOR SERVICES							
		3,869.00	UNION DUES		503696	120325924383	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,869.00								
36314	12/12/2025		154177 LEAST SERVICES COUNSELING LLC							
		780.00	PD MENTAL HEALTH OCT 25		503751	1866	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		780.00								

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36314	12/12/2025		154177 LEAST SERVICES COUNSELING LLC						Continued...	
36315	12/12/2025		154223 LIGHTNING DISPOSAL, INC.							
		756.34	YARD DUMPSTER NOV		503953	857541	1720.6240		CLEANING SERVICE/GARBAGE REMOV	PARK GROUNDS MAINTENANCE
		756.35	YARD DUMPSTER NOV		503953	857541	1600.6240		CLEANING SERVICE/GARBAGE REMOV	STREET MANAGEMENT
		1,512.69								
36316	12/12/2025		100289 LOGIS							
		939.75	FIBER RELOCATION - CITY HALL		503752	152837	2027.6810	2025105R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		4,460.02	FIBER RELOCATION - CITY HALL		503753	152980	2027.6810	2025105R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		5,399.77								
36317	12/12/2025		100021 M AMUNDSON LLP							
		119.88	TAX#2	00044390	504106	413611	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1,266.36	NTAX#2	00044390	504107	413611	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		129.60	TAX#1	00044390	504104	413915	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		981.20	NTAX#1	00044390	504105	413915	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		111.00	TAX#3	00044390	504108	414241	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,289.39	NTAX#3	00044390	504109	414241	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		199.20	TAX#1	00044390	504102	414691	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		648.26	NTAX#1	00044390	504103	414691	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		4,744.89								
36318	12/12/2025		162548 MANSFIELD SERVICE PARTNERS							
		1,020.80	MC - GENERATOR FUEL		503755	IN00293309	1060.6212		MOTOR FUELS/OILS	MUNICIPAL BLDG & GROUNDS MNTC
		1,020.80								
36319	12/12/2025		101433 MARTIN-MCALLISTER							
		650.00	PUBLIC SAFETY ASSESSMENT		503958	17179	1210.6235		CONSULTANT SERVICES	POLICE FIELD OPERATIONS/PATROL
		650.00	PSYCH ASSESSMENT FOR J.RIES		503959	17180	1300.6249		OTHER CONTRACTUAL SERVICES	FIRE MANAGEMENT
		1,300.00								
36320	12/12/2025		100299 MASTER ELECTRIC CO							
		9,965.00	INSTALLATION OF NEW VFD LOW ZO		503809	SD58773	5325.6735		CAPITAL OUTLAY-OTHER IMPROVEME	WATER TREATMENT FCLTY MNTC/RPR
		595.93	HAGEMEISTER HOCKEY LIGHTS		504196	SD59086	1725.6249		OTHER CONTRACTUAL SERVICES	PARK ICE RINK MAINTENANCE
		10,560.93								
36321	12/12/2025		100302 MCNAMARA CONTRACTING INC							
		2,212.49	ASPHALT FOR PATCHING		503810	6027	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		2,212.49								

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36322	12/12/2025		123957 MCWILLIAMS, TIM						Continued...	
		24.98	1 PR JEANS - T MCWILLIAMS		503811	20251126	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
		24.98								
36323	12/12/2025		152514 MEGA BEER LLC							
		293.00	BEER#1	00052423	504111	32746	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		476.00	BEER#1	00052423	504112	32947	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		124.30	BEER#1	00052423	504113	33268	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		893.30								
36324	12/12/2025		156194 METRO ALARM & LOCK							
		340.80	NEW DOOR SENSOR INSTALL		503968	87993	5065.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #2 OPERATIONS
		340.80								
36325	12/12/2025		100311 METRO COUNCIL ENVIRONMENTAL SV							
		343,171.09	PPD WASTEWATER SVC-JAN26		503814	1197776	5300.1560		PREPAID EXPENSES	WATER & SEWER FUND BAL SHEET
		49.70-	RETAINED % NOVEMBER		503969	20251130	5301.4999		MISC UTILITY REVENUE	WATER & SEWER FUND REVENUE
		4,970.00	SAC COLLECTION NOVEMBER		503969	20251130	5301.4922		SAC COLLECTIONS	WATER & SEWER FUND REVENUE
		348,091.39								
36326	12/12/2025		100849 METRO VOLLEYBALL OFFICIALS ASS							
		1,496.00	VOLLEYBALL OFFICIALS NOV25		503970	3122	1960.6249		OTHER CONTRACTUAL SERVICES	CONTINGENCY
		1,496.00								
36327	12/12/2025		163721 MIDWEST EXTRACTION SERVICES LLC							
		600.00	THC/CBD#2	00053150	504110	5525	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		600.00								
36328	12/12/2025		145996 MINNESOTA NATIVE LANDSCAPES							
		3,950.00	PLANTS FOR HAYES CC		503780	56670	1520.6249		OTHER CONTRACTUAL SERVICES	NATURAL RESOURCES
		1,050.80	PLANTS FOR HAYES CC		503780	56670	2309.6399	PR230035	OTHER CHARGES	HAYES BASEBALL/SOFTBALL COMPLX
		5,000.80								
36329	12/12/2025		147490 MINNESOTA PUMP WORKS							
		4,008.41	GRINDER STATION REPAIR		503971	INV029436	2215.6266		REPAIRS-BUILDING	GOLF CLUBHOUSE BUILDING
		4,008.41								
36330	12/12/2025		151869 MODIST BREWING CO LLC							
		501.35	BEER#3	00052303	504118	63286	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		65.34-	CMBEER#3	00052303	504119	63286	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		209.20	THC#1	00052303	504114	63496	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES

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36330	12/12/2025		151869 MODIST BREWING CO LLC						Continued...	
		498.15	BEER#1	00052303	504115	63496	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		33.82	CMBEER#1	00052303	504116	63496	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		235.20	BEER#3	00052303	504117	63544	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		<u>1,344.74</u>								
36331	12/12/2025		157282 MOOSE LAKE BREWING CO							
		222.00	BEER#2	00052865	504121	46013	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		<u>222.00</u>								
36332	12/12/2025		100348 MTI DISTRIBUTING CO							
		2,835.61	EQUIPMENT SERVICE MAINT NOV25		503816	150031000	2240.6265		REPAIRS-EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		5,100.25	REPAIR AND WINTERIZATION		503817	150057100	2240.6265		REPAIRS-EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		<u>7,935.86</u>								
36333	12/12/2025		121340 NATIONAL GOLF FOUNDATION							
		395.00	NGF DUES		503980	20251201	2200.1560		PREPAID EXPENSES	VALLEYWOOD GOLF
		<u>395.00</u>								
36334	12/12/2025		146170 NEWMAN SIGNS INC							
		101.90	SIGN DATE STICKERS		503977	TRFINV064613	1680.6229		GENERAL SUPPLIES	TRAFFIC SIGNS/SIGNALS/MARKERS
		<u>101.90</u>								
36335	12/12/2025		157945 NICHOLS, NOEL							
		28.00	LOCAL TRAVEL		503978	20251122	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		<u>28.00</u>								
36336	12/12/2025		146279 NORDIC MECHANICAL SERVICES, I							
		727.97	HVAC - MC ROOFING PROJECT		503760	80625	1060.6266	2024148G	REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		935.00	REPAIR-GAS LINE-AFTER HOURS		503763	80626	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		400.27	JCAC FURNACE START UP		503979	80761	1730.6249		OTHER CONTRACTUAL SERVICES	PARK BUILDING MAINTENANCE
		<u>2,063.24</u>								
36337	12/12/2025		162928 NORTH STAR HEMP LLC							
		589.50	THC#1	00053117	504124	1124254	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		<u>589.50</u>								
36338	12/12/2025		157610 PETERSON COUNSELING AND CONSULTING LLC							
		2,340.00	POLICE MENTAL HEALTH NOV 25		503772	20251129	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		<u>2,340.00</u>								

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36339	12/12/2025		100385 PLUNKETT'S PEST CONTROL INC						Continued...	
		80.25	PEST CONTROL SERVICE		503981	10276930	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		80.25								
36340	12/12/2025		141723 PRECISE MRM LLC							
		609.00	PRECISE DATA PLAN (29) OCT 25		503779	IN2002009387	1665.6308		SOFTWARE SUBSCRIPTIONS	STREET SNOW & ICE MATERIALS
		609.00								
36341	12/12/2025		150718 PRO-TEC DESIGN, INC							
		672.50	MOVE CAMERAS IN CONSTRUCTION		503768	121271	5065.6740		CAPITAL OUTLAY-MACH/EQ/OTHER	LIQUOR #2 OPERATIONS
		3,526.00	MOBILE KEYCARD ENTRY		503774	121382	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		4,198.50								
36342	12/12/2025		100393 PUMP AND METER SERVICE INC							
		63.11	PARTS - FUEL PUMP SPRING		503982	4005004	1540.6215		EQUIPMENT-PARTS	CMF BUILDINGS & GROUNDS MNTC
		63.11								
36343	12/12/2025		120496 RENT N' SAVE PORTABLE SERVICES							
		383.60	FIELD 4 PORTABLE TOILETS 10/25		503985	85810	1780.6310		RENTAL EXPENSE	PARK HIGH SCHOOL #4 FIELDS
		1,430.23	PORTABLE TOILETS JCR 10/25		503985	85810	1720.6310		RENTAL EXPENSE	PARK GROUNDS MAINTENANCE
		224.00	PORTABLE TOILETS 10/25		503985	85810	2205.6249		OTHER CONTRACTUAL SERVICES	GOLF MANAGEMENT
		165.00	PORTABLE TOILET SERV. 10/4/25		503984	85811	1800.6249		OTHER CONTRACTUAL SERVICES	REC PROGRAM GENERAL
		2,202.83								
36344	12/12/2025		144815 RIHM KENWORTH							
		212.74	PARTS - FILTERS #4986		503822	2216620A	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		212.74								
36345	12/12/2025		100404 RIPLEY, GAIL M							
		14.84	HEDBERG RETIREMENT PARTY SPY		503986	20251202	1035.6210		OFFICE SUPPLIES	FINANCE
		14.84								
36346	12/12/2025		143628 SCHWICKERT'S TECTA AMERICA							
		1,200.00	WTP BOILER BOARD REPLACEMENT		503824	S510149099	5325.6266		REPAIRS-BUILDING	WATER TREATMENT FCLTY MNTC/RPR
		1,200.00								
36347	12/12/2025		107828 SERIGRAPHICS SIGN SYSTEMS INC							
		30,580.90	PARK ID SIGNS FINAL + COS 1-3		503783	20251130	2302.6740	PR230037	CAPITAL OUTLAY-MACH/EQUIP/OTHE	PARKS REF - GENERAL UNASSIGNED
		30,580.90								
36348	12/12/2025		100829 SHAMROCK GROUP INC							

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36348	12/12/2025		100829 SHAMROCK GROUP INC						Continued...	
		72.50	NO TAX#1	00052880	504127	10301447	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		53.12	NO TAX#2	00052880	504129	10301503	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		35.44	NO TAX#2	00052880	504128	18100346	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		99.78	NO TAX#3	00052880	504130	651185	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		33.94-	CM NO TAX#3	00052880	504131	651843	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		18.00	NITRO AND CO2		503993	652752	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		61.00	CO2 AND NITRO		503994	654104	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		158.56	NO TAX#3	00052880	504132	656310	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		464.46								
36349	12/12/2025		100715 SIRCHIE ACQUISITION COMPANY LLC							
		103.58	FINGERPRINT SUPPLIES		503996	711205IN	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		10.20	FINGERPRINT SUPPLIES		503995	717741IN	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		113.78								
36350	12/12/2025		102293 SKINNER, STEPHAN C							
		18.90	NOVEMBER MILEAGE		504197	20251121	1700.6277		MILEAGE/AUTO ALLOWANCE	PARK & RECREATION MANAGEMENT
		18.90								
36351	12/12/2025		145118 STEEL TOE BREWING, LLC							
		174.00	BEER#1	00051551	504134	63408	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		148.00	BEER#1	00051551	504133	63540	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		322.00								
36352	12/12/2025		100457 STREICHERS INC							
		512.00	38 AMMO 2024		503778	11795905	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		69.99	NEW HIRE UNIFORMS		504206	11797655	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		581.99								
36353	12/12/2025		158145 TERRA CONSTRUCTION							
		39,728.79	BASEBALL ADMIN THRU 10-31-25		503927	24835008	2309.6249	PR230031	OTHER CONTRACTUAL SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		42,213.00	YOUTH COMPLEX FENCING		503927	24835008	2309.6735	PR230031	CAPITAL OUTLAY-OTHER IMPROVEME	HAYES BASEBALL/SOFTBALL COMPLX
		130,192.60	YOUTH COMPLEX GRADING		503927	24835008	2309.6249	PR230043	OTHER CONTRACTUAL SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		200,000.00	YOUTH COMPLEX ELECTRICAL		503927	24835008	2309.6249	PR230042	OTHER CONTRACTUAL SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		206,500.00	YOUTH COMPLEX FFE		503927	24835008	2309.6740	PR230032	CAPITAL OUTLAY-MACH/EQUIP/OTHE	HAYES BASEBALL/SOFTBALL COMPLX
		282,700.40	YOUTH COMPLEX GRADING		503927	24835008	2309.6735	PR230043	CAPITAL OUTLAY-OTHER IMPROVEME	HAYES BASEBALL/SOFTBALL COMPLX
		325,728.98	YOUTH COMPLEX IRRIGATION		503927	24835008	2309.6735	PR230033	CAPITAL OUTLAY-OTHER IMPROVEME	HAYES BASEBALL/SOFTBALL COMPLX
		1,227,063.77								
36354	12/12/2025		100471 TOLL GAS & WELDING SUPPLY							

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36354	12/12/2025		100471 TOLL GAS & WELDING SUPPLY						Continued...	
		13.20	WELDING SUPPLIES		504003	40222399	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		13.20								
36355	12/12/2025		158457 URBAN EDGE							
		224.49	DOG FOOD		504006	65	1281.6229		GENERAL SUPPLIES	POLICE K-9
		224.49								
36356	12/12/2025		151366 URBAN GROWLER BREWING COMPANY							
		101.00	BEER#1	00052250	504135	41486	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		101.00								
36357	12/12/2025		100081 WASTE MANAGEMENT-BURNSVILLE LANDFILL							
		1,635.00	LEAF DISPOSAL OCT25		503826	122746514	1610.6240		CLEANING SERVICE/GARBAGE REMOV	STREET/BOULEVARD REPAIR & MNTC
		1,635.00								
36358	12/12/2025		101003 WINZER FRANCHISE COMPANY							
		73.62	MISC. NUTS, BOLTS & WASHERS		504002	3605089	1630.6229		GENERAL SUPPLIES	STREET EQUIPMENT MAINTENANCE
		73.62	MISC. NUTS, BOLTS & WASHERS		504002	3605089	1765.6229		GENERAL SUPPLIES	PARK EQUIPMENT MAINTENANCE
		73.64	MISC. NUTS, BOLTS & WASHERS		504002	3605089	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		73.62	MISC. NUTS, BOLTS & WASHERS		504002	3605089	5345.6229		GENERAL SUPPLIES	WATER EQUIP/VEHICLE/MISC MNTC
		73.62	MISC. NUTS, BOLTS & WASHERS		504002	3605089	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP
		368.12								
36359	12/12/2025		137762 WSB & ASSOCIATES INC							
		2,801.50	COBBLESTONE ADMIN OCTOBER 2025		504005	R02560800018	2331.6235	PR230064	CONSULTANT SERVICES	COBBLESTONE LAKE PARK
		2,801.50								
36360	12/12/2025		100529 ZINCK, JAMES R							
		43.40	NOVEMBER MILEAGE - ZINCK		503717	20251125	2205.6277		MILEAGE/AUTO ALLOWANCE	GOLF MANAGEMENT
		43.40								
327630	12/10/2025		109187 AA EQUIPMENT CO							
		9,231.36	REPLACE COOLER DOOR LIGHTING		503916	17354	5025.6269		REPAIRS-OTHER	LIQUOR #1 OPERATIONS
		9,231.36								
327631	12/10/2025		151768 ADVANCED SEEDING & EROSION							
		2,309.50	FRONT YARD REPAIR TOM WISE		503720	10720	2027.6810	2025101R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		2,309.50								
327632	12/10/2025		153881 AFFORDABLE ELECTRIC OF THE TC							

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327632	12/10/2025		153881 AFFORDABLE ELECTRIC OF THE TC						Continued...	
		1.00	SURCHARGE REFUND 13077 HERALD		503829	20251124	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		35.30	ELEC REFUND 13077 HERALD CIR		503829	20251124	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		<u>36.30</u>								
327633	12/10/2025		149618 ALTEMP MECHANICAL INC							
		290.00	BOILER REPAIR		503852	274391	2215.6266		REPAIRS-BUILDING	GOLF CLUBHOUSE BUILDING
		<u>290.00</u>								
327634	12/10/2025		125174 ARTISAN BEER COMPANY							
		1,590.00	BEER#1	00047806	504016	3612242	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		30.75	TAX#1	00047806	504017	3612243	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		631.00	BEER#1	00047806	504018	3613986	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		2,334.10	BEER#1	00047806	504019	3615101	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		758.20	THC#1	00047806	504020	3615102	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		641.45	BEER#2	00047806	504023	3810564	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		124.30	THC#2	00047806	504024	3810565	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		878.09	BEER#3	00047806	504028	3810566	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		119.95	THC#3	00047806	504029	3810567	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		4,226.95	BEER#3	00047806	504030	3812245	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		965.80	BEER#2	00047806	504025	3813987	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		764.30	BEER#3	00047806	504031	3813988	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		372.30	THC#3	00047806	504032	3813989	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,461.05	BEER#3	00047806	504033	3815103	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		55.70	THC#3	00047806	504034	3815104	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		104.71	CMBEER#3	00047806	504026	436697	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		100.10	CMBEER#2	00047806	504021	437105	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		230.40	CMBEER#3	00047806	504027	437156	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		12.84	CMBEER#2	00047806	504022	437157	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		<u>14,505.89</u>								
327635	12/10/2025		118892 ASPEN MILLS							
		187.94	M.SMITH INTERNAL CARRIER		503954	365890	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		<u>187.94</u>								
327636	12/10/2025		164942 B&D RECYCLING AND COMPOSTING INC							
		250.00	LEAF DISPOSAL		503705	42096	1610.6240		CLEANING SERVICE/GARBAGE REMOVSTREET/BOULEVARD REPAIR & MNTC	
		75.00	LEAF DISPOSAL		503709	42104	1610.6240		CLEANING SERVICE/GARBAGE REMOVSTREET/BOULEVARD REPAIR & MNTC	
		<u>325.00</u>								
327637	12/10/2025		141010 BECKER FIRE & SAFETY SERVICES							

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327637	12/10/2025		141010 BECKER FIRE & SAFETY SERVICES						Continued...	
		146.00	FIRE EXTING. INSPECTIONS-MC/PD		503792	6929	1060.6249		OTHER CONTRACTUAL SERVICES	MUNICIPAL BLDG & GROUNDS MNTC
		146.00								
327638	12/10/2025		162160 BERG, KAROLINE							
		145.97	ASH TREE REBATE		503793	20251118A	4933.6399	2024165G	OTHER CHARGES	EAB REMOVALS
		145.97								
327639	12/10/2025		109954 BERRY COFFEE COMPANY							
		108.00	COFFEE		503853	1090054	1250.6229		GENERAL SUPPLIES	POLICE FACILITY
		108.00								
327640	12/10/2025		137649 BOUND TREE MEDICAL LLC							
		81.35	EMS SUPPLIES (WIPES)		503832	86006718	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		81.35								
327641	12/10/2025		156687 BROKEN CLOCK BREWING COOPERATIVE							
		124.00	BEER#1	00052795	504038	10458	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		124.00								
327642	12/10/2025		100878 CHARTER COMMUNICATIONS							
		41.96	CMF CABLE TV NOV		504012	175321001NOV25	1540.6237		TELEPHONE/PAGERS	CMF BUILDINGS & GROUNDS MNTC
		41.96								
327643	12/10/2025		151149 CHEM-AQUA, INC.							
		308.30	WATER TREATMENT CONTRACT		503735	9392525	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		308.30								
327644	12/10/2025		100282 CINTAS CORPORATION							
		199.16	CINTAS LINENS		503854	4250161553	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		100.50	AVCC RUG SERVICE		503833	4250405383	1900.6240		CLEANING SERVICE/GARBAGE REMOV	COMMUNITY CENTER
		.46-	LIQ1 USE TAX-MATTS		503857	4250405410	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		.46	LIQ1 USE TAX-MATTS		503857	4250405410	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		6.72	RUGS/MATTS		503857	4250405410	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		11.27	SHOP COVERALLS		503795	4250601443	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARK COVERALLS		503795	4250601443	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		503795	4250601443	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		243.76	CINTAS LINENS		503855	4251032251	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		.74-	LIQ2 USE TAX		503856	4251393670	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.74	LIQ2 USE TAX		503856	4251393670	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		10.80	FLOOR MATS		503856	4251393670	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS

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327644	12/10/2025		100282 CINTAS CORPORATION						Continued...	
		3.84	SENIOR CENTER RUG SERVICE		503973	4251768663	1920.6240		CLEANING SERVICE/GARBAGE REMOV	SENIOR CENTER
		100.50	AVCC RUG SERVICE		503972	4251768664	1900.6240		CLEANING SERVICE/GARBAGE REMOV	AV COMMUNITY CENTER
		<u>734.54</u>								
327645	12/10/2025		100096 CITY WIDE WINDOW SERVICES							
		27.03	WINDOW CLEANING		503858	754168	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		<u>27.03</u>								
327646	12/10/2025		148676 CLAYTON, ALBERT							
		200.00	BOOTS - A CLAYTON		503796	20251123	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		<u>200.00</u>								
327647	12/10/2025		130960 COLDSPRING GRANITE COMPANY							
		4,167.96	CREMATION BOULDERS		503736	RI2462046	5605.6326		CREMATION BOULDER	CEMETERY
		<u>4,167.96</u>								
327648	12/10/2025		142662 CONVENTION & VISITORS BUREAU							
		9,061.69	LODGING TAX - OCTOBER 2025		503936	20251031	7005.6319		REIMBURSEMENT OF REV COLL FOR	LODGING TAX
		<u>9,061.69</u>								
327649	12/10/2025		100510 CORE & MAIN							
		142.74	IRRIGATION REPAIR MATERIAL		497672	X620078	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		142.74	IRRIGATION PARTS RETURN		497708	X655200	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		214.70	141ST ST CT HYDRANT REPAIR		503737	Y132539	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		<u>214.70</u>								
327650	12/10/2025		122019 CROWN RENTAL - BURNSVILLE							
		143.98	.HELMETS FOR CREW		503937	4370591	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		<u>143.98</u>								
327651	12/10/2025		101329 CUMMINS SALES AND SERVICE							
		810.00	CUMMINS ANNUAL QUICKSERVE ONLI		503738	E3251186732	1530.6308		SOFTWARE SUBSCRIPTIONS	FLEET & BUILDINGS-CMF
		840.00	CUMMINS ANNUAL INSITE PRO		503738	E3251186732	1530.6308		SOFTWARE SUBSCRIPTIONS	FLEET & BUILDINGS-CMF
		<u>1,650.00</u>								
327652	12/10/2025		100123 DAKOTA COUNTY FINANCIAL SERVIC							
		1,453.10	SIGNAL MAINTENANCE 2ND QTR		503797	367013	1680.6249		OTHER CONTRACTUAL SERVICES	TRAFFIC SIGNS/SIGNALS/MARKERS
		<u>1,453.10</u>								
327653	12/10/2025		138482 DROGSETH, JUSTIN							

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327653	12/10/2025		138482 DROGSETH, JUSTIN						Continued...	
		102.00	ICAC CONF-DROGSETH-NISSWA MN		503851	20251205	1225.6278		SUBSISTENCE ALLOWANCE	POLICE TRAINING
		102.00								
327654	12/10/2025		163647 DROMEDA NETWORKS LLC							
		987.76	NETWORK SWITCH CABLES AND SFPS		503739	INW202500163	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		987.76								
327655	12/10/2025		102426 DUNHAM BROTHERS WOOD RECYCLING							
		15.00	PALLET DISPOSAL		503939	76530	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		15.00								
327656	12/10/2025		163156 EAGLE CLUB SYSTEMS LLC							
		587.75	GIFT CARDS		503799	1NV527	2210.6229		GENERAL SUPPLIES	GOLF PRO SHOP
		587.75								
327657	12/10/2025		161984 EMANUELSON PODAS							
		2,850.00	PD OPS COMMISSIONING SERVICES		503941	31891	4432.6235	2021172G	CONSULTANT SERVICES	2024A CAPITAL PROJECTS CIP EXP
		2,850.00								
327658	12/10/2025		160898 EMERALD ELEMENTS							
		846.00	THC/CBD#3	00053001	504057	4866	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		585.00	THC/CBD#2	00053001	504056	4867	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		1,431.00								
327659	12/10/2025		102254 ENVIRONMENTAL EQUIPMENT & SERVICES INC							
		95.63	TYMCO HOPPER FLAP PARTS		503708	25510	5505.6215		EQUIPMENT-PARTS	STORM DRAIN MNTC/RPR/SUMPS
		95.63								
327660	12/10/2025		158230 FALLING KNIFE BREWING CO							
		455.00	THC#1	00052916	504058	22452	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		512.00	BEER#3	00052916	504059	22454	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		967.00								
327661	12/10/2025		100166 FEDEX							
		70.02	SHIPPING - ANKLE WEIGHTS		503859	245514252	1330.6238		POSTAGE/UPS/FEDEX	FIRE OPERATIONS
		70.02								
327662	12/10/2025		101298 FERGUSON WATERWORKS							
		4,862.59	HYDRANT REPAIR		503742	557294	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		4,862.59								

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327662	12/10/2025		101298 FERGUSON WATERWORKS						Continued...	
327663	12/10/2025		101328 GOVCONNECTION INC							
		542.40	PRINTER PARKS MAINTENANCE		503802	77076720	1730.6210		OFFICE SUPPLIES	PARK BUILDING MAINTENANCE
		542.40								
327664	12/10/2025		100314 GREAT LAKES COCA-COLA DISTRIBU							
		27.82-	CMTAX#3	00000122	504069	50008968020	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,685.11	TAX#3	00000122	504070	50008968021	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,404.33	TAX#1	00000122	504067	50069336016	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		28.68	NTAX#1	00000122	504068	50069336016	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		9.27-	CMTAX#1	00000122	504066	50069336017	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		3,081.03								
327665	12/10/2025		100222 HACH COMPANY							
		274.25	WTP LAB SUPPLIES		503744	14760525	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		274.25								
327666	12/10/2025		101169 HAWKINS, INC.							
		4,684.00	CL2 WATER DISINFECT (4000LB)		503804	7221086	5325.6214		CHEMICALS	WATER TREATMENT FCLTY MNTC/RPR
		3,504.60	FLUORIDE (6699LB)		503803	7229824	5325.6214		CHEMICALS	WATER TREATMENT FCLTY MNTC/RPR
		6,474.60	SODIUM PERMANGANATE (3191.1LB)		503803	7229824	5325.6214		CHEMICALS	WATER TREATMENT FCLTY MNTC/RPR
		14,663.20								
327667	12/10/2025		100231 HOHENSTEINS INC							
		1,289.95-	CMBEER#2	00005574	504080	327488	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,172.10	THC#2	00005574	504078	878867	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		977.20	BEER#2	00005574	504079	878867	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		479.40	THC#3	00005574	504082	878908	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,157.90	BEER#3	00005574	504083	878908	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		145.75	TAX#3	00005574	504084	878908	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		645.50	THC#1	00005574	504071	878961	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		820.40	BEER#1	00005574	504072	878961	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		13.50	TAX#1	00005574	504073	878961	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,047.00	BEER#3	00005574	504085	880538	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		103.50	TAX#3	00005574	504086	880538	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		747.00	BEER#2	00005574	504081	880548	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		833.40	BEER#1	00005574	504074	880558	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		420.00	BEER#3	00005574	504087	880660	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		1,031.40	THC#1	00005574	504075	882506	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		327.55	BEER#1	00005574	504076	882506	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

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327667	12/10/2025		100231 HOHENSTEINS INC						Continued...	
		885.15	BEER#2	00005574	504077	882576	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,333.60	THC#3	00005574	504088	882614	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		353.00	BEER#3	00005574	504089	882614	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		27.00	TAX#3	00005574	504090	882614	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		<u>11,230.40</u>								
327668	12/10/2025		128897 HOYT CONSTRUCTION & HOME IMPROVEMENT							
		446.00	FULL REFUND CITY SAC 14839 END		503747	20251112	5401.4916		SEWER CONNECTION CHARGES	WATER/SEWER CONN CHG REVENUES
		1,209.00	FULL REFUND CITY WAC 14839 END		503747	20251112	5401.4912		WATER CONNECTION CHARGES	WATER/SEWER CONN CHG REVENUES
		<u>1,655.00</u>								
327669	12/10/2025		103314 INNOVATIVE OFFICE SOLUTIONS							
		49.92	PAPER TOWEL		503860	IN4987950	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		12.60	TAPE CARTRIDGE		503781	IN4988844	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		5.26	NAME BADGES		503782	IN4991168	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		210.08	GARAGE LINERS FOR BLDG		503952	IN4995069	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		44.64	CALENDARS, RECEIPT BOOK, HIGHL		503861	IN4996771	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		13.34	SHARPIES		504199	IN4999048	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		186.16	RETURNED TRASH BAGS		503770	SCN133975	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		<u>149.68</u>								
327670	12/10/2025		158334 INSIGHT BREWING CO							
		313.27	BEER#2	00052942	504094	27524	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		522.40	THC#1	00052942	504091	28207	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		69.20	BEER#1	00052942	504092	28207	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		624.38	THC#3	00052942	504095	28208	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		217.96	BEER#1	00052942	504093	28345	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		<u>1,747.21</u>								
327671	12/10/2025		164046 INVICTUS BREWING LLC							
		128.00	BEER#2	00053162	504096	10327	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		<u>128.00</u>								
327672	12/10/2025		127557 JENSEN, JOSH D							
		39.98	2 PR JEANS - J JENSEN		503806	20251126	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		<u>39.98</u>								
327673	12/10/2025		158698 JP ENTERPRISES							
		2,968.22	REPLACEMENT SWAT RIFLE		503741	2513829	1272.6229		GENERAL SUPPLIES	POLICE DAK CTY MAAG TEAM
		<u>2,968.22</u>								

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327673	12/10/2025		158698 JP ENTERPRISES						Continued...	
327674	12/10/2025		147505 KRINGS, RON							
		53.00	R KRINGS-LIC RENEW		504205	20251121	5305.6275		SCHOOLS/CONFERENCES/EXP LOCAL WATER MGMT/REPORT/DATA ENTRY	
		195.98	BOOTS - R KRINGS		503807	20251124	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
		248.98								
327675	12/10/2025		164986 LANDBRIDGE ECOLOGICAL							
		2,412.30	PRAIRIE HERBICIDE APP 1		503750	4470	2366.6249	PR230035	OTHER CONTRACTUAL SERVICES	TINTAH PARK
		2,412.30								
327676	12/10/2025		100532 LANO EQUIPMENT INC							
		80.06	PARTS - HYD TUBE #332		503808	11199951	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		80.06								
327677	12/10/2025		101616 LMC INSURANCE TRUST							
		85.13	WC DED BECKER DECEMBER		503862	25434	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		228.61	WC DED MILLER, J DECEMBER		503863	25456	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		194.21	WC DED MARSH, C DECEMBER		503864	25458	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		415.38	WC DED ZELLMER, R DECEMBER		503955	25501	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		1,068.93	WC DED OTT, D DECEMBER		503956	25505	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		1,378.64	WC DED BIBERDORF DECEMBER		503957	25507	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		3,370.90								
327678	12/10/2025		100294 MAIL PACK & SHIP							
		100.69	REPAIR TRANSDUCERS		503754	169	5380.6265		REPAIRS-EQUIPMENT	SEWER LIFT STN REPAIR & MNTC
		100.69								
327679	12/10/2025		155727 MATTHEWS, JENIFER							
		320.00	WED. ONLY YOGA INSTRUCTOR		503756	20251112A	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		320.00								
327680	12/10/2025		100309 MENARDS							
		4.17	REPL ADAPTOR FOR CAMERA TRAILER		503757	2261	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		273.81	EXPANSION OF TRASH ENCLOSURE		503716	2268	1940.6269		REPAIRS-OTHER	SPLASH VALLEY WATER PARK
		10.97	BASIC TOOL		503713	2272A	1765.6211		SMALL TOOLS & EQUIPMENT	PARK EQUIPMENT MAINTENANCE
		71.76	340 PRE-WET SYSTEM		503706	2275	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		5.19	WELL HOUSE 9 PLUMBING REPAIR		503758	2291	5320.6266		REPAIRS-BUILDING	WATER WELL/BOOSTER STN MNT/RPR
		7.99	WTP SHOP SUPPLIES		503758	2291	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		777.70	LUMBER FOR TRASH ENCLOSURE		503812	2334	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
		20.76	323 PRE-WET PARTS		503707	2345	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC

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327680	12/10/2025		100309 MENARDS						Continued...	
		121.76	SUPPLIES FOR SHOP		503865	2553	2230.6229		GENERAL SUPPLIES	GOLF SHOP BUILDING MAINTENANCE
		95.90	HARDWARE FOR TRASH ENCLOSURE		503965	2560	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
		112.87	SOFTNER SALT, CHRISTMAS LIGHTS		503813	2561	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		4.48	QUARRY FOUNTAIN REPAIR		503960	2611	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		31.81	QUARRY FOUNTAIN REPAIR		503961	2633	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		46.95	LIGHTS, SWITCH CORD, SHAMPOO		503966	2743	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		427.98	SUPPLIES-MAIN MECH ROOM		504015	2820	1940.6211		SMALL TOOLS & EQUIPMENT	SPLASH VALLEY WATER PARK
		119.88	AIR FILTERS		503967	2821	1253.6229		GENERAL SUPPLIES	POLICE OPERATIONS GARAGE
		127.88	C.O. DETECTORS WARMING HOUSES		503962	2830	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		14.99-	RETURN OF PAINT Q.P.		503963	2974	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		39.98	GARDEN STAPLES		503866	2980	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		93.14	TOOLS		503974	3052	1940.6211		SMALL TOOLS & EQUIPMENT	SPLASH VALLEY WATER PARK
		5.28	CONDENSATION LINE REPAIR		503964	3066	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		84.89	REPL SNOW SHOVELS		503759	3128	5380.6229		GENERAL SUPPLIES	SEWER LIFT STN REPAIR & MNTC
		36.73	SUPPLIES		503975	666	5605.6229		GENERAL SUPPLIES	CEMETERY
		2,506.89								
327681	12/10/2025		155002 MERCHANTS BANK							
		22,394.95	INTEREST 2018A WATER REV NOTE		501252	20251022	5305.7015		DEBT SERVICE-INTEREST	WATER MGMT/REPORT/DATA ENTRY
		246,105.05	PRINCIPAL 2018A WATER REV NOTE		501252	20251022	5300.2711		WATER METER PROJECT DRAWS	WATER & SEWER FUND BAL SHEET
		268,500.00								
327682	12/10/2025		143898 MN BUREAU OF CRIMINAL APPREHENSION							
		300.00	ADVFNCRIMES/GYSBERS/REG/STPAU		503815	20251125B	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		300.00	SA INVEST-GYSBERS/REG/COTTAGEG		503815	20251125B	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		600.00								
327683	12/10/2025		157845 MOBILE PRO SYSTEMS							
		257.93	REPAIR TO CAMERA TRAILER GENER		503976	312173682	1210.6265		REPAIRS-EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		257.93								
327684	12/10/2025		151805 MONTGOMERY BREWING							
		244.00	BEER#2	00052282	504120	5871	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		244.00								
327685	12/10/2025		164951 MORE JUICE LLC							
		102.00	TAX#2	00053199	504122	1285	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		51.00	TAX#3	00053199	504123	1286	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		153.00								

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327686	12/10/2025		152263 MOTOROLA SOLUTIONS						Continued...	
		690.12	NEW POWER CHARGERS FOR RADIOS		503777	8282176474	1210.6211		SMALL TOOLS & EQUIPMENT	POLICE FIELD OPERATIONS/PATROL
		2,455.48	BANK CHARGERS POB		503775	8282176857	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		16,296.24	4 NEW DEPARTMENT RADIOS		503776	8282177569	2062.6229		GENERAL SUPPLIES	POLICE CRIME
		19,441.84								
327687	12/10/2025		100995 NAPA AUTO PARTS							
		91.50	PARTS-BRAKES & FILTERS-#902		503821	979095	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		53.97	PARTS - WATER PUMP #910		503819	979443	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		27.50	PARTS - GASKET MAKER #319		503820	979508	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		10.10	PARTS - CIRCUIT BREAKER		503818	979619	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		183.07								
327688	12/10/2025		164977 NYE, STEFFAN							
		180.00	4 PR PANTS - S NYE		503764	20251028	1060.6281		UNIFORM/CLOTHING ALLOWANCE	MUNICIPAL BLDG & GROUNDS MNTC
		250.00	BOOTS - S NYE		503764	20251028	1060.6281		UNIFORM/CLOTHING ALLOWANCE	MUNICIPAL BLDG & GROUNDS MNTC
		430.00								
327689	12/10/2025		143336 PREMIER LOCATING INC							
		389.03	LOCATES FOR CITY OWNED LIGHTS		503704	43364	5805.6249		OTHER CONTRACTUAL SERVICES	STREET LIGHT UTILITY FUND
		389.03								
327690	12/10/2025		101500 PREMIUM WATERS INC							
		23.79	BUILDING WATER		503988	311182647	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		23.79								
327691	12/10/2025		153484 PRYES BREWING COMPANY LLC							
		450.42	BEER#1	00052530	504125	110662	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		450.42								
327692	12/10/2025		101797 RCM SPECIALTIES INC							
		194.31	EMULSION OIL - DURA PATCH		503983	10367	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		194.31								
327693	12/10/2025		149126 RED BULL DISTRIBUTION COMPANY							
		230.74	TAX#2	00052064	504126	5019957048	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		230.74								
327694	12/10/2025		119316 RON KASSA CONSTRUCTION INC							
		6,204.87	2025 CONCRETE REMOVAL 4 FINAL		503987	20251031	1610.6249	2025118G	OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		951.75	2025 CONCRETE REMOVAL 4 FINAL		503987	20251031	4832.6715	2025118G	CAPITAL OUTLAY-BUILDINGS	FIRE FACILITIES MAINTENANCE

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327694	12/10/2025		119316 RON KASSA CONSTRUCTION INC						Continued...	
		66.80	2025 CONCRETE REMOVAL 4 FINAL		503987	20251031	5605.6249	2025118G	OTHER CONTRACTUAL SERVICES	CEMETERY
		<u>7,223.42</u>								
327695	12/10/2025		155429 SAAFE, LLC							
		108,822.00	NEW BLEACHER WALKWAY AT AVSA		503823	601636	2310.6735	PR230032	CAPITAL OUTLAY-OTHER IMPROVEME	SPORTS ARENA
		<u>108,822.00</u>								
327696	12/10/2025		147247 SAFE STEP LLC							
		14,449.66	25 CONC SIDEWALK GRIND -FINAL		503990	20250602	1610.6249	2025123G	OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		<u>14,449.66</u>								
327697	12/10/2025		100756 SAFETY KLEEN							
		338.46	PARTS WASHER SERVICE		503991	98566837	1530.6265		REPAIRS-EQUIPMENT	FLEET & BUILDINGS-CMF
		<u>338.46</u>								
327698	12/10/2025		164817 SALT SOURCE LLC							
		274.78	BRINE SALT		503992	31124	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		<u>274.78</u>								
327699	12/10/2025		121976 SCAFFOLD SERVICE INC							
		274.43	SCAFFOLDING EQUIPMENT		499601	A150741	5320.6735	2025165W	CAPITAL OUTLAY-OTHER IMPROVEME	WATER WELL/BOOSTER STN MNT/RPR
		<u>274.43</u>								
327700	12/10/2025		100432 SEH ENGINEERS							
		18,609.48	ADMIN JULY 2025		503784	492607	2027.6235	2025104R	CONSULTANT SERVICES	ROAD ESCROW
		15,818.00	LIGHTING STUDY		503765	497562	5805.6235	2023140R	CONSULTANT SERVICES	STREET LIGHT UTILITY FUND
		22,256.29	FEASIBILITY ELLICE TRAIL 10/31		503767	498262	2027.6235	2025110R	CONSULTANT SERVICES	ROAD ESCROW
		24,715.67	ADMIN JCRR 147 10/31		503766	498263	2027.6235	2025104R	CONSULTANT SERVICES	ROAD ESCROW
		<u>81,399.44</u>								
327701	12/10/2025		100443 SNAP-ON INDUSTRIAL							
		291.52	TORQUE WRENCH		503997	ARV65498993	1530.6211		SMALL TOOLS & EQUIPMENT	FLEET & BUILDINGS-CMF
		<u>291.52</u>								
327702	12/10/2025		150913 SOCCER SHOTS							
		1,116.50	9/10-10/22PAYMENT SOCCER SHOTS		503930	20251021	1840.6249		OTHER CONTRACTUAL SERVICES	REC TEEN PROGRAMS
		<u>1,116.50</u>								
327703	12/10/2025		162372 SPOHN RANCH INC							
		178,864.57	FINAL SKATE PARK LESS RETAIN		503771	AV006	2347.6249	PR230010	OTHER CONTRACTUAL SERVICES	JOHNNY CAKE RIDGE WEST PARK

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327703	12/10/2025		162372 SPOHN RANCH INC						Continued...	
		178,864.57								
327704	12/10/2025		111161 STERICYCLE INC.							
		32.99	SHRED IT		503703	8012724788	1510.6240		CLEANING SERVICE/GARBAGE REMOV	PW ENGINEERING & TECHNICAL
		32.99	SHRED IT		503703	8012724788	1100.6240		CLEANING SERVICE/GARBAGE REMOV	DEV MANAGEMENT
		98.98	SHRED IT		503703	8012724788	1400.6240		CLEANING SERVICE/GARBAGE REMOV	INSPECTIONS MANAGEMENT
		164.96								
327705	12/10/2025		165041 TAYLOR ELECTRIC COMPANY LLC							
		12,652.19	WELL 16 RECOMMISSION PART B #1		503998	20251124	5390.6735	2024136W	CAPITAL OUTLAY-OTHER IMPROVEME	SWR EQUIP/VEHICLE MISC MNTC/RP
		12,652.19								
327706	12/10/2025		129556 T-MOBILE USA							
		115.00	INVESTIGATION 25005623		503999	L2511200068	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
		50.00	INVESTIGATION 25005623		504000	L2511200496	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
		115.00	INVESTIGATIONS 25005060		504001	L2511250608	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
		280.00								
327707	12/10/2025		116853 TNC INDUSTRIES INC							
		788.00	PLYMOVENT EXHAUST CONICAL 4987		503769	36023	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		788.00								
327708	12/10/2025		164566 URBANEDGE SOLUTIONS & SUPPLY LLC							
		5,399.37	24 UTIL IMPR-HAYES/LONGR FINAL		503827	20251030A	5542.6810	2024102D	CONSTRUCTION IN PROGRESS	2022A STORMWATER BOND CONS EXP
		22,932.00	24 UTIL IMPR-HAYES/LONGR FINAL		503827	20251030A	5542.6810	2024102D	CONSTRUCTION IN PROGRESS	2022A STORMWATER BOND CONS EXP
		28,331.37								
327709	12/10/2025		100493 VALLEY BUICK GMC INC							
		2,684.71	CLAIM #CP476515 UNIT #421		503762	101337	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		3,654.99	CLAIM #CP476518 UNIT #423		503761	1013381	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		6,339.70								
327710	12/10/2025		161145 VALLEY SALES INC							
		3,609.10	CLAIM #CA467004 UNIT #241		503718	101273	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		325.56	PARTS - TAIL LIGHTS #406		503719	22242	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		325.56	PARTS - TAIL LIGHTS #406		503719	22242	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		50.00-	PARTS - CORE RETURN TL # 406		502771	CM222421A	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		50.00-	PARTS - CORE RETURN TL # 406		502771	CM222421A	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		4,160.22								

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327711	12/10/2025		158290 WAGGLE GOLF						Continued...	
		626.00	WAGGLE HATS		503825	405907	2260.6413		GOLF-CAPS/HATS/CLOTHING	GOLF PRO SHOP MERCH SALES
		626.00								
327712	12/10/2025		102748 WALTER, PAMELA K							
		477.22	TRUNK OR TREAT 2025		503773	20251014A	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PREV
		477.22								
20251142	11/3/2025		120679 U S BANK P CARD							
		912.30	MSFCA CONF-M KARNICK-DULUTH		503841	240009752926166 04669021	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		698.38	MSFCA-M KARNICK-DULUTH		503842	240009752926166 11327548	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		698.38	MSFCA-M NELSON-DULUTH		503843	240009752926166 11327936	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		698.38	MSFCA-R MCNULTY-DULUTH		503844	240009752926166 11328066	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		1,441.10	Supplier 153451 PIER B RESORT (PCARD) IACP/SPILLERS/DENVER/HOTEL		503889	240009752966394 04850480	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
		1,591.10	IACP/HOTEL/SPILLERS/DENVER		503890	240009752966394 04850589	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
		1,384.00	Supplier 164883 SONESTA DENVER (PCARD) CONF-NATE ROSA-WHEELING WV		503905	240009752976491 02809158	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		34.64	Supplier 163062 OGLEBAY LODGING (PCARD) CHIEF CON-A SPILLERS-DENVER		503838	240032952900001 41428393	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
		818.85	Supplier 130667 PILOT (PCARD) EQUIPMENT REPAIR OVEN		503915	240059553019000 18300019	2240.6265		REPAIRS-EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		24.88	Supplier 164885 TRIANGLE MACHINE & RAD (PCARD) SCHEDULING SERVICE		503888	240113452961000 11137939	1835.6249		OTHER CONTRACTUAL SERVICES	REC WINTER SKATING PROGRAMS
		186.58	SCHEDULING SERVICE		503888	240113452961000 11137939	1710.6229		GENERAL SUPPLIES	PARK MAINTENANCE MANAGEMENT
		242.55	SCHEDULING SERVICE		503888	240113452961000 11137939	1940.6249		OTHER CONTRACTUAL SERVICES	SPLASH VALLEY WATER PARK
		246.28	SCHEDULING SERVICE		503888	240113452961000 11137939	1900.6249		OTHER CONTRACTUAL SERVICES	AV COMMUNITY CENTER
		597.04	SCHEDULING SERVICE		503888	240113452961000	2205.6249		OTHER CONTRACTUAL SERVICES	GOLF MANAGEMENT

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20251142	11/3/2025		120679 U S BANK P CARD						Continued...	
						11137939				
		111.94	SCHEDULING SERVICE		503888	240113452961000	5205.6229		GENERAL SUPPLIES	ARENA 1 MANAGEMENT
						11137939				
			Supplier 150804 WHENIWORK.COM (PCARD)							
		119.99	CANVA YEARLY SUBSCRIPTION		503908	240113452971001	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
						43005888				
			Supplier 156529 CANVA (PCARD)							
		54.18	AIR FILTERS		503921	240113453011000	1920.6266		REPAIRS-BUILDING	SENIOR CENTER
						34032136				
			Supplier 157614 FILTERBUY.COM (PCARD)							
		62.03	IACP-A SPILLERS-DENVER		503840	240362952907180	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
						02853588				
		17.08	IACP-A SPILLERS-DENVER		503876	240362952947425	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
						73508526				
			Supplier 150670 UBER (PCARD)							
		6.26-	PARKS SALES TAX ADJ-BANNER		503871	240362952947445	1755.6229		GENERAL SUPPLIES	PARK MNTC REC PROGRAM SUPPORT
						72045104				
		6.26	PARKS SALES TAX ADJ-BANNER		503871	240362952947445	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						72045104				
		83.23	BANNER TRUNK OR TREAT		503871	240362952947445	1755.6229		GENERAL SUPPLIES	PARK MNTC REC PROGRAM SUPPORT
						72045104				
			Supplier 164882 OTCHEAP CUSTOMPRINTS (PCARD)							
		50.69	IACP-A SPILLERS-DENVER		503902	240362952967127	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
						90394875				
		34.95	IACP-A SPILLERS-DENVER		504207	240362952967448	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
						64365838				
			Supplier 150670 UBER (PCARD)							
		772.61	DEFI TRNG-A THIELEN-BRAINERD		504100	240362953037440	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
						40906787				
			Supplier 164879 HOLIDAY INN EXPRESS (PCARD)							
		72.03	EVIDENCE ROOM SUPPLIES		503900	240552252965248	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						93381995				
			Supplier 164874 ARROWHEAD FORENSICS (PCARD)							
		216.00	KUULA SUBSCRIPTION		503891	240646652971000	2012.6280		DUES & SUBSCRIPTIONS	CABLE TV JOINT POWERS
						00001993				
			Supplier 154341 KUULA PRO (PCARD)							
		200.00	GAAP ONLINE UPDATE 2025		503870	240710552959391	1035.6275		SCHOOLS/CONFERENCES/EXP LOCAL FINANCE	
						89203087				
		200.00	GFOA 2025 GAAP UPDATE		503877	240710552969391	1035.6275		SCHOOLS/CONFERENCES/EXP LOCAL FINANCE	

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20251142	11/3/2025		120679 U S BANK P CARD						Continued...	
						05868871				
			Supplier 150379 GOVERNMENT FINANCE (PCARD)							
833.69			MEDICAL SUPPLIES		503835	240816252920180	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
						14663384				
			Supplier 164875 BOUND TREE MEDICAL (PCARD)							
165.00			CORD CONNECTORS WATERTIGHT(3)		503910	241164153007145	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
						91772334				
			Supplier 164878 HOMELECTRICAL (PCARD)							
4.55-			POL SALES TAX-BUSINESS CARDS		503872	241374652955009	1200.6239		PRINTING	POLICE MANAGEMENT
						83801865				
4.55			POL SALES TAX-BUSINESS CARDS		503872	241374652955009	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						83801865				
60.53			BUSINESS CARDS		503872	241374652955009	1200.6239		PRINTING	POLICE MANAGEMENT
						83801865				
			Supplier 100577 OFFICE MAX (PCARD)							
5.94-			ARENA 1-SALES TAX ADJ-PARTS		503882	241374652961002	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
						62987284				
5.94			ARENA 1-SALES TAX ADJ-PARTS		503882	241374652961002	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
						62987284				
78.99			BUILDING REPAIR PARTS		503882	241374652961002	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
						62987284				
1.95-			ARENA 1-SALES TAX ADJ-PARTS		503881	241374652961002	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
						62987367				
1.95			ARENA 1-SALES TAX ADJ-PARTS		503881	241374652961002	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
						62987367				
25.90			BUILDING REPAIR PARTS		503881	241374652961002	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
						62987367				
			Supplier 148085 MENARDS (PCARD)							
75.00			LTAP-J OLSON-SHOREVIEW		503836	241382952911774	1610.6275		SCHOOLS/CONFERENCES/EXP LOCAL STREET/BOULEVARD REPAIR & MNTC	
						16000201				
			Supplier 148118 U OF M CCE (PCARD)							
29.97			FED EX FOR NOTICE OF CORRECTIV		503926	241640753030692	1510.6238	2025109R	POSTAGE/UPS/FEDEX	PW ENGINEERING & TECHNICAL
						22811385				
			Supplier 143773 FEDEX OFFICE (PCARD)							
190.00			SCHINDELDECKER NEW CSO PANTS		503849	242042952930030	1295.6281		UNIFORM/CLOTHING ALLOWANCE	COMMUN SERVICE OFFICERS (CSO)
						17125212				
			Supplier 152202 5.11 TACTICAL (PCARD)							
6.75-			POL SALES TAX-YOUTUBE TV		503873	242042952940012	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
						26322058				

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20251142	11/3/2025		120679 U S BANK P CARD						Continued...	
		6.75	POL SALES TAX-YOUTUBE TV		503873	242042952940012 26322058	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		89.74	TV PD OPS		503873	242042952940012 26322058	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
			Supplier 162440 GOOGLE YOUTUBE TV (PCARD)							
		25.94	COOKIES FOR NEIGHBORHOOD MEETI		503884	242263852960159 78399974	2027.6229	2019106R	GENERAL SUPPLIES	ROAD ESCROW
			Supplier 149714 SAMS CLUB (PCARD)							
		5.00	MAVIC 4 PRO FAA REGISTRATION		503912	242409853016002 15050563	2012.6280		DUES & SUBSCRIPTIONS	CABLE TV JOINT POWERS
			Supplier 164876 FAAFRONEZONE (PCARD)							
		25.90	NOTARY STAMP - BV		503880	242476052965008 00323405	1100.6210		OFFICE SUPPLIES	DEV MANAGEMENT
			Supplier 164873 ANCHOR RUBBER STAMP PRINT (PCARD)							
		37.25	IACP-A SPILLERS-DENVER/GAS		503887	244273352957202 01017607	1200.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE MANAGEMENT	
			Supplier 164880 MAVERIK (PCARD)							
		15.89	PLOW DIELECTRIC		503875	244310552942251 78681830	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
			Supplier 148067 CARQUEST (PCARD)							
		208.41	FOOD FOR LEADERSHIP ACADEMY		503914	244310653013154 84311311	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
			Supplier 140817 CHIPOTLE (PCARD)							
		750.00	DEFI TRNG-A THIELEN-BRAINERD		503924	244356553031305 40125940	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
			Supplier 163523 DEFI TRAINING (PCARD)							
		181.46	CONF-D BESKE-BRAINERD		503850	244450052945005 54425161	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
			Supplier 103015 BREEZY POINT RESORT (PCARD)							
		58.66	MENTORING - INTERACT		503868	244450052954002 15995646	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		34.09	GAS- TRAVEL/TRAINING IACP		503883	244450052963005 73815999	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
			Supplier 147211 CASEY'S GENERAL STORE (PCARD)							
		107.81	TRUNK OR TREAT CANDY		503878	244450052964002 16134806	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
		107.88	TRUNK OR TREAT CANDY		503892	244450052974002 22696961	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION

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		180.53	TRUNK OR TREAT CANDY - STREETS		503901	244450052974002 22702496	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		90.26	TRUNK OR TREAT CANDY - UTILITI		503901	244450052974002 22702496	5305.6229		GENERAL SUPPLIES	WATER MGMT/REPORT/DATA ENTRY
		90.26	TRUNK OR TREAT CANDY - UTILITI		503901	244450052974002 22702496	5365.6229		GENERAL SUPPLIES	SEWER MGMT/REPORTS/DATA ENTRY
			Supplier 149714 SAMS CLUB (PCARD)							
		71.36	FOOD-TRAINING		503923	244450053035005 17527938	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
			Supplier 145421 REDS SAVOY PIZZA (PCARD)							
		191.25	KLEENEX,TOWELS, WATER, SWIFFER		503869	244550152941410 07447555	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
			Supplier 149714 SAMS CLUB (PCARD)							
		1,440.00	BOX FOR TREE TRIMMING TRUCK		503839	244921652911000 08487185	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
			Supplier 163261 DECKED (PCARD)							
		122.50	EVIDENCE ROOM SUPPLIES		503899	244921652971000 01043666	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 164884 BLUESTAR USA (PCARD)							
		330.00	DEPT TRAINING UNIFORMS		503906	244921652981000 11219891	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
			Supplier 161722 RIOJITSU (PCARD)							
		1.22-	AVCC SALES TAX-EASEL		503874	246921652951090 08476282	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
		1.22	AVCC SALES TAX-EASEL		503874	246921652951090 08476282	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		16.21	EASEL		503874	246921652951090 08476282	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
			Supplier 100748 MICHAELS (PCARD)							
		50.00	INVEST. PHONE RECORDS		503907	246921652971008 23610237	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
			Supplier 162500 LAWENFORCEMENT SUPPORT (PCARD)							
		3.17-	IT SALES TAX ADJUST-WSJ		503904	246921652971008 64713510	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		3.17	IT SALES TAX ADJUST-WSJ		503904	246921652971008 64713510	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		42.16	WSJ ONLINE SUBSCRIPTION		503904	246921652971008 64713510	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
			Supplier 157029 WSJ BARRONS SUBSCRIPT (PCARD)							

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20251142	11/3/2025		120679 U S BANK P CARD						Continued...	
		110.00	ICC RENEWAL FOR CERTIFICATIONS		503903	246921652971011 33404931	1400.6280		DUES & SUBSCRIPTIONS	INSPECTIONS MANAGEMENT
			Supplier 100249 INTL CODE COUNCIL INC (PCARD)							
		72.60	CHAPLAIN MEETING LUNCH		503909	246921652971014 27998150	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 126248 RAISING CANE'S (PCARD)							
		21.50	SERVICE FEE-PAID FAM LEAVE '26		503847	247170552932629 33581902	1020.6399		OTHER CHARGES	HUMAN RESOURCES
		1,000.00	PAID FAMILY LEAVE 2026		503848	247170552932629 33584872	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
			Supplier 164881 MINNESOTA PAID LEAVE (PCARD)							
		75.00	BCA DMT RECERT - KLINE		503867	247170552932729 32505505	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE TRAINING	
			Supplier 150045 BCA TRAINING EDUCATION (PCARD)							
		1.40	CODY CDL FEE		503879	247170552961329 67126816	1530.6275	2025	SCHOOLS/CONFERENCES/EXP LOCAL FLEET & BUILDINGS-CMF	
			Supplier 161221 ELAVON SRV FEE EAGAN EXAM (PCARD)							
		65.00	CODY LARSON CDL FEE		503885	247170552961329 67128101	1530.6276		SCHOOLS/CONFERENCES/EXP OTHERFLEET & BUILDINGS-CMF	
			Supplier 161220 EAGAN EXAM STATION (PCARD)							
		.43	BUYER'S CARD TAX		503893	247170552977329 78018826	5025.6280		DUES & SUBSCRIPTIONS	LIQUOR #1 OPERATIONS
		.43	BUYER'S CARD FEE		503895	247170552977329 78018842	5065.6280		DUES & SUBSCRIPTIONS	LIQUOR #2 OPERATIONS
		.43	BUYER'S CARD FEE		503897	247170552977329 78018859	5095.6280		DUES & SUBSCRIPTIONS	LIQUOR #3 OPERATIONS
		20.00	BUYER'S CARD		503894	247170552977329 78019618	5025.6280		DUES & SUBSCRIPTIONS	LIQUOR #1 OPERATIONS
		20.00	BUYER'S CARD		503896	247170552977329 78019634	5065.6280		DUES & SUBSCRIPTIONS	LIQUOR #2 OPERATIONS
		20.00	BUYER'S CARD		503898	247170552977329 78019642	5095.6280		DUES & SUBSCRIPTIONS	LIQUOR #3 OPERATIONS
			Supplier 161056 ALCOHOL AND GAMBLING ENFO (PCARD)							
		139.11	VOLLEYBALLS		503922	247554253037330 36955462	1860.6229		GENERAL SUPPLIES	REC VOLLEYBALL
			Supplier 146421 EPIC SPORTS (PCARD)							
		54.00	EMAIL CAMPAIGN MONTHLY		503834	247933852900003 07486071	1200.6308		SOFTWARE SUBSCRIPTIONS	POLICE MANAGEMENT
			Supplier 141272 MAILCHIMP (PCARD)							

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		9.99	VB TOURN FACEBOOK AD		503845	247933852910004 03399029	1860.6239		PRINTING	REC VOLLEYBALL
		25.00	FACEBOOK BOOST AD		503913	247933853000019 07200217	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		28.00	FACEBOOK BOOST AD		504101	247933853040006 01549040	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
			Supplier 148619 FACEBOOK INC (PCARD)							
		37.26	CHIEF CON-A SPILLERS-DENVER		503837	248019752905180 87316802	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
			Supplier 164877 HILLTOP SERVICE (PCARD)							
		395.05	SCHINDELDECKER NEW CSO UNIFORM		503846	249416652922242 12011253	1295.6281		UNIFORM/CLOTHING ALLOWANCE	COMMUN SERVICE OFFICERS (CSO)
			Supplier 161715 BLAUER MANUFACTURING (PCARD)							
		35.47	IACP-A SPILLERS-DENVER/GAS		503886	249416652952256 42078306	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
		19.75	SKID LOADER WEIGH		503911	249416653002278 07532682	1765.6229		GENERAL SUPPLIES	PARK EQUIPMENT MAINTENANCE
			Supplier 129038 HOLIDAY STATIONSTORES #316 (PCARD)							
		19.44	ALLERGY FREE CANDY RETURN		503925	741640753030910 12650265	1800.6229		GENERAL SUPPLIES	REC PROGRAM GENERAL
			Supplier 100463 TARGET STORES (PCARD)							
		19,431.81								
20251203	12/5/2025		148015 VOYA							
		590.00	MNDP-ROTH 457 CONTRIBUTIONS		503702	120325924389	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		4,490.00	MNDP-457 CONTRIBUTIONS		503702	120325924389	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		5,080.00								
20251204	12/5/2025		148869 VOYA (HCSP)							
		452.50	SERGEANT HCSP FUNDING-GROSS WA		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		929.53	AFSCME HCSP FUNDING-GROSS WAGE		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,466.29	ADMIN HCSP FUNDING-GROSS WAGES		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,646.82	SCH 2 HCSP FUNDING-GROSS WAGES		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,024.70	SCH 1 HCSP FUNDING-GROSS WAGES		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,081.71	POLICE HCSP FUNDING-GROSS WAGE		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,113.04	HCSP FUNDING-ANN LV/COMP		503691	1203259243810	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		11,714.59								
20251205	12/8/2025		102664 US BANK							
		13,066.34	CITY SHARE MEDICARE		503700	120325924387	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET

11/3/2025 -- 12/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20251205	12/8/2025		102664 US BANK						Continued...	
		13,108.63	EMPLOYEE MEDICARE		503700	120325924387	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		35,948.27	EMPLOYEE FICA		503700	120325924387	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		35,948.27	CITY SHARE FICA		503700	120325924387	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		88,358.92	FEDERAL TAXES PR		503700	120325924387	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		<u>186,430.43</u>								
20251206	12/5/2025		101238 MINNESOTA CHILD SUPPORT PAYMEN							
		460.00	CHILD SUPPORT DEDUCTIONS		503699	120325924386	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		<u>460.00</u>								
20251207	12/5/2025		164645 ND CHILD SUPPORT DIVISION							
		306.60	CHILD SUPPORT DEDUCTIONS		503694	1203259243813	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		<u>306.60</u>								
20251208	12/8/2025		100657 MN DEPT OF REVENUE							
		39,781.36	STATE TAX WITHHOLDING		503698	120325924385	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		<u>39,781.36</u>								
20251209	12/8/2025		100392 PUBLIC EMPLOYEES RETIREMENT AS							
		76,368.31	EMPLOYEE SHARE PERA		503697	120325924384	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		101,190.36	CITY SHARE PERA		503697	120325924384	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		<u>177,558.67</u>								
20251210	12/5/2025		157977 WEX HEALTH INC							
		11,590.20	HSA EMPLOYEE FUNDING		503693	1203259243812	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		<u>11,590.20</u>								
20251211	12/5/2025		151440 VANTAGEPOINT TRANSFER AGENTS							
		7,670.95	ROTH 457-PLAN #301171-FIRE TOO		503692	1203259243811	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		<u>7,670.95</u>								
20251212	12/5/2025		100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT							
		24,855.07	ICMA-PLAN #301171-FIRE TOO		503695	120325924382	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		<u>24,855.07</u>								
20251213	12/5/2025		126459 VANTAGEPOINT TRANSFER AGENTS - ROTH							
		2,541.23	ROTH IRA-PLAN #705481		503701	120325924388	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		<u>2,541.23</u>								
		<u>6,316,790.89</u>	Grand Total						<u>Payment Instrument Totals</u>	

CITY OF APPLE VALLEY
Council Check Register by GL
Council Check Register by Invoice & Summary

11/3/2025 -- 12/12/2025

<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>
		6,316,790.89	Grand Total							
<u>Payment Instrument Totals</u>										
							Checks	840,955.08		
							EFT Payments	487,420.91		
							A/P ACH Payment	4,988,414.90		
							Total Payments	6,316,790.89		

PA 12/10/25
CL 12/10/25

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

Page - 1

11/3/2025 - 12/12/2025

<u>Company</u>	<u>Amount</u>
01000 GENERAL FUND	185,519.85
02010 CABLE TV RESERVE FUND	221.00
02025 ROAD ESCROW FUND	150,618.55
02060 POLICE CRIME FUND	16,296.24
02090 PARTNERS IN EDUCATION	1,000.00
02200 VALLEYWOOD GOLF FUND	17,324.73
02300 PARKS REFERENDUM FUND	4,275,404.47
04430 2024A CAPITAL PROJECT CIP FUND	8,831.48
04500 CONSTRUCTION PROJECTS	626.50
04730 TIF DIST#1-CAPITAL PROJECTS	3,749.50
04830 FIRE FACILITIES MAINT FUND	951.75
04930 FUTURE CAPITAL PROJECTS	182,765.80
05000 LIQUOR FUND	179,207.49
05200 ARENA FUND	816.85
05300 WATER & SEWER FUND	675,050.77
05400 WATER/SEWER CONNECTION CHG FUN	1,655.00
05500 STORM DRAINAGE UTILITY FUND	67,835.14
05540 2022A STORMWATER BOND CONST	28,331.37
05600 CEMETERY FUND LEVEL PROGRAM	6,871.49
05800 STREET LIGHT UTIL FUND	16,353.42
07000 LODGING TAX FUND	9,061.69
07200 RISK MANAGEMENT/INSURANCE FUND	16,439.70
09000 PAYROLL CLEARING FUND	471,858.10
Report Totals	6,316,790.89



ITEM:
MEETING DATE:
SECTION:

4.U.
December 23, 2025
Consent Agenda

Description: Approve Personnel Report	
Staff Contact: Jamie Haefner, Human Resources Manager	Department / Division: 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

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)
Erik	Bobadilla	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Ahn	Bostel	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Doug	Einck	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Josh	Gaffke	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Adeline	Ganther	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 15.00	Hourly	C-01	12/17/2025
Colby	Klotz	Hire	Maintenance Worker I	Casual, Seasonal	1530	\$ 19.35	Hourly	SMI	12/8/2025
John	Hahn	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Kevin	Hepner	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Jason	Kirschman	Rehire	Facility Assistant	Casual, Seasonal	1835	\$ 16.15	Hourly	C-01	12/17/2025
Matt	Moore	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Abigail	Olson	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 15.00	Hourly	C-01	12/17/2025
Luke	Papenhausen	Hire	Facility Attendant	Casual, Seasonal	1835	\$ 14.30	Hourly	C-01	12/17/2025
Everett	Pire	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 15.00	Hourly	C-01	12/17/2025
Gary	Reichow	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 16.15	Hourly	C-01	12/17/2025
Oleg	Ridders	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Paul	Robinson	Fire Officer Assignment	Fire Lieutenant	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	1/1/2026
Keura	Roloff	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 15.00	Hourly	C-01	12/17/2025
Tony	Soucy	Hire	Facility Attendant	Casual, Seasonal	5205	\$ 14.30	Hourly	C-01	12/17/2025
Sydnee	Stroeing	Promotion	Planner	Full-Time, Regular	1100	\$ 105,487.20	Annual	190E	12/27/2025
Brynn	Wagner	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 15.00	Hourly	C-01	12/17/2025
Sam	Weinhaus	Rehire	Facility Attendant	Casual, Seasonal	1835	\$ 15.00	Hourly	C-01	12/17/2025



ITEM:
MEETING DATE:
SECTION:

5.A.
December 23, 2025
Regular Agenda

Description:

Pass an Ordinance adding Chapter 124 to the City Code, regulating virtual currency kiosks
(*Recommend waiving second reading*)

Staff Contact:

Nick Francis, Police Chief

Department / Division:

Police

Action Requested:

Pass an Ordinance adding Chapter 124 to the City Code, regulating virtual currency kiosks and waive the second reading

Summary:

The Apple Valley Police Department believes that an ordinance prohibiting virtual currency kiosks within the City is necessary and appropriate to prevent crime, protect personal property, and promote the safety and welfare of its residents and the general public. The benefits of prohibiting virtual currency kiosks far exceed any benefit the kiosks provide to the public.

Background:

Virtual currency kiosks allow customers to exchange real (or fiat) currency for virtual currency and vice versa. While virtual currency kiosks can be a simple and convenient way for consumers to access virtual currency, the kiosks can be used to exploit the general public due to their simplicity and convenience. Illicit activity involving the use of virtual currency kiosks has been linked to fraud, certain types of cybercrime, and drug trafficking organization activity. According to the Federal Bureau of Investigation's Internet Crime Complaint Center ("IC3"), criminals engaged in fraud schemes often direct victims to use virtual currency kiosks to send payments under false pretenses. In 2024, IC3 received more than 10,956 complaints reporting the use of virtual currency kiosks, with reported victim losses of approximately \$246.7 million. The complaints of fraudulent transactions in 2024 represented a 99% increase over the complaints of the same type filed in 2023, indicating that fraudulent activity involving virtual currency kiosks is rapidly increasing.

In 2024 and 2025 to date, citizens of Apple Valley reported approximately \$500,000 in financial losses from virtual currency-related cybercrime, of which over half was lost via virtual currency kiosks. The virtual currency lost in these types of crimes is frequently transferred outside of Minnesota's jurisdiction and sometimes outside of the United States. As a result, prosecuting the perpetrators and recovering the victims' losses is prohibitively complex and impossible in most cases. Minnesota Statutes, §53B.75, provides limited consumer protection, but criminal actors have adapted to circumvent these limited measures. Most losses from the use of virtual currency kiosks

remain irrecoverable and nonrefundable. For the foregoing reasons, prohibiting the use of virtual currency kiosks within the City will further the prevention of criminal activity.

Budget Impact:

N/A

Attachments:

1. Ordinance
2. Presentation

CITY OF APPLE VALLEY
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, MINNESOTA, AMENDING
TITLE XI OF THE CITY CODE ENTITLED "BUSINESS REGULATIONS" BY
ADDING CHAPTER 124 REGARDING VIRTUAL CURRENCY KIOSKS

The City Council of Apple Valley ordains:

Section 1. Title XI of the Apple Valley City Code is amended by adding Chapter 124 to read as follows:

CHAPTER 124: VIRTUAL CURRENCY KIOSKS

§ 124.01 FINDINGS AND PURPOSE.

(A) *Findings.* Virtual currency kiosks allow customers to exchange real (or fiat) currency for virtual currency and vice versa. While virtual currency kiosks can be a simple and convenient way for consumers to access virtual currency, the kiosks can be used to exploit the general public due to their simplicity and convenience. Illicit activity involving the use of virtual currency kiosks has been linked to fraud, certain types of cybercrime, and drug trafficking organization activity. According to the Federal Bureau of Investigation's Internet Crime Complaint Center ("IC3"), criminals engaged in fraud schemes often direct victims to use virtual currency kiosks to send payments under false pretenses. In 2024, IC3 received more than 10,956 complaints reporting the use of virtual currency kiosks, with reported victim losses of approximately \$246.7 million. The complaints of fraudulent transactions in 2024 represented a 99% increase over the complaints of the same type filed in 2023, indicating that fraudulent activity involving virtual currency kiosks is rapidly increasing.

In 2024 and 2025 to date, citizens of Apple Valley reported approximately \$500,000 in financial losses from virtual currency-related cybercrime, of which over half was lost via virtual currency kiosks. The virtual currency lost in these types of crimes is frequently transferred outside of Minnesota's jurisdiction and sometimes outside of the United States. As a result, prosecuting the perpetrators and recovering the victims' losses is prohibitively complex and impossible in most cases. Minnesota Statutes, §53B.75, provides limited consumer protection, but criminal actors have adapted to circumvent these limited measures. Most losses from the use of virtual currency kiosks remain irrecoverable and nonrefundable. For the foregoing reasons, prohibiting the use of virtual currency kiosks within the City will further the prevention of criminal activity.

(B) *Purpose.* The Apple Valley City Council has determined that an ordinance prohibiting virtual currency kiosks within the City is necessary and appropriate to prevent crime, protect personal property, and promote the safety and welfare of its residents and the general public. The benefits of prohibiting virtual currency kiosks far exceed any benefit the kiosks provide to the public.

§ 124.02 DEFINITIONS.

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

VIRTUAL CURRENCY. “Virtual currency” shall have the meaning as the term is defined in Minn. Stat. § 53B.69 as amended.

VIRTUAL CURRENCY KIOSK. “Virtual currency kiosk” shall have the meaning as the term is defined in Minn. Stat. § 53B.69 as amended.

VIRTUAL CURRENCY KIOSK OPERATOR. A person or entity that operates or allows the placement of a virtual currency kiosk within the City.

§ 124.03 VIRTUAL CURRENCY KIOSKS PROHIBITED.

It shall be unlawful for any person or legal entity to operate, place, permit, host, allow, or allow to be placed a virtual currency kiosk at any location within the City.

§ 124.04 REMOVAL OF VIRTUAL CURRENCY KIOSKS.

A virtual currency kiosk now placed or located within the City shall be removed no later than March 31, 2026.

Section 2. Summary approved. The City Council hereby determines that the text of the summary marked "Official Summary of Ordinance No. ____" a copy of which is attached hereto clearly informs the public of the intent and effect of the ordinance. The City Council further determines that publication of the title and such summary will clearly inform the public of the intent and effect of the ordinance.

Section 3. Filing. A copy of the ordinance shall be filed in the office of the City Clerk. This copy shall be available for inspection by any person during regular office hours.

Section 4. Publication. The City Clerk shall publish the title of this ordinance and the official summary 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 5. Effective date. This ordinance shall take effect upon its passage and the publication of its title and the official summary.

PASSED by the City Council this ____ day of _____, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

Date Ordinance Adopted: _____

Date Ordinance Published in the Legal Newspaper: _____

CITY OF APPLE VALLEY
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, MINNESOTA, AMENDING
TITLE XI OF THE CITY CODE ENTITLED "BUSINESS REGULATIONS" BY
ADDING CHAPTER 124 REGARDING VIRTUAL CURRENCY KIOSKS

The following is the official summary of Ordinance No. ____ passed by the City Council of Apple Valley on _____, 2026:

Title XI of the City Code is amended by adding new Chapter 124 which prohibits the placement and use of virtual currency kiosks within the City of Apple Valley.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Clerk at the Apple Valley Municipal Center, 7100 147th Street W., Apple Valley, Minnesota 55124.

Chapter 124 Virtual Currency Kiosks

City Council

December 23rd, 2025



1

Action Requested

- Pass Ordinance adding Chapter 124 to the City Code, regulating virtual currency kiosks and waiving the second reading



2

Purpose

- The Apple Valley Police Department believes that an ordinance prohibiting virtual currency kiosks within the City is necessary and appropriate to prevent crime, protect personal property, and promote the safety and welfare of its residents and the general public. The benefits of prohibiting virtual currency kiosks far exceed any benefit the kiosks provide to the public.



3

Background

- What is a Virtual Currency Kiosk?
 - Virtual currency kiosks allow customers to exchange real (cash) currency for virtual currency and vice versa.
 - Virtual or Crypto currency is a digital or virtual currency secured by cryptography and based on a network of computers. It is a decentralized system instead of a central authority like a government.
 - Virtual currency has become an emerging method of financial exploitation, especially of the elderly



4

Background

- Criminals engage in fraud schemes often directing victims to use virtual currency kiosks to send payments under false pretenses such as romance or business.
- In 2024, the federal tracking resource received more than 10,956 complaints reporting the use of virtual currency kiosks, with reported victim losses of approximately \$246.7 million.
- The complaints of fraudulent transactions in 2024 represented a 99% increase over the complaints of the same type filed in 2023, indicating that fraudulent activity involving virtual currency kiosks is rapidly increasing.



5

Local Impact

- In 2024 and 2025 to date, citizens of Apple Valley reported approximately \$500,000 in financial losses from virtual currency-related cybercrime, of which over half was lost via virtual currency kiosks.
- The virtual currency lost in these types of crimes is frequently transferred outside of Minnesota's jurisdiction and sometimes outside of the United States making prosecution extremely difficult.



6

Proposed Ordinance

- It shall be unlawful for any person or legal entity to operate, place, permit, host, allow, or allow to be placed a virtual currency kiosk at any location within the City.



Locations

- Currently, there are 6 kiosks in Apple Valley registered with the Minnesota Department of Commerce including:
 - Abyssinia Mart
 - Kwik Trips
 - AV Tobacco
 - Cub Foods
- Some ATMs are multi-purpose

Other Communities

- Stillwater
- Saint Paul
- Many others considering/researching or proposing:
 - Forest Lake
 - Cottage Grove
 - Woodbury
 - Burnsville
 - Mendota Heights
 - Hastings



9

Compliance

- Vendors have until March 31, 2026 to remove dedicated Crypto ATMs
- Multi-purpose ATMs can simply be updated to disable the crypto feature
- Visits will be made to current businesses with these machines
- Notice will be sent to retailers that are likely to have or potentially have these machines, including:
 - Tobacco license holders
 - Fuel dispensing license holders
 - Off-sale beer license holders



10

Action Requested

- Pass Ordinance adding Chapter 124 to the City Code, regulating virtual currency kiosks and waiving the second reading





ITEM:
MEETING DATE:
SECTION:

5.B.
December 23, 2025
Regular Agenda

Description:

Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance & Related Text

Staff Contact:

Tim Benetti, Community Development Director
Jennifer Haskamp

Department / Division:

Community Development

Action Requested:

The City Council is asked to consider one of two proposed actions:

1. Accept the recommendation of denial from the Apple Valley Planning Commission and Adopt the Resolution of Denial for the requested Amendment to the 2040 Comprehensive Plan to Amend Figure 4.2 Orchard Place Concept land use and related text revisions, based on certain findings memorialized in said resolution;
or
2. Adopt a Resolution Approving an Amendment to the 2040 Comprehensive Plan regarding Figure 4.2 Orchard Place Concept to revert land use guidance to the generalized Mixed Business Campus (MBC) Land Use and related text revisions, and Authorizing the submittal of the same to the Metropolitan Council for official consideration.

Summary:

Rockport, LLC has submitted an application requesting an amendment to the 2040 Comprehensive Plan relative to the Mixed Business Campus (MBC) area land use guidance. The property under this amendment request consists of approximately 225+/- acres located generally south of CR 42 (150th St); east of Flagstaff Ave.; north of 155th St. (existing and future extended); and west of Pilot Knob Rd ("property").

The property is generally identified as a Mixed Business Campus (MBC) area or "Orchard Place" in the City's 2040 Comprehensive Plan. The property is an active aggregate mining/sand and gravel pit. The westerly side of this property has active sand and gravel mining operations occurring while the eastern side of the property is inactive awaiting reclamation. The western portion may likely be reclaimed and developed in approximately 8-10 years from now or sooner.

This comprehensive guide plan amendment (CPA) proposes to change the land use designations within the property. Parts of Orchard Place, immediately south of the property, have already been reclaimed (post-mined) and developed, or awaiting new development proposals.

The 2040 Comprehensive Plan provides long-term planning guidance on development patterns, land use, and essential infrastructure planning, including roadway design, water supply and treatment, and utilities to serve the city based on the long-term planning. These land use patterns and elements are identified and designed based on the anticipated demands of the designated land uses, both current and future.

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses through the Planning Period, which is defined as 2020–2040. The 2040 Plan identified the subject CPA area as a Priority Planning Area due to the potential commencement of the current mining activities, and the Figure 4.2 Orchard Place Concept was developed to establish the mix of anticipated land use development within the MBC land use designation shown in Figure 4.6 2040 Land Use Plan. Both Figures 4.2 and 4.6 were used as the foundation to develop the Water Supply and Sanitary Sewer chapter components of the 2040 Plan. Specifically, the proposed CPA has the potential to affect roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

The Planning Commission held a public hearing on January 15, 2025, and staff responses to key questions are included in the Background section below. The application was scheduled for the February 5, 2025, Apple Valley Planning Commission meeting for the Commission to further review, discuss and make a recommendation to council on the request for a Comprehensive Plan Amendment. However, the Applicant requested a continuance to allow it time to provide a proposed mitigation plan for its proposed user on the east portion of the site, the Technology Park/data center, relative to water usage and infrastructure improvements, prepare a noise study, and submit other related information.

This matter was considered by the Planning Commission at the April 2, 2025, regular meeting. Upon a follow-up presentation from City staff, and additional comments from the Owner/Applicant's representative, and Commission member discussion, the Planning Commission recommended denial by a vote of 5-1. The Planning Commission's stated findings for denial related to concerns with water supply issues, sanitary [sewer] system issue, noise, and altering the development vision of the property as provided in the 2040 Comprehensive Plan, as supported with the facts of the April 2, 2025, Planning Commission [Planning] Report, attached hereto.

The first alternative action by council is accepting the Planning Commission's recommendation of denial and adopting the resolution of denial means the comprehensive plan amendment (CPA) request does not move forward and does not need to be sent to the Met Council.

The second alternative action by council is to overturn the recommendation of denial from the Planning Commission and approve the CPA, by adopting the resolution approving the application and authorizing submittal of the Comprehensive Plan Amendment to the Metropolitan Council. This action provides direction to City staff to officially submit the proposed amendments to the Metropolitan Council for further review and consideration. This action alone does not constitute the final acceptance or adoption of the amendment at this time. Instead, the Met Council will receive the requested amendment, along with the planning and engineering reports, technical memos, studies, and other related information (including the resolution), whereby they will initiate their own thorough review and analysis of the amendment.

Once that review is completed, a written report with the Met Council's conclusions and/or findings will be submitted back to the City, in which they may find that the amendment is consistent and compliant with the current Met Council's System Statements; or the amendment is not consistent or compliant and must be rejected by the City. This review by Met Council may take a considerable amount of time (approx. 4 – 6 months) and includes a minimum statutory review period with affected and adjacent jurisdictions (i.e. cities, county, school districts, watershed organizations and others).

Background:

Oppidan's Technology Park Application

Separate from this Comprehensive Plan Amendment (CPA), an application has been submitted by Oppidan for a proposed 135-acre Apple Valley Technology Park on the easterly portion of the property subject to the CPA, bounded by County Road 42, Pilot Knob Road, 155th Street, and the planned extension of Johnny Cake Ridge Road along the western side. The Oppidan proposal includes five large-scale buildings (approx. 1,022,000 sq. ft. total) for data center storage, plus support structures totaling approx. 66,000 sq. ft.

Although not part of the CPA application, the proposed Technology Park application is dependent on approval of the proposed CPA request by Rockport. Without approval of the CPA, the proposed development cannot be approved because portions of the industrial development encroach into areas abutting County Road 42 and Pilot Knob that do not permit industrial uses per Figure 4.2. Therefore, the proposed development is inconsistent with the current 2040 Comprehensive Plan. If the CPA is approved by council and authorized for submittal to the Metropolitan Council, then the Technology Park applications will be resumed for consideration by the Planning Commission for final review and recommendation before being brought forward to the City Council for final action.

Alternative Urban Areawide Review (AUAR) for Orchard Place Area

Prior to Rockport's Comprehensive Plan Amendment application and Oppidan's application for the Technology Park, an update to the AUAR was completed and presented and approved by the City Council on December 26, 2024. The purpose of the AUAR update was to evaluate the potential impacts of developing a Data Center on the easterly half of the property. The AUAR update was required because the Data Center project represented a potential increase in the maximum development conditions that were not previously evaluated in prior versions of the AUAR. Statutory guidance requires an AUAR to be updated if a known project does not fit within the maximum conditions considered within the AUAR.

The AUAR update completed in 2024 did not consider or address potential land use changes on the west side of the property (west of the future Johnny Cake Ridge Road (JCRR)) because there was no known project to evaluate. Therefore, only the proposed development project (Oppidan's proposed Tech Park (data center)) on the east side was considered as part of the AUAR update process.

After the updated AUAR was completed, and being informed that Oppidan's proposed data center project on the east portion of the property did not comply with the 2040 Comprehensive Plan, the landowner (Rockport) submitted its Comprehensive Plan Amendment application, which included the request to amend Figure 4.2 for *both the east and west portions* of the property. However, the original AUAR area, which lies on the west side of the future JCRR or westerly portion of the CPA

Area, did not study or update the environmental review to reflect the amendments or changes to Figure 4.2 for the westerly portion proposed by the Applicant. In summary, the AUAR was updated only to reflect the proposed changes to Figure 4.2 for the easterly portion of the CPA Area where the known data center project was contemplated. The AUAR update did not review or study the impacts of the changes proposed to the westerly side if Figure 4.2 were modified/removed, which could also allow for additional data center uses.

Applicant Meetings, Discussion and Correspondence since April 2, 2025

After the April 2, 2025, PC meeting, staff held several meetings and discussions with the representatives of Rockport and Oppidan, along with their engineering consultants, to discuss the identified water supply and wastewater treatment issues. The overriding objective of all the meetings was to identify solutions to either reduce or eliminate any adverse impacts to the municipal water supply system as a result of the Technology Park and any potential future development within the full CPA Area, including the westerly portion.

The City's preliminary analysis of Oppidan's Tech Park (data center) application showed that the water demands of the data center exceeded the City's planned water treatment capacity when the full build-out of the City is evaluated, with particular concern on peak water cooling demand days. The potential uses permissible if the CPA Application is approved would require the City to make substantial expansion and improvement to its current municipal water treatment facility if the Tech Park application were to be approved given the projected water demands of not only the data center, but the data center in combination with the demand that could be created by development of the westerly portion of the CPA Area in the future.

In the meantime, staff continually asked both Rockport and Oppidan to provide an additional mitigation plan and response to these water demand/supply issues, by either agreeing to reduce the water need(s) of the data center use; or contribute (partially) to an expansion of the current municipal water treatment facility in order to provide the added water demand; or seek other means of supplying their high-water demand needs.

To address the identified water supply issue, Rockport submitted a letter on 11/03/2025 that included a statement: *"Rockport and Oppidan have had discussions with the Minnesota Department of Natural Resources ("DNR") and Met Council about the use of Rockport's private wells. To date, the DNR and Met Council have been supportive of the use of the private wells for Oppidan's proposed user."* The City's response dated 11/17/2025 provided the following response: *"No documentation has been submitted by Rockport or Oppidan for the City's review regarding reuse of private wells currently onsite. No documentation has been provided regarding Rockport's assertion that the DNR or Met Council are supportive of this concept. The City cannot make any conclusion regarding this assertion without proper documentation from both state agencies."* Moreover, the City of Apple Valley stipulates that prior to consideration of the use of independent wells for water use, the City would require an assessment of potential impacts to surface water bodies and the City of Apple Valley municipal water supply wells as a result of the proposed uses' utilization of ground water wells for its water source. Along with detailed hydrogeologic information review, groundwater modeling will need to be done to develop estimates of the potential magnitude of the proposed pumping impacts on surface water bodies and the City's wells. The assessment is governed by the requirements of the Minnesota groundwater sustainability statute (103G.287 Subd. 5). In addition to the study noted, an amendment to the City's ordinances would be required, since current adopted policies require uses

to be served by the City's municipal water supply.

As of the preparation of this report, no additional information or mitigation measures have been offered or brought forward by Rockport and/or Oppidan beyond the anecdotal suggestion that their private wells be used to serve the Technology Park development.

Conclusions

The attached April 2, 2025, Planning Commission Staff Report and attachments includes City Engineer's memos, reports and studies, public comments, PC Meeting minutes, and the initial January 15, 2025, Planning Report for added detailed background and analysis for your consideration of the Comprehensive Plan Amendment application.

Budget Impact:

N/A

Attachments:

1. Resolution of Denial
2. Resolution Approving & Authorizing Submittal to Metropolitan Council
3. 11-03-2025 Rockport Letter to City
4. 11-17-2025 City Response Letter to Rockport
5. 12-05-2025 Rockport Response Letter to City
6. Sunde Engineering Review Memo - Rockport CPA Application 12-03-2025
7. 12-08-2025 City Response Letter Rockport
8. Planning Commission Packet Item - April 2, 2025
9. Planning Commission Packet Item - January 15, 2025
10. Planning Commission Meeting Minutes - Jan. 15 and April 2, 2025
11. Public Comments
12. Additional Public Comments
13. Rockport Extension Letter
14. Presentation

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-__

A RESOLUTION DENYING THE REQUEST FOR A COMPREHENSIVE PLAN
AMENDMENT TO REGUIDE LAND ON FIGURE 4.2 ORCHARD PLACE CONCEPT TO
MIXED BUSINESS CAMPUS AND TO REMOVE ALL CORRESPONDING TEXT
REFERENCES FOR THE AREA GENERALLY LOCATED SOUTH OF COUNTY ROAD 42
BETWEEN FLAGSTAFF AVENUE AND PILOT KNOB ROAD AND
NORTH OF THE FUTURE 155TH PARKWAY RIGHT-OF-WAY

WHEREAS, Rockport, LLC (Applicant and Owner) requested a Comprehensive Plan Amendment to: (1) reguide certain land uses depicted on Figure 4.2 Orchard Place Concept; (2) remove the Tabular Data breakdown assigned to the land areas on Figure 4.2; (3) permit industrial uses adjacent to County Road 42 (CR-42); and (4) update and modify all corresponding language and any language that establishes a required mix of uses within the Mixed Business Campus land use designation; and

WHEREAS, the proposed Comprehensive Plan Amendment (CPA) affects approximately 225 acres of land that is currently used for aggregate mining and is commonly known as the Fischer Sand and Aggregate Mining Area (also known as AVR or Orchard Place) which is generally located south of CR-42 and between Flagstaff Avenue and Pilot Knob Road (the “CPA Area”); and

WHEREAS, pursuant to Minnesota Statutes 473.859, known as the Metropolitan Land Planning Act, the City of Apple Valley has adopted its 2040 Comprehensive Plan to guide land use, growth, and infrastructure within the City and specifically for the CPA Area within this Planning Period defined as 2020 - 2040; and

WHEREAS, the 2040 Comprehensive Plan contains nine Chapters and Chapter 4: Land Use, Chapter 6: Economic Development, Chapter 8: Transportation and Chapter 9: Water Resources provide a vision and guidance for development of the CPA Area; and

WHEREAS, Chapter 4, Figure 4.6 - 2040 Land Use Plan depicts the land use guiding throughout the City and demonstrates that the City is nearly fully built out with only a few areas remaining for potential development; and

WHEREAS, the CPA Area is identified in Chapter 4 as a key Focus Area because the existing aggregate mining uses are anticipated to be exhausted in the next 10 years and will become available for reclamation and potential development; and

WHEREAS, to plan for the reclamation of the CPA Area once the mining activity is completed, the 2040 Comprehensive Plan incorporated a Master Plan which is depicted on Figure 4.2 Orchard Place Concept plan; and

WHEREAS, the Orchard Place Concept plan is supplemented by a tabular breakdown of conceptual land use goals, and by language within the text of Chapters 4 and 6 that further describe the vision for the area; and

WHEREAS, the mix of land uses depicted on the Orchard Place Concept plan were used to determine planned infrastructure needs related to transportation, water and wastewater contained in Chapter 8: Transportation and Chapter 9: Water Resources of the 2040 Comprehensive Plan; and

WHEREAS, any land use changes to Figure 4.2 Orchard Place Concept plan or the corresponding tabular land use breakdown will adversely impact the City's infrastructure as planned in Chapter 9: Water Resources; and

WHEREAS, on January 15, 2025, the Apple Valley Planning Commission held a duly noticed public hearing and reviewed the request for the Comprehensive Plan Amendment, received public testimony, closed the hearing, and directed staff to bring the matter back for further consideration; and

WHEREAS, on February 5, 2025, the Apple Valley Planning Commission intended to review and make a recommendation on the request for a Comprehensive Plan Amendment, but the Applicant requested a continuance to allow it time to provide a proposed mitigation plan for its proposed user's (Technology Park on the east portion of the site) water usage and infrastructure improvements, prepare a noise study, and submit other related information; and

WHEREAS, on April 2, 2025, the Apple Valley Planning Commission considered additional public testimony and considered the request for a Comprehensive Plan Amendment, and upon conclusion of additional comments from the Applicant, city staff and Commissioners, recommended denial of the Comprehensive Plan Amendment request, with certain findings as noted in the public record; and

WHEREAS, this application was scheduled to be presented to Council at its December 11, 2025, regular meeting. On December 5, 2025 at 4:00 pm, the applicant submitted to city staff additional submittals, including a letter report by Sunde Engineering, which the applicant requested be made a part of Council packet. Because the applicant's submittal was filed after the deadline for the December 11, 2025 Council agenda packet submittals, the application was rescheduled for the December 23, 2025 Council meeting; and

WHEREAS, because the applicant's December 5, 2025 submittal was received less than 12 business days prior to the December 23, 2025 council meeting, city staff and the city's engineering consultants have not been afforded sufficient time to review, analyze and prepare written finding for the information provided in applicant's submittal. The applicant did not agree to continue the council action on its application to a later council meeting date to provide the city time to review and respond to the information in applicant's submittal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that it does hereby deny the request of Rockport, LLC for a Comprehensive Plan Amendment based on the following findings:

1. The City Council has determined that the proposed Comprehensive Plan Amendment is inconsistent with the City's adopted Vision as contained in Chapter 4 and Chapter 6 of the 2040 Comprehensive Plan.
 - a. Chapter 4, page 4-5 defines the City's Focus Areas for development and identifies the CPA Area for non-residential mixed-use development and describes the development vision to be, "a high-quality setting for general office, corporate office, research and development, light manufacturing, and office show room." If the Comprehensive Plan Amendment is approved, a single-use or development type would be permitted which is inconsistent with the mix of uses contemplated in the adopted vision.
 - b. The City was thorough and deliberate about its planning during the 2040 Comprehensive Plan process by adopting the Concept Plan for the Orchard Place area. The Applicant's proposed Comprehensive Plan Amendment seeks to revert the detailed land uses identified within each cluster to a more generalized land use. If the Comprehensive Plan Amendment is approved the intensity of development could be altered significantly since it lacks the specificity as defined within the adopted Concept Plan, tabular data and corresponding language.
 - c. Chapter 4, page 4-5, Figure 4.2 is described as, "the Orchard Place site plan illustrates the location of each cluster and identifies a specific set of land uses envisioned in each cluster..." Removing the specificity of land uses in each cluster has the potential to change the adopted vision and alter the desired development character within the CPA Area.
 - d. Chapter 4, Figure 4.2 designates the land use clusters adjacent to CR-42 and Pilot Knob Road for a mix of uses including Office, Hotel, Medical and Commercial Retail Uses. CR-42 and Pilot Knob Road are established commercial corridors in the City and the CR-42/Pilot Knob intersection serves as the eastern gateway into the City. If the Comprehensive Plan Amendment is approved, it would permit industrial uses within the land use clusters adjacent to these corridors which are inconsistent with the existing commercial development pattern in the corridors and the adopted vision for the CPA Area.
 - e. Chapter 4, Figure 4.2 designates land use clusters adjacent to the future 155th Parkway right-of-way and west of future Johnny Cake Ridge Road for low density residential uses. If the Comprehensive Plan Amendment is approved the areas directly north of the residential area could be developed with incompatible industrial uses that include nuisance lighting, odors or noise.
2. The City Council has determined that the proposed Comprehensive Plan adversely impacts the City's infrastructure as planned for within Chapter 9 Water Resources.

- a. The 2040 Comprehensive Plan fully integrated the Orchard Place Concept plan into all relevant chapters including Chapter 9 Water Resources which plans for the City's water supply and wastewater infrastructure. Removing the specific land use allocations within each cluster could allow for a more intense development pattern that was not accounted for within Chapter 9 and the City's water and sewer system planning.
- b. The City's water supply and wastewater system are nearing full design capacity since the City is approximately 90% built-out. Changes to the land use plan that have the potential to increase demands for water supply or wastewater services may adversely impact the City's infrastructure depending on the intensity of development uses since these systems and the City are nearing full build out.
- c. The City commissioned a water system analysis from AE2S to evaluate the impacts to the water distribution system based on the proposed Comprehensive Plan Amendment. The adopted 2040 Comprehensive Plan maximum day demand capacity at the Water Treatment Plant is 19.1 MGD, which incorporates the Orchard Place Concept plan land use mix identified on Figure 4.2. If the Comprehensive Plan Amendment is approved, the potential maximum day demand, based on uses that would be permissible if the Amendment is approved, has been estimated at 19.5 MGD which exceeds the City's planned capacity for the city as a whole and has the potential to adversely impact the City's water distribution system. Additional water quality capacity would be necessary to achieve future growth population of 63,300 people by 2040 with the inclusion of the comprehensive plan amendment.
- d. The City commissioned a wastewater system analysis from AE2S to evaluate impacts to the wastewater system based on the proposed Comprehensive Plan Amendment. The adopted 2040 Comprehensive Plan identifies a maximum peak hourly flow of 1,405,677 gpd. If the Comprehensive Plan Amendment is approved, the potential maximum peak hourly flow increases to 1,966,077 gpd which exceeds the planned flow identified in the 2040 Comprehensive Plan.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-__

A RESOLUTION APPROVING THE REQUEST FOR A COMPREHENSIVE PLAN
AMENDMENT TO REGUIDE LAND ON FIGURE 4.2 ORCHARD PLACE CONCEPT TO
MIXED BUSINESS CAMPUS AND TO REMOVE ALL CORRESPONDING TEXT
REFERENCES FOR THE AREA GENERALLY LOCATED SOUTH OF COUNTY ROAD 42
BETWEEN FLAGSTAFF AVENUE AND PILOT KNOB ROAD AND
NORTH OF THE FUTURE 155TH PARKWAY RIGHT-OF-WAY
AND
AUTHORIZE THE SUBMISSION OF THIS COMPREHENSIVE PLAN AMENDMENT
TO THE METROPOLITAN COUNCIL FOR REVIEW

WHEREAS, Rockport, LLC (Applicant and Owner) requests a Comprehensive Plan Amendment to: (1) reguide certain land use areas identified as A, B, C, F and G and as depicted on Figure 4.2 Orchard Place Concept plan of the 2040 Comprehensive Plan, to MBC-Mixed Business Campus ; (2) remove the Tabular Data breakdown assigned to the land areas on Figure 4.2; (3) permit industrial uses adjacent to County Road 42 (CR-42); and (4) update and modify all corresponding language and any language that establishes a required mix of uses within the Mixed Business Campus land use designation; and

WHEREAS, the proposed Comprehensive Plan Amendment (CPA) affects approximately 225 acres of land that is currently used for aggregate mining and is commonly known as the Fischer Sand and Aggregate Mining Area (also known as AVR or Orchard Place) which is located south of CR-42 and between Flagstaff Avenue and Pilot Knob Road (CPA Area); and

WHEREAS, pursuant to Minnesota Statutes 473.859, known as the Metropolitan Land Planning Act, the City of Apple Valley has adopted its 2040 Comprehensive Plan to guide land use, growth, and infrastructure within the City, and specifically within the CPA Area within this Planning Period defined as 2020 - 2040; and

WHEREAS, the proposed Comprehensive Plan Amendment would require amendments to Chapter 4: Land Use, Chapter 6: Economic Development, and Chapter 9: Water Resources; and

WHEREAS, the requested amendment must be reviewed by the Metropolitan Council for conformance with the regional systems; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 15, 2025, and subsequently on April 2, 2025, recommended denial of the requested Comprehensive Plan Amendment; and

WHEREAS, the City Council considered the recommendation of the Planning Commission and determined that pursuant to Minnesota State Statute 462.355 the application should be submitted to the Metropolitan Council for review and comment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Minnesota, that it does hereby approve the request for a Comprehensive Plan Amendment to: (1) reguide certain land use areas identified as A, B, C, F and G as depicted on Figure 4.2 Orchard Place Concept plan of the 2040 Comprehensive Plan, to MBC-Mixed Business Campus; (2) remove the Tabular Data breakdown assigned to the land areas on Figure 4.2; (3) permit industrial uses adjacent to County Road 42 (CR-42); and (4) update and modify all corresponding language and any language that establishes a required mix of uses within the Mixed Business Campus land use designation; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Minnesota that it does hereby authorize the submission of the Comprehensive Plan Amendment to the Metropolitan Council for review.

ADOPTED this 23rd day of December, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



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November 3, 2025

VIA EMAIL

Mr. Tim Benetti
Community Development Director
City of Apple Valley
7100 147th Street W.
Apple Valley, MN 55124
Email: tim.benetti@applevalleymn.gov

Re: Meeting Recap - October 20, 2025
Our File No.: 16137.009

Dear Mr. Benetti:

Thank you for organizing the meeting and for your and the City staff's time on Monday, October 20, 2025.

To be transparent and make sure that Rockport, LLC ("Rockport") and the City of Apple Valley (the "City") are on the same page, following is a recap of the meeting from our notes. Please let me know immediately if anything is incorrect or needs further clarification. Regarding Oppidan's applications, it is important to note that Oppidan submitted a supplement response to the City's concerns on February 25, 2025. It is Rockport's understanding that Oppidan has not received any substantive response from the City regarding this supplemental response. This supplemental response more than adequately addresses the concerns raised at the October 20, 2025 meeting regarding: (1) water usage; (2) wastewater; (3) noise; (4) land use; and (5) façade. For at least the following reasons, Rockport reiterates its objections to these findings because the findings are not relevant to Rockport's application and are arbitrary, capricious and unreasonable.

Rockport's Comprehensive Guide Plan Amendments

As the City knows, Rockport submitted three Comprehensive Guide Plan amendments on or about December 10, 2024. Two of the amendments are specific to Rockport's property west of Johnny Cake Ridge Road. The other amendment is to enable Oppidan's proposed data center to encroach onto "Area C" in Figure 4.2 on the east side of Johnny Cake Ridge Road, for which the City requested a Comprehensive Guide Plan amendment adding the "Industrial" designation to

Area C. Rockport representatives met with the City on October 29, 2024 to discuss these amendments, seeking advice and a recommendation on how best to proceed; specifically whether Rockport should proceed separately with its amendments or include Oppidan's amendment with Rockport's submission. The City recommended combining the amendments into a single submission from Rockport, so that is how Rockport proceeded.

Rockport is completing a water study that is expected to challenge the conclusions in the City's March 25 Water Study (the "Water Study"). As discussed at the October 20 meeting, the main conclusion of Rockport's water study is that even under development consistent with the Comprehensive Guide Plan Figure 4.2, the City cannot provide adequate water for that development; development scenarios consistent with Figure 4.2 exceed the City's projected daily demand cap of 19.1 MGD. The conclusions in Rockport's water study are different from those in the City's water study primarily because the City's study did not include all the acreage in Rockport's parcels and the user data was based on estimates, rather than the actual water usage data obtained and used by Rockport.

Additionally, as we discussed, Rockport is exploring using its private wells to assist Oppidan in addressing its water demand at peak times. Rockport's engineering consultants reviewed the historical use of the private wells, including water appropriation data, use of the appropriated water, and other anecdotal evidence. Rockport has appropriation limits of 375 million gallons annually. Current well usage is between 50-60 million gallons annually. Rockport has commissioned a water study about the private wells to address concerns raised by the City about supplying water to Oppidan. These wells are in the shallower quaternary aquifer, whereas the City's municipal wells are in the deeper aquifer. Further, at present use, very little if any of the water used on Rockport's property naturally infiltrates into surrounding soils, and even then that infiltrated water doesn't reach depths of 60-80 feet until several miles east of Rockport's property. Simply put, any water naturally infiltrating on Rockport's property has almost no recharge effect on Rockport's private wells because it follows normal infiltration pathways, meaning the water does not reach 60-80 feet until it has traveled eastwardly miles from Apple Valley. In sum, it is not anticipated that water used by Rockport's current tenant and Oppidan's proposed user will have any negative impact on the City's municipal water system. More importantly, as the mining operation winds down and Oppidan's proposed user builds out its technology center, the peak water usage between these two users will not coincide.

When that study is complete, the conclusions will be provided to the City. Once both studies have been completed and provided to the City, Rockport will be ready to proceed with the City Council's consideration of the Comprehensive Guide Plan amendments.

Oppidan's Applications

The City's position regarding Rockport's Comprehensive Guide Plan amendments and Oppidan's applications has been to keep these matters separate and on different trajectories for City consideration. Rockport and Oppidan have requested that these applications proceed on parallel tracks, only to be told no by the City. This position is different from other recent Rockport projects where the City considered other Rockport development partners' projects, including the zoning applications and comprehensive guide plan amendments simultaneously. Again, the unique treatment of Rockport and Oppidan's applications is extremely puzzling. Nevertheless, because

the City has made determined efforts to keep these applications proceedings separate, the City must also keep consideration of Rockport and Oppidan's applications separate. Meaning, the City must remain consistent with this decision and cannot conflate conditions related to Oppidan's proposed use with findings related to Rockport's separate application.

It was mentioned several times during the October 20 meeting that the Planning Commission's recommendation pertaining to Rockport's Comprehensive Guide Plan amendments also included several other findings: (1) water usage; (2) wastewater; (3) noise; (4) land use; and (5) facade. These findings have nothing to do with and are not relevant to Rockport's Comprehensive Guide Plan amendments. Instead, these findings are specific to Oppidan's proposed use and should be considered there, not included as findings in Rockport's application. That said, on February 25, 2025, Oppidan provided to the City a supplemental response to the City's concerns, which includes the findings listed above. If the City has additional concerns or needs further information about these matters, please follow up with Oppidan. As it stands, Rockport believes this supplemental response more than adequately addresses these concerns.

Without waiving any legal argument or right, following are Rockport's responses to these findings at the Planning Commission meeting on April 2, 2025:

- **Water Usage** – If the City wants Oppidan's technology campus, then Oppidan must address concerns raised about its water usage. Since February, Oppidan has reviewed and is considering additional mitigation measures, such as on-site storage tanks. Also, Rockport and Oppidan have had discussions with the Minnesota Department of Natural Resources ("DNR") and Met Council about the use of Rockport's private wells. To date, the DNR and Met Council have been supportive of the use of the private wells for Oppidan's proposed user. And, as noted above, Rockport uses only about 20% of its appropriation allowance. If Oppidan wants to pursue this option, then it must work with the City to address any lingering concerns about using the private wells. Rockport is supportive of Oppidan's interest and potential use; however Rockport will not be the party making this request to the City. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.
- **Wastewater** – Rockport's engineering consultants have confirmed with Met Council that Met Council has the capacity and will take the wastewater from Oppidan's proposed use or Rockport's property once developed. Therefore, there is no concern about wastewater associated with Oppidan's proposed use or any other development on Rockport's property. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.
- **Noise** – Oppidan's proposed user must comply with Minnesota Pollution Control Agency ("MPCA") regulations regarding noise. Rockport and any other user must comply with the State's noise regulation; Rockport has seen that as a condition in other conditional use permits issued by the City. So, it's not clear why this concern has anything to do with Rockport's Comprehensive Guide Plan amendment or why the City couldn't make it a condition on Oppidan's conditional use permit, assuming a conditional use permit is applied for. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.

- Land Use – Frankly, Rockport doesn't understand the concern regarding land use. If the Comprehensive Guide Plan amendments are passed, Oppidan's water usage is addressed (using the private wells or another solution), and the City considers and approves Oppidan's applications, Rockport believes any land use concerns will have been evaluated by the City and addressed through the application process. If what the City is referring to is the continued impression that Figure 4.2 is the City's "Vision" then Rockport's Comprehensive Guide Plan amendments will address that. Figure 4.2 is a failed concept plan, period. Further, the City passed its Mixed-Use Business Campus Ordinance that provides permitted and conditional uses (including a data center use), which is the proper limitation on development on Rockport's property. The City's use percentages and reliance on Figure 4.2 are out of date and are detrimentally impacting Rockport's ability to effectively market its property. Regardless of whether Oppidan's proposed use is approved, Rockport wants the Comprehensive Guide Plan updated; this request is not going away. If Rockport and the City cannot find a reasonable path forward on this issue, Rockport will be left with only one option to resolve this issue. Rockport prefers an amicable solution but is prepared to pursue the other option to eliminate hurdles to Rockport's meaningful development and marketing of its property. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.
- Facade – Rockport is confused as to why the Planning Commission's finding regarding Oppidan's user's building facade has any bearing on Rockport's Comprehensive Guide Plan amendments. This finding is more appropriate for Oppidan's applications which are also pending before the City. Nevertheless, Rockport has no answer for this finding because it has no control over Oppidan's design, its request for deviation from the City's performance standards (if required), or any other meaningful aspect of Oppidan's user's construction, design, or chosen materials. Simply put, Rockport has no control over any aspect of Oppidan's building design on this site. Please also reference Oppidan's Supplemental Response, dated February 25, 2025.

Because these concerns can be addressed with Oppidan by the City, through the normal application process, Rockport does not believe these are properly addressed through the Comprehensive Guide Plan process regardless of the Planning Commission's findings on these matters. Rockport cannot find one example in the City archives of where the City considered a Comprehensive Guide Plan amendment and it imposed conditions such as these on that applicant for a project that is separately being considered by the City with another applicant. Likely because this strange set of facts is unique to Rockport and is unprecedented in the City's historical consideration of other comprehensive guide plan amendments. In sum, these findings should never have been considered or memorialized as part of Rockport's Comprehensive Guide Plan amendment application, because these findings have nothing to do with Rockport's application. Instead, these items should be addressed by the City through its consideration of Oppidan's applications. Rockport is reserving its right, if necessary, to challenge these findings on several grounds including that these findings are arbitrary, capricious and unreasonable.

As stated, Rockport remains interested in finding a reasonable path forward for its Comprehensive Guide Plan amendments and is supportive of Oppidan's applications for its proposed technology campus use, including the potential use of supplemental water from Rockport's private wells.

Mr. Tim Benetti
November 3, 2025
Page 5

However, if Rockport cannot find a reasonable path forward with the City, Rockport must explore other options.

Thank you for your attention to this matter.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb

cc: Client (via separate email).



City of Apple Valley
Community Development

7100 147th St W
Apple Valley, MN 55124
Phone: (952) 953-2575

November 17, 2025

Mr. Matthew S. Duffy
Monroe Moxness Berg
7760 France Avenue S. , Suite 700
Minneapolis, MN 55435-5844

Rockport, LLC
Attn: Ms. Liza Robson
14800 Galaxie Avenue, Suite 105
Apple Valley MN 55124

RE: City Response to Matthew S. Duffy's Letter - Dated November 3, 2025
Rockport, LLC Comprehensive Plan Amendment - AV Application No. PC-24-21-P

Dear Mr. Duffy,

The City of Apple Valley received a letter, dated November 3, 2025, from Matthew S. Duffy on behalf of Rockport, LLC ("Rockport") in which Mr. Duffy "recaps" Rockport's meeting with city staff on October 20, 2025, as well as makes various factual and legal assertions, in connection with Rockport's pending Comprehensive Plan Amendment application.

In his letter, Mr. Duffy solicits a response from the City to identify if "anything is incorrect or needs further clarification" regarding the contents of his letter. Accordingly, the purpose of this letter is to solely respond to and note the many misstatements of facts relative to discussions at the October 20th meeting and other statements or claims asserted in Mr. Duffy's November 3rd letter. Given the level of misrepresentations and confusing statements within the letter, it is not possible to detail each point of inaccuracy; however, we provide the following summary with specific erroneous facts that are necessary to identify. The contents that follow are organized by paragraph and page number of Mr. Duffy's November 3rd letter to assist with your review:

- 1) Duffy Letter, Page 1, Paragraph 1: *"It is important to note that Oppidan submitted a supplement response to the City concerns on February 25, 2025. It is Rockport's*

understanding that Oppidan has not received any substantive response from the City regarding this supplement response.”

- The City assumes that this reference is to the letter, dated February **26**, 2025, from Will Matzek, Kimley Horn to Brandon Anderson and Evan Acosta at the City of Apple Valley. If the assumption is correct, the letter submitted addresses only the Oppidan applications (known/referred to as “Apple Valley Technology Campus” or the “Tech Park” application) and does not address water or wastewater concerns on the west portion of the Comprehensive Plan Amendment Area (CPA Area).
- The statement that “...*Oppidan has not received any substantive response from the City...*” is incorrect. The City Engineer, Brandon Anderson, responded with a letter to Drew Johnson of Oppidan, the Applicant for the Tech Park, on March 13, 2025 detailing needed items and revisions to its Technology Park - Site Plan Building Permit applications.
- In response to the March 13, 2025 City correspondence, Mike Brandt, Kimley Horn submitted a letter, dated March 19, 2025 on behalf of Oppidan addressing items 18 through 20 of the City’s March 13th letter, but did not address any other requested items. These correspondences again are specific to Oppidan’s Tech Park applications which are confined to the eastern portion of the CPA Area and do not address the full CPA Area (east and west portions).
- On April 18, 2025, City Staff provided an email to Drew Johnson of Oppidan indicating that the escrow associated with the Tech Park applications was depleted and that Oppidan’s escrow was required to be replenished before the City would continue its review in compliance with the City’s fee schedule. This email included an attached (copy) email dated March 5, 2025 from City Engineer Brandon Anderson to Will Matzek (with several Oppidan staff copied in) requesting similar review escrows. The City has not received any new information or additional escrow.
- A May 16, 2025, letter from City Attorney Sharon Hills responded to two letters from Mr. Duffy requesting an extension for Rockport’s CPA application in order to allow Rockport time to respond to information presented at the April 2, 2025, Planning Commission Meeting, including the City’s water study (completed on March 25, 2025). Ms. Hills’ letter reiterated that Rockport must submit additional escrow to cover City Staff review of any supplemental information that Rockport

may submit to the City relative to its CPA application (before City Council action). As of today's date, the City has not received any supplemental information or additional escrow from Rockport.

- Numerous meetings occurred between Rockport, Oppidan, and City staff between February 25, 2025 and October 20, 2025, that are not documented in Mr. Duffy's letter. Those meetings included detailed discussions of needed items from Oppidan specific to their Tech Park applications, and from Rockport to address the entire CPA Area. The City's understanding is that Rockport and Oppidan have engaged the same consulting engineer, Kimley Horn (Mike Brandt and Will Matzek), to address the requested outstanding engineering related items for the CPA Area application and the Oppidan Tech Park applications. To date, no supplemental information from Rockport has been received, and incomplete information has been received from Oppidan for the Tech Park applications.
- Accordingly, the assertion that the City "*has all the information that it needs*" is inaccurate as the entire CPA Area has not been addressed.

2) Duffy Letter, Page 1, Paragraph 1: "*This supplemental response more than adequately addresses the concerns raised at the October 20, 2025 meeting regarding: (1) water usage; (2) wastewater; (3) noise; (4) land use; and (5) façade. For at least the following reasons, Rockport reiterates its objections to these findings because the findings are not relevant to Rockport's application and are arbitrary, capricious and unreasonable.*"

- The City disagrees with this statement. As noted above, the City Engineer and Oppidan's representatives exchanged letters regarding the Oppidan project (Tech Park) application. The information is specific to Oppidan's Tech Park project and does not address the entire CPA Area.
- Additionally, to clarify, the City is concerned with water supply and wastewater across the entire CPA Area, not just the impact from the Oppidan Tech Park project. Data to support the entire area subject to Rockport's Comprehensive Plan Amendment application has not been provided.
- The items noted in Mr. Duffy's letter as 1 through 5 are not "findings." They were points of discussion at the meeting.
- The items noted as 1 through 5 are germane to the requested Comprehensive Plan Amendment to change/modify the land use. Land use changes have the potential

to adversely impact water use, wastewater flows, noise from incompatible uses, and façade (character/vision).

- 3) Duffy Letter, Page 2, Rockport's Comprehensive Plan Amendment, Paragraph 1: *"...The City recommended combining the amendments into a single submission from Rockport, so that is how Rockport proceeded."*
- The City disagrees with this characterization of the how the process transpired. It was initially unknown that the 'west' half of the property would be included with the Comprehensive Plan Amendment required for Oppidan's proposed Tech Park project until the City received Rockport's December 2024 CPA application submission. This is reinforced by the area that was studied within the AUAR update completed in November 2024.
- 4) Duffy Letter, Page 2, Rockport's Comprehensive Plan Amendment, Paragraph 2 (Full Paragraph): Begins with *"Rockport is completing a water study..."*
- No information or water study has been submitted to the City by Rockport for the CPA Area to review. Therefore, the City cannot make any response or conclusion regarding the assertions made in this paragraph.
 - Mr. Duffy's assertion that "...under development consistent with the Comprehensive Guide Plan figure 4.2, the City cannot provide adequate water for that development; development scenarios consistent with Figure 4.2 exceed the City's projected daily demand cap of 19.1 MGD." This statement is incorrect and contrary to the City's planning documents, water modeling, water study for Rockport's application, and the many discussions Rockport and its representatives have had with the City. The City's planning, modeling and data demonstrate that full development build-out as depicted in Figure 4.2 is 19.09 MGD, which is less than 19.1 MGD, and therefore, can be served by the City's current water system.
- 5) Duffy's Letter, Page 2, Rockport's Comprehensive Plan Amendment, Paragraph 3 (Full Paragraph):
- No information regarding the private wells, potential impacts on subsurface water table, or infiltration has been submitted to the City by Rockport. Therefore, the City is without information to respond to the claims made in the letter. Further, the use of existing private wells within the CPA Area were not initially proposed as part of

Oppidan's Tech Park project and therefore were not evaluated as part of the recent AUAR update. The City cannot verify the assertions made in this paragraph.

6) Duffy's Letter, Page 2 and 3, Oppidan's Applications, Paragraph 1

- The City disagrees with the characterization of the process stated in this paragraph. The City informed Oppidan that a Comprehensive Plan Amendment for its project area was required for Oppidan's proposed Tech Park project area (125+/- acres), as well as for continuity with the AUAR update, which would have provided a more concurrent review process. However, Rockport instead pursued a comprehensive plan amendment application for the entire gravel mining site area comprising 225+/- acres (CPA Area). Given that the areas at issue in each application do not align, and the area associated with the Comprehensive Plan Amendment is significantly larger than Oppidan's known Tech Park project area, separate and supplemental analysis for each application is required.
- The City disagrees with the assertion that this process is different from other Rockport projects. That is factually inaccurate. Other projects have followed the same process that required a Comprehensive Plan Amendment to be granted first, followed by re-zoning and platting (e.g. Trident Apartments).

7) Duffy's Letter Page 3, Oppidan's Applications, Paragraph 2

- The City objects to the characterization that the Oppidan discussion topics are not relevant to Rockport's Comprehensive Plan Amendment application. They are inextricably connected as the proposed Tech Park project's compliance with the 2040 Comprehensive Plan vision, goals and land use is required by state statute. The fact that the proposed Tech Park project is inconsistent with the adopted 2040 Comprehensive Plan is the very impetus for Rockport's request to amend the Comprehensive Plan.
- As previously noted, Oppidan has not responded in full to the City's letter dated March 13, 2025. The City continues to wait for the additional information and escrow requested.

8) Duffy's Letter, Page 3, Oppidan's Applications, Paragraph 3: *"...following are Rockport's response to these findings at the Planning Commission meeting on April 2, 2025"*

- This statement is inaccurate and misplaced under the "Oppidan's Applications" subheading. Oppidan's applications were not on the April 2, 2025 Planning Commission agenda.
- Rockport's Comprehensive Plan Amendment application was the agenda item on April 2, 2025. The Planning Commission recommended denial of the application to the City Council with findings. The findings noted in the bullets on page 3 and 4 of Mr. Duffy's letter are not the findings made by the Planning Commission. For your records, we have attached the approved minutes from the April 2, 2025 Planning Commission meeting.

9) Duffy's Letter, Page 3, Bulleted List

- Water Usage – No documentation has been submitted by Rockport or Oppidan for the City's review regarding reuse of private wells currently onsite. No documentation has been provided regarding Rockport's assertion that the DNR or Met Council are supportive of this concept. The City cannot make any conclusion regarding this assertion without proper documentation from both state agencies.
- Wastewater – Documentation regarding Met Council's wastewater capacity determination has not been submitted for City review. The assertion that "there is no concern about wastewater associated with Oppidan's proposed use" cannot be verified.
- Noise – The City's discussion regarding noise is relevant to the land use discussion since the proposed change would allow for industrial use throughout the full CPA Area and would replace retail and other commercial areas along the road corridors. The change in land use has the potential to adversely impact adjacent residential noise receptors and is relevant to the evaluation and consideration of the request.
- Land Use – The City's guided land use is a part of the adopted 2040 Comprehensive Plan. It supports the vision established and adopted by the community. The adopted 2040 Comprehensive Plan guides the Rockport CPA Area for a mix of commercial and industrial uses. The proposed land use change is contrary to the vision which is the impetus for why an amendment is required.
 - Further, Rockport's assertion that "...reliance on Figure 4.2 are out of date and are impacting Rockport's ability to effectively market its property," does not

account for the mix of uses that are permitted within the adopted 2040 Comprehensive Plan that are marketable. Other than “office” use, the 2040 Plan allows for several other permitted uses, including medical, medical office, light industrial, retail and service-based businesses (hotel).

- Finally, the City, like all cities within the Metropolitan Council’s jurisdiction, are required to update their comprehensive plans on a decennial basis in compliance with the Metropolitan Land Planning Act. The City received the 2050 System Statement for the next planning period, and the decennial update will kick-off within the next 2-3 years. During the update process Rockport is encouraged to participate in the process to re-evaluate the mix of uses currently guided for the CPA Area.
- Façade – The Planning Commission did not make a finding regarding the façade. The whole paragraph is inaccurate.

10) Page 4, first paragraph under bulleted list: “...Rockport cannot find one example in the City archives of where the City considered a Comprehensive Guide Plan amendment, and it imposed conditions such as these on that applicant for a project that is separately being considered by the City with another applicant...In sum, these findings should never have been considered or memorialized as part of Rockport’s Comprehensive Guide Plan amendment application, because these findings have nothing to do with Rockport’s application.”

- These statements co-mingle conditions with findings, which is inaccurate and therefore, comes to an erroneous conclusion. The Planning Commission did not recommend approval of Rockport’s Comprehensive Plan Amendment, and therefore there are no conditions applied or in effect. The Planning Commission recommended denial of the Comprehensive Plan Amendment with findings (see attached Meeting Minutes referenced above). The City Council has not yet taken action on the Rockport’s Comprehensive Plan Amendment application because *Rockport* has requested several time extensions, preventing the application from moving forward for Council consideration. Presumably, these time extension requests by Rockport were to allow additional time for Rockport to provide additional information to address concerns noted by the Planning Commission. As stated above, to date no supplemental information from Rockport related to the entire Comprehensive Plan Amendment area has been received.

- As previously noted, contrary to the assertion by Mr. Duffy, no findings or conditions have been made on Oppidan's Tech Park applications; the applications are still open for public hearing, discussion, and action.

If you would like to meet to discuss this response or any of the above items, I would be glad to arrange a meeting.

Sincerely,



Tim Benetti
Community Development Director
City of Apple Valley

Via email:

C: Tom Lawell, City Administrator
Sharon K. Hills, City Attorney
Matt Saam, Public Works Director
Brandon Anderson, City Engineer

ATTACHMENTS:

Planning Commission Meeting Minutes, April 2, 2025 – Approved April 16, 2025

C. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Consultant Planner Haskamp provided a brief presentation.

Commissioner Scanlan asked for clarification on if the approval of this amendment would alter the 19.1 MGD water treatment plant capacity.

Assistant City Engineer Acosta and *City Engineer Anderson* provided additional details regarding the water treatment plant (WTP) capacity and issues that are currently impacting the City's water and stated that there would be mitigation required if any applicants come forward that exceed that number. The 19.1 MGD figure is the goal the City is committed to reaching.

Commissioner Prewitt asked how close the City is to achieving the 19.1 MGD goal.

City Engineer Anderson believed that the maximum daily demand (from about June to August) is 15 to 15.5 MGD.

Commissioner Prewitt asked what mitigation options there would be.

City Engineer Anderson stated that the main concern is the WTP and mitigation would need to be able to expand the capacity of the WTP and further review would need to occur.

The attorney for Rockport LLC, Matt Duffy (Monroe Moxness Berg), was present for additional questions and comments.

Chair Kurtz opined that if the water supply cannot be accommodated, then it is not feasible to make the change. There was a vision behind the 2040 Comprehensive Plan, and this does not seem to complement that vision.

Commissioner Prewitt stated that this Comprehensive Plan amendment feels linked to the data center.

Commissioner Sandahl agreed with the City's infrastructure not supporting this change.

Commissioner Scanlan voiced concerns over whether this Comprehensive Plan Amendment was the best option for the applicant to achieve their goals while keeping the goals of the City intact and in line with the 2040 Comprehensive Plan.

Commissioner Schindler stated that he would be okay with the Comprehensive Plan Amendment as it would only take away the restrictions of how the land is used and the data center would still need to come forward as a separate item for approval.

Commissioner Hlas agreed with Commissioner Schindler on the fact that the data center would still need to come forward separately and provide mitigation options if the WTP cannot accommodate.

Commissioner Sandahl asked for clarification regarding the addition of Industrial uses being proposed.

Consultant Planner Haskamp stated that the Industrial use is only being proposed to be added in Area C of Figure 4.2.

MOTION: Chair Kurtz moved, seconded by Commissioner Sandahl, to recommend denial of the requested Comprehensive Plan Amendment with the following findings: water supply issues, sanitary issues, noise, and altering the vision of the 2040 Comprehensive Plan, as supported with the facts of the report. Roll call vote: Ayes – 5 – Nays – 1 (Schindler).

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, April 16, 2025, 7:00 p.m. The next City Council meeting is Thursday, April 10, 2025, 7:00 p.m.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Sandahl, to adjourn the meeting at 10:08 p.m. Roll call vote: Ayes – 6 – Nays – 0.



RECEIVED

By Tim Benetti at 4:35 pm, Dec 05, 2025

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Matthew S. Duffy
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Direct 952.885.1290

December 5, 2025

VIA DELIVERY

Mr. Tim Benetti
Community Development Director
City of Apple Valley
7100 147th Street W.
Apple Valley, MN 55124
Email: tim.benetti@applevalleymn.gov

Re: Response to City's Response Dated November 17, 2025
Our File No.: 16137.009

Dear Mr. Benetti:

Rockport, LLC is puzzled by the City of Apple Valley's (the "City") response and account of the October 20, 2025, meeting. In sum, Rockport stands behind its recap of the meeting in accordance with the notes from various Rockport representatives. Please include this response as part of the public record for Rockport's Comprehensive Guide Plan Amendments and in response to the Planning Commission recommending denial of the Comprehensive Guide Plan Amendments.

As a preliminary matter, the City states "to date no supplemental information from Rockport related to the entire Comprehensive Plan Amendment area has been received." Rockport has been waiting for the City to fulfill Rockport's data practices requests submitted to the City in June, which the City finally completed on November 26, 2025. As stated at the meeting, Oppidan's proposed use is covered by information supplied by them, but for purposes of this response, following is a recap of the information requested by the City and supplied by Oppidan (the relevant communications are attached to this letter as a courtesy):

- City Utility Coordination on Behalf of Oppidan:
 - Kimley-Horn met with the City on 4/11/25 and Brandon Anderson and Evan Acosta indicated that the sanitary sewer items in the staff report were not of concern to the City. Kimley-Horn sent an email on 4/18 (attached) that reiterated that finding. The City

has never responded that they disagreed with Kimley-Horn's understanding of that meeting.

- Kimley-Horn met with Brandon and Evan on 5/8. During that meeting Kimley-Horn provided to the City the attached PDF and discussed the topics and map. In the meeting, the City indicated they would look into Kimley-Horn's questions and were willing to provide water meter readings. When Kimley-Horn followed up on 5/14, Brandon responded on 5/23 (attached) that the City needed additional escrow.
- Met Council:
 - Enclosed please find documentation Kimley-Horn received from Met Council regarding the sanitary concerns related to Oppidan's proposed use. Additionally, Oppidan will consider using a surge tank to control the release of wastewater into the system to avoid any issues with surcharging the City's wastewater system. These are commercially accepted practices to address concerns with wastewater and concerns with peak volume over capacity. The use of the surge tank could be a condition of approval if Oppidan submits a conditional use permit for consideration.
 - The surge tank would address the concerns raised by the City.
 - Additionally, reuse of the cooling water at the wash plant can be considered and potentially infiltration of the cooling water can be considered as a solution for the wastewater discharge concerns. Discussions with the MPCA and the DNR can be conditioned as part of the approval of the data center project, which is being separately considered by the City. Additionally, the Met Council wastewater discharge line and system can be utilized as the back up to the proposed mitigative measures, if needed.
- DNR
 - Rockport already has a DNR appropriation amount of 375 MGY for their private wells. Rockport is not using their full appropriation (currently using approximately 50 MGY) and utilizing their own private wells that are developed in a separate aquifer from the City's aquifer is a reasonable solution since the City does not have sufficient water capacity, according to the March 2025 Water Study.¹
 - Rockport has submitted an application to the DNR to change the use of the current well to include industrial uses for cooling water. The DNR is waiting for the land use decision from the City to allow them to issue the change of use permit to Rockport. Based on the current permit and the requested usage, the DNR does not have any hydrological concerns about issuing the change in use permit.
 - Either way, the City frequently issues permits on the condition of subsequent approvals from state agencies, DNR included, requiring receipt of those approvals by the applicant prior to any other permits or approvals being given by the City. National

¹ See also City Ord. § 153.62(3)(a) and (b).

Pollutant Discharge and Elimination System ("NPDES") permits are a relevant example.

- Oppidan's submittal dated February 25, 2025, sent to the City at 4:29 p.m.
- The City's response from 3/13/25:
 - Many of the items in the City's response are for final design which will not be able to be addressed until after we're through with the City platting process. For example, there are several items related to dedicating right of way on Johnny Cake Ridge Road. These are addressed during the platting process, not during a comprehensive guide plan amendment submission process.

While there are a few items that could be addressed at this time, these are not Comprehensive Plan Amendment comments or findings and would be more appropriately addressed when zoning and platting applications are submitted and considered by the City. If the City has any further concerns specific to Oppidan's proposed use (which is being separately considered by the City), the City should address those concerns or questions directly to Oppidan or Kimley-Horn.

That said, we are responding to the City's concerns regarding "the following findings: water supply issues, sanitary issues, noise, and altering the vision of the 2040 Comprehensive Plan...." See City Planning Commission Minutes, April 2, 2025, pg. 7. The following information is specific to the City's comments related to the entire Comprehensive Guide Plan Amendment area, and this is supplemented by what Oppidan has already supplied to the City related to the amendment east of Johnny Cake Ridge Road.

- **Water Supply Issues** –The City's March 2025 Water Study makes it clear that the City cannot supply water to the proposed technology center project and Rockport's remaining property. The City permits data centers as a conditional use within its Mixed Use Business Campus ("MU-BC") ordinance, adopted in February 2025. The property under consideration by Oppidan is within the designated MU-BC zoning district. Because the City admits that it cannot provide adequate water to the technology center, the City's ordinance provides for the use of private wells. See § 153.62(3)(a) and (b). As discussed at several junctures, including most recently at the October 20, 2025 meeting, Rockport is supportive of Oppidan's proposed use of Rockport's private wells. As noted above, Rockport's representative has been in contact with the DNR and the DNR acknowledges that Rockport has appropriation limits of 375 MGY and currently uses approximately 50 MGY, significantly under its permitted appropriation limit. The DNR has been supportive of Rockport's request for a permit change to enable Oppidan's prospective use of this water for its project. Further, the Met Council has indicated in writing (attached), that it has the capacity to accept this wastewater as well. Securing approvals² from both DNR

² As a matter of procedure, the City, as conditions of approval, requires applicants to secure permits and approvals from other local, regional and state agencies, following City approval of those applications. There are numerous examples of this throughout the procedural history of the City's consideration of various zoning/land use applications and, to the extent applicable, comprehensive guide plan amendments. Requiring these additional approvals is standard

and Met Council can be conditions of approval for Oppidan's project. Relatedly, Oppidan's prospective use of water from Rockport's private wells provides excess water supply capacity for the City's municipal water supply system, enabling Rockport to develop its property west of Johnny Cake Ridge Road, in accordance with the City's MU-BC Ordinance.

The public record before the City Council, including subsequent meetings regarding water supply concerns within the City, also supports Rockport's position:

- At the April 2, 2025, Planning Commission Meeting, the City Engineer stated on the record that "the maximum daily demand (from about June to August) is 15 to 15.5 MGD."
- On May 22, 2025, the City Council adopted a resolution regarding Project 2024-137, a Stantec Feasibility Study for PFAS Treatment Facility. See City Resolution No. 2025-81. In relevant part, the study states, "[i]n 2015, an expansion and upgrade to the [Water Treatment Plant (WTP)] was completed. The expansion added four filter cells and two backwash tanks increasing the total plant capacity to 24.4 MGD [using the bypass system]...The WTP capacity for treating water without bypassing is 18.25 MGD." See Stantec Feasibility Study, Section 1.1, pg. 8.
- As you know, the City provided a will serve letter to Oppidan on October 29, 2024, claiming that it had 1.5 MGD available for Oppidan. In December 2024, the City approved the AUAR indicating that the City had approximately 2.53 MGD available for the AUAR Study Area, which is broader but includes the property under consideration by Oppidan.
- According to the City, 15.5 MGD is the peak water demand during the summer months (June to August), and 18.25 MGD is the WTP capacity. Analyzing the numbers provided by the City, the City has enough water supply capacity for Oppidan's water demands under the will serve letter and in accordance with the AUAR conclusions ($15.5 + 1.5 = 17$ MGD and $15.5 + 2.53 = 18.03$ MGD, respectively). The .22 MGD of excess water supply is more than the conclusions in the City's March 2025 Water Study (indicating 10,000 gallons of excess water supply at build out under Figure 4.2).
- As of today, the City has more than adequate water supply for Oppidan's proposed use and development on Rockport's property under current conditions. And as the City expands its water treatment capacity to reach its proposed cap on capacity of

operating procedure and state-wide accepted practice. In fact, arguably, it would be considered unreasonable as a matter of law if any city required local, regional, or state approvals prior to the city approving these applications (knowing full well that those agencies won't and don't issue those approvals until after the fact). In many cases, the City's approvals set the scope of these projects, so the relevant agency can issue its permits with appropriate conditions and requirements.

19.1 MGD, that will continue to add excess water capacity into the City's water supply system. Oppidan's use of the private wells would further alleviate any water supply capacity issues the City has or would experience in the future.

- On a related note, Oppidan has significantly reduced its initial water supply usage numbers, including using mitigation measures such as storage tanks to address peak water usage and is exploring the use of Rockport's private wells to provide its cooling water, which will significantly reduce if not eliminate any use of the City's water supply system during peak cooling water needs. The prospective use of Rockport's private wells will provide significant excess capacity to the City's water supply system, which should be welcome relief from the City as it addresses water infrastructure concerns, specifically concerns related to Per- and polyfluoroalkyl substances (PFAS).
- Accordingly, given the public record (including the City's resolution approvals at other meetings) contradicting this finding, any reliance on it is arbitrary, capricious, and unreasonable as a matter of law.
- **Sanitary Issues** - Attached is a letter from Met Council that indicates their willingness to accept the discharge from the proposed technology campus. The proposed sewer discharges from the technology campus and the property west of Johnny Cake Road align with the discharges proposed in the 2040 comprehensive plan that were projected by the City.³ Further, Oppidan is willing to consider using several wastewater mitigation solutions including a surge tank to mitigate concerns with surcharging the municipal wastewater system, reusing the cooling water as wash water, and potential infiltration of the cooling water to mitigate wastewater system concerns; these have been discussed with City staff. Additionally, with these mitigation measures, the remaining Rockport property can be developed without any impacts to the wastewater system. These mitigation measures can be included as conditions for approval to Oppidan's proposed project, which the City is considering separately. This finding has been adequately addressed. Any City reliance on this finding is arbitrary, capricious, and unreasonable as a matter of law.
- **Noise** – Frankly Rockport does not understand this finding. Any proposed user on Rockport's property must comply with Minnesota Pollution Control Agency ("MPCA") regulations regarding noise. If a proposed use raises concerns about noise, the City

³ Rockport is aware of the concern related to the wastewater pipeline along Johnny Cake Ridge Road, but this is not an impact created by or the responsibility of Rockport or its development partners. According to information Rockport has in its possession, the City and their consulting engineer, Bolton & Menk, designed this pipe with a flatter slope in one portion of the pipe run which appears to be causing the capacity issue. Accordingly, at times of peak volume, the pipeline in that area is subject to surcharging, although at this point that concern is theoretical because there have been no reports of any issues with that pipeline. That is a design issue, unrelated to Rockport's development of its property, and cannot be used to limit or prevent development on Rockport's property. If this is a City concern, the City must address that with Bolton & Menk.

could, at that time, direct a noise study to be conducted specific to that use. Further, Rockport has seen that as a condition in other permits issued by the City. So, it's not clear why this concern has anything to do with Rockport's Comprehensive Guide Plan Amendments or why the City couldn't make it a condition on any land use/zoning permits issued. This finding is arbitrary, capricious and unreasonable as a matter of law.

- **2040 "Vision"** - Rockport doesn't understand the concern regarding land use. If what the City is referring to is the continued impression that Figure 4.2 is the City's "Vision" then Rockport's Comprehensive Guide Plan Amendments will address that. Figure 4.2 is a failed concept plan, period. It has been summarily dismissed by Rockport's Maxfield report (which remains unrefuted by the City) and has no relevance to development on Rockport's property. Further, the City passed its MU-BC Ordinance that provides permitted and conditional uses (including a data center use), which is the proper limitation on development on Rockport's property. The City's use percentages and reliance on Figure 4.2 are out of date and are detrimentally impacting Rockport's ability to effectively market its property. Regardless of whether Oppidan's proposed use is approved, Rockport wants the Comprehensive Guide Plan updated; this request is not going away. If Rockport and the City cannot find a reasonable path forward on this issue, Rockport will be left with only one option to resolve this issue. Rockport prefers an amicable solution but is prepared to pursue other options to eliminate hurdles to Rockport's meaningful development and marketing of its property. This finding lacks a rational basis and is arbitrary, capricious and unreasonable as a matter of law. The City simply cannot erroneously guide Rockport's property and use that to deny reasonable opportunities to market or develop the property.

Rockport's request for comprehensive guide plan amendments is the first step in the development process. As the City knows, once Rockport's property is guided properly and consistent with the MU-BC Ordinance, the City has multiple additional opportunities to review and consider land use/zoning and platting applications. All relevant concerns raised by the City during its consideration of the amendments have been addressed by Rockport and its development partner Oppidan. Any other concerns raised are premature and are more appropriately reviewed during subsequent City review processes and can be addressed at that time the City approves projects within the MU-BC zoning district.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb
Enc.

cc: Client

Madeline Burg

From: Matzek, Will <Will.Matzek@kimley-horn.com>
Sent: Friday, April 18, 2025 11:48 AM
To: 'Brandon Anderson'; 'Evan Acosta'; 'tim.benetti@applevalleymn.gov';
'jhaskamp@swansonhaskamp.com'
Cc: Brandt, Mike
Subject: RE: Rockport Utilities Discussion

Good Morning Apple Valley Team,

Thank you for meeting with Mike and me yesterday as we appreciated your time and insights. It was helpful for us to understand that the City is not looking for the project to address the sanitary sewer items referenced in the Staff report and that we can focus our collective efforts on the water. As we continue our efforts together in looking at all available options, we'd appreciate your thoughts and guidance on the potential for private well(s) to be utilized for industrial water purposes.

In the interim, if you'd be able to provide the calculation spreadsheets and aerial exhibit depicting the locations of the actual demand uses it would be much appreciated such that we can all work together in evaluating the water demand and solutions.

Thank you,

Will

Kimley»Horn

William D. Matzek, PE, CPESC, LEED AP

(PE - MN, IA, MI, MO, ND, NE, WI; P.ENG - AB, BC, NB, ON, NS, NL, PEI, SK)

Direct: 651 643 0497 | Cell: 651 285 7729

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-----Original Appointment-----

From: Matzek, Will

Sent: Friday, April 11, 2025 3:32 PM

To: Matzek, Will; Brandt, Mike; Brandon Anderson; Evan Acosta

Subject: Rockport Utilities Discussion

When: Thursday, April 17, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).

Where: Apple Valley Offices

Madeline Burg

From: Brandon Anderson <Brandon.Anderson@applevalleymn.gov>
Sent: Friday, May 23, 2025 8:36 AM
To: Matzek, Will; Evan Acosta
Cc: Brandt, Mike
Subject: RE: Rockport Orchard Place Discussion

Will

Sorry for the delay in response.

The City has no additional information to discuss at this time. Please make sure a formal request for additional work and escrow in the amount of \$20,000 is provided that should be directed to Community Development Director.



Brandon S. Anderson, PE
City of Apple Valley | City Engineer
952.953.2490 | Brandon.Anderson@applevalleymn.gov

From: Matzek, Will <Will.Matzek@kimley-horn.com>
Sent: Wednesday, May 14, 2025 1:49 PM
To: Brandon Anderson <Brandon.Anderson@applevalleymn.gov>; Evan Acosta <Evan.Acosta@applevalleymn.gov>
Cc: Brandt, Mike <mike.brandt@kimley-horn.com>
Subject: RE: Rockport Orchard Place Discussion

Brandon and Evan,

Thank you for meeting with Mike and me last week. As a follow up, we wanted to check and see if we could meet again on Friday, 5/23 between 1 and 3 pm to talk through our collective progress. Let us know if that would happen to work for you.

Thank you and we appreciate your time,

Will

Kimley»Horn

William D. Matzek, PE, CPESC, LEED AP

(PE - MN, IA, MI, MO, ND, NE, WI; P.ENG - AB, BC, NB, ON, NS, NL, PEI, SK)

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-----Original Appointment-----

From: Brandon Anderson <Brandon.Anderson@applevalleymn.gov>
Sent: Thursday, May 1, 2025 1:25 PM
To: Brandon Anderson; Evan Acosta; Matzek, Will; Brandt, Mike
Subject: Rockport Orchard Place Discussion
When: Thursday, May 8, 2025 10:30 AM-12:00 PM (UTC-06:00) Central Time (US & Canada).
Where: MC – Jonathan Conference Room



September 29, 2025

Mike Brandt, PE
Kimley-Horn
767 Eustis Street, Suite 100
St Paul, MN 55114

RE: Industrial Discharge Permit Requirements for the Apple Valley Technology Park

Mr. Brandt,

Metropolitan Council's Environmental Services Division has received and reviewed the permit application for the Apple Valley Technology Park, which is expected to be constructed and operational in July 2026. This facility will have a cooling water discharge during warmer months of the year, which will consist of cooling tower blowdown and ion exchange regeneration wastewaters.

Once the facility is operational, Met Council staff will perform an inspection to obtain information to be able to identify monitoring and reporting requirements so that we can issue this facility an industrial discharge permit. All industrial discharges from this facility must meet Met Council's local pretreatment standards, as listed in [Waste Discharge Rule 401.00](#). The permit will be issued in draft status for a 15-day comment period, allowing the permit holder and the City of Apple Valley time to comment on the permit. After the comments are processed, a final permit will be issued.

If there are any discharges from starting up any facility mechanical systems, please contact us to get a discharge approval and ensure that any chemicals used will not have a negative impact on the Empire water resource recovery facility. Once you are close to being operational, please contact Daniel Russow to schedule the facility inspection.

If you need any further information or have any additional questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Martina M. Nelson'.

Martina M. Nelson, PE, PMP
Manager – Industrial Waste and Pollution Prevention
Phone: 651-602-4728
Cell: 651-279-5705
Email: martina.nelson@metc.state.mn.us

CC: John Chleback, Kyle Colvin, Daniel Russow

RECEIVED

By Tim Benetti at 4:35 pm, Dec 05, 2025



Consulting Civil Engineers

Kirsten Pauly, PE/PG, *Principal*
Brian Mundstock, PE, *Principal*
Mike Kettler, PE, *Principal*

December 3, 2025

Mr. Matt Duffy
MONROE MOXNESS BERG
7760 France Avenue South
Suite 700
Minneapolis, MN 55435

Dear Mr. Duffy,

At your request, Sunde Engineering conducted an independent review of the water supply and sewer demand needs in relation to the City of Apple Valley (City) for the Technology Campus (Orchard Place) in the City located west of Pilot Knob Road (CSAH 31), north of 155th Street West, east of future Johnny Cake Ridge Road, and south of CSAH 42.

Our findings indicate that the City's conclusions in its own Water Study and accompanying Engineering Memo, dated March 28, 2025, (Water Study) are incorrect. Specifically, the City concludes that under a Development Scenario consistent with the 2040 Comprehensive Guide Plan Figure 4.2 and the use percentages, peak water demand is approximately 19,090,000 gallons per day. The accompanying engineering memorandum also states that the City intends to provide 19.1 million gallons per day (MGD) by 2040. Taking together the City's conclusion about a Development Scenario consistent with Figure 4.2 and its stated goal of producing 19.1 MGD of water by 2040, that leaves the City with approximately 10,000 gallons of excess water capacity for next 15 years, absent significant infrastructure improvements, which represents less than .01% of the total system capacity. In our professional opinion, the 10,000 gallons of excess water capacity at peak demand is alarmingly low and could put the City's water supply system at risk if water demand exceeds projections or an emergent situation causes disruption in one or more aspects of the City's water supply system.

In response to the City's Water Study, Rockport LLC commissioned its own review and evaluation of the City's Water Study and broader review of the City's infrastructure system. In sum, the City does not have enough water supply available for Rockport to develop its property under current water infrastructure conditions, including under a development scenario identical to the 2040 Comprehensive Guide Plan Figure 4.2. Any development scenario consistent with Figure 4.2 exceeds the City's "projected daily demand" of 19.1 million gallons per day (MGD).

For purposes on reviewing and modeling that formed our professional opinion, we reviewed:

- Final Rockport, LLC AUAR dated December 2024
- City of Apple Valley letter – Will serve at proposed Technology Campus (Orchard Place – dated October 29, 2024
- City of Apple Valley letter – Rockport Mixed Use Business Campus Comprehensive Plan Amendment – dated March 28, 2025
- Kimley Horn letter to City of Apple Valley – Apple Valley Technology Campus – Water Analysis Narrative dated February 26, 2025
- Kimley Horn letter to City of Apple Valley – Apple Valley Technology Park Water and Sewer Demands – dated March 19, 2025
- City of Apple Valley 2040 Comprehensive Land Use Update, including Figure 4.2 and the use percentages
- City of Apple Valley 2030 Comprehensive Land Use Update
- Past Rockport, LLC AUAR and updates (2007, 2016, 2021, 2024)
- City Water Study dated March 25, 2025 and accompanying Engineering Memo dated March 28, 2025
- Mixed Use Business Campus Ordinance, including the Data Center Conditional Use Requirements
- Minnesota Department of Natural Resources data
- Other publicly available information and documents.

Of primary concern during our review of the procedures used in making demand determinations by the City was the City's use of Met Council estimated SAC values computed with peak factor adjustments for the portions of the study area that have already been constructed. In our professional opinion, it would be most appropriate and most accurate to use actual water meter readings that track actual water usage by each individual user. Most of the land area south of 155th Street West and east of Johnny Cake Ridge Road as well as parcels northwest of 155th Street and Pilot Knob Road can use historical meter readings based upon actual water use for demand modeling. In our professional opinion, the results would be more accurate using actual use data rather than estimates.

At the April 2, 2025, Planning Commission Meeting, the City Engineer stated on the record that “the maximum daily demand (from about June to August) is 15 to 15.5 MGD.” Following that meeting, on May 22, 2025, the City Council adopted a resolution receiving a Feasibility Study for Project 2024-137, PFAS Treatment Facility Study, conducted by Stantec Consulting Services, Inc. City Resolution No. 2025-81. In relevant part, Stantec’s Feasibility Study states, “[i]n 2015, an expansion and upgrade to the [Water Treatment Plant (WTP)] was completed. The expansion added four filter cells and two backwash tanks increasing the total plant capacity to 24.4 MGD [using the bypass system]...The WTP capacity for treating water without bypassing is 18.25 MGD.” Stantec Feasibility Study, Section 1.1, pg. 8.

To recap, the City provided a will serve letter to Oppidan on October 29, 2024, claiming that it had 1.5 MGD available for Oppidan. In December 2024, the City approved the AUAR indicating that the City had approximately 2.53 MGD available for the AUAR Study Area, which is broader in scope than the property under consideration by Oppidan. Currently, according to the City, 15.5 MGD is the peak water demand during the summer months, and 18.25 MGD is the WTP capacity. Analyzing the numbers provided by the City, the City has enough water supply capacity for Oppidan’s water demands under the will serve letter and in accordance with the AUAR conclusions ($15.5 + 1.5 = 17$ MGD and $15.5 + 2.53 = 18.03$ MGD, respectively). The .22 MGD of excess water supply is more than the conclusions in the City’s March 2025 Water Study (indicating 10,000 gallons of excess water supply at build out under Figure 4.2).

Accordingly, the City has more than adequate water supply for Oppidan’s proposed use and development on Rockport’s property under current conditions. And as the City expands its water treatment capacity to reach its proposed cap on capacity of 19.1 MGD, that will continue to add excess water capacity in the City’s water supply system. It is important to note, that Oppidan has significantly reduced its initial water supply usage, including using mitigation measures such as storage tanks to address peak water usage and is exploring the use of Rockport’s private wells to provide its cooling water, which will significantly reduce if not eliminate any use of the City’s water supply system during peak cooling water needs. The prospective use of Rockport’s private wells will provide significant excess capacity to the City’s water supply system, which should be welcome relief from the City as it addresses water infrastructure concerns, specifically concerns related to Per- and polyfluoroalkyl substances (PFAS).

The City also raised concerns about wastewater. Oppidan is exploring the use of a surge tank, which will capture and release wastewater in a more controlled fashion, rather than all at once. This surge tank will alleviate any surcharging to the City’s wastewater system and address concerns with wastewater infrastructure. It is important to note, Met Council already stated that it has the capacity to treat the wastewater generated by Oppidan’s proposed use. And with the use of the surge tank, this will eliminate or reduce peak wastewater flows from the entire Rockport property, including Oppidan’s proposed use. Because concerns with wastewater have been addressed, there is no impact created by wastewater generation associated with Rockport’s continuing to develop its property, even with Oppidan’s proposed use.

Additionally, the City's 2040 Comprehensive Plan does not include the correct total acreage or total developable acreage of Rockport's property. Erroneously, the 2040 Comprehensive Guide Plan states a total area of 326.1 acres of which 260.0 are deemed developable by the City. Publicly available information on Rockport's property demonstrates that the total land area should be 402.1 acres with 283.8 acres of that being developable. The difference of nearly 76 acres of total land acreage and of 24 acres of developable land is significant and in part explains why the City's Water Study finds that allowable water use for the Figure 4.2 study area is lower than what actual water demand is under that development scenario. The City's acreage discrepancy is significant and provides a potential explanation as to why the City Water Study's conclusions are incorrect. When the water modeling is adjusted using actual water user data and the correct acreage for Rockport's property, any development scenario consistent with the City's Mixed Use Business Campus Ordinance, including Figure 4.2, exceeds the City's projected daily demand of 19.1 MGD. According to the City's engineering memo, as of today the City cannot produce 19.1 MGD of treated water. Also, according to the City's engineering memo, the City intends to do so by 2040. Finally, the City's engineering memo infers the City must invest in expanding its current water supply system to be able to meet the City's "projected daily demand" of 19.1 MGD by 2040. The City's engineering memo does not provide any further details as to the City's planned infrastructure improvements, estimated costs, or a timeline to complete these necessary improvements.

To better illustrate our conclusions regarding projected water demand for Rockport's property (155th Street, Johnny Cake Ridge Road, County Road 42 and Pilot Knob) we analyzed the following land uses based on Figure 4.2 and the Comprehensive Guide Plan (attachment 1):

- 36.5 acres (31%) for medical office
- 70.1 acres (59%) as a corporate office campus
- 12.9 acres (11%) for commercial retail

We also modeled projected water demands for the tracts west of Johnny Cake Ridge Road consistent with the 2040 Comprehensive Plan Figure 4.2 and use percentages (attachment 3) using the following land uses:

- 26.6 acres (25%) for medical office
- 14.5 acres (14%) for commercial/retails
- 2.8 acres (3%) for senior housing
- 60.6 acres (58%) for corporate office campus

In total the water demand for both areas combined is **2.22 MGD**, which is consistent with and lower than the conclusions about water demand reached in Rockport's Final AUAR, dated December 2024 (confirming that **2.53 MGD** of water is available for the AUAR Study Area). The development scenario water demand exceeds the amount of water available to Rockport's property according to the City's Water Study. In other words, this development does not work because the City cannot supply adequate water supply for this development to proceed.

Additionally, as another alternative, we modeled projected water demand for a hospital use in the area designated by Area G on Figure 4.2, instead of a corporate office. Using this land use alternative the projected water demand is **1.82 MGD** (attachment 2). Even with this lower water demand, this development scenario still exceeds the City's projected daily demand of 19.1 MGD and cannot provide adequate water supply to Rockport or any development partner.

The 2040 Comprehensive Guide Plan projects overall water demand at **1.17 MGD** for development on Rockport's property. As indicated by the above development scenarios, modeling, and calculations, the City has not planned properly for and expanded its water supply system to reasonably accommodate development on Rockport's property and likely would not be able to supply water in excess of available water treatment capacity of 19.1 MGD even at the City's planned target date of 2040.

Proposed Data Center Use

Under the City's Mixed Use Business Campus Ordinance adopted in February 2025, Data Centers are a conditional use. Accordingly, the City can place reasonable conditions on a proposed data center-use to address City concerns.

As part of our review, we modeled water demand for the proposed data center use. Again, we reviewed actual water usage data from existing data centers locally and regionally, adjusting for mitigation measures proposed by the potential user and already discussed by the current applicant with the City. It is noteworthy that according to our modeling, this data center use for Area G and C in Figure 4.2 at a peak daily usage (and not a daily usage amount) would demand 0.57 MGD, which is significantly less than an office campus, developed consistent with Figure 4.2 and the use percentages of 0.88 MGD and slightly more than a hospital use developed consistent with Figure 4.2 of 0.48 MGD. The office campus use and hospital use water demand is a more consistent daily use amount and in aggregate use significantly more water on annual basis than the proposed data center use.

The City provided the data center applicant with a will-serve letter, dated October 29, 2024, confirming that the City has 1.5 MGD of water available for the data center use. It is reasonable for anyone receiving this will-serve letter to rely on the conclusions contained therein. Likewise, it would be reasonable to conclude, based on the will-serve letter, that the City has suitable and sufficient sewer and water infrastructure available for the data center applicant's use. That said, it is difficult to reconcile the significant discrepancy between the City's October 29, 2024 will-serve letter confirming 1.5 MGD of water available for the data center use and the December 2024 AUAR Update concluding 2.53 MGD of water available for the broader AUAR study area with the substantially different conclusions reached in the City's March 2025 Water Study, which now indicates the City does not have adequate water supply for Rockport or its development partner.

Without a reasonable alternative water supply, Rockport and the data center developer cannot proceed with any development on Rockport's property. Rockport and its development partner have proposed a reasonable path forward, which is discussed in the following section.

Proposed Private Well Use

Rockport and its development partner have discussed using water from Rockport's private wells on property west of Johnny Cake Ridge Road. These wells currently serve the mining quarry operating on these parcels. Rockport's wells have an annual appropriation limit of 375 million gallons. According to prior-year data provided to the Minnesota Department of Natural Resources, Rockport uses approximately 50-60 million gallons of water annually, representing 16% of Rockport's total appropriation amount. According to estimated water usage data, the data center could potentially use up to 18 million gallons of water annually. Even aggregating this potential usage amount with Rockport's current usage data, Rockport would still use only approximately 20% of its appropriation limits (assuming the mining use and data center use peaks coincide, which is not anticipated), meaning there

is plenty of appropriation capacity to accommodate both Rockport's current user and the data center use.

Rockport's private wells are developed in the quaternary aquifer, which is an expansive shallow aquifer (approximately 60-80 feet deep) stretching across hundreds of square miles. Based on decades of available public data, we are confident that these wells have sufficient recharge capacity to accommodate both Rockport's current well usage and the proposed data center use. It is also important to note, that Rockport's wells will have no impact on the City's municipal wells because the City's wells are significantly deeper and in a different aquifer that is geologically separated from the quaternary aquifer. Even so, Rockport has nearly 60 years of user data and neither the City nor any other private well user has ever reported to Rockport any well interference caused by Rockport's use of these wells. Also, the peak usage of Rockport's mining tenant and the proposed data center will not coincide, because as the mining operation winds down the data center will be ramping up to full capacity. Under that scenario, the water demand from Rockport's wells will be reduced from a potential peak of 60 million gallons of water annually to 18 million gallons of water annually. Obviously, this represents a significant reduction in water demand from Rockport's current private well usage.

Finally, as of the date of this summary, the Met Council has approved the proposed data center to discharge this water into the Met Council's wastewater system. Additionally, the DNR has indicated approval of this private well water usage for the proposed data center use and continued use by Rockport's mining tenant.

Conclusion

In conclusion, independent of a data center use, any development consistent with the 2040 Comprehensive Guide Plan Figure 4.2 and its percentage uses exceeds the 19.1 MGD that the City states it is responsible for achieving. As a result, Rockport cannot develop its property under the current state of the City's water infrastructure system without the City approving the use of the private wells for supplemental water. Allowing the data center to use the private wells for its water, eliminates most of the impact on the City's infrastructure system, provides infrastructure into the future, and provides the City additional time to address any infrastructure deficiencies.

Sincerely,

SUNDE ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Mike Kettler'.

Mike Kettler, P.E.

	ATTACHMENT 1							
	OPTION 1: NE Quadrant Orchard Place Concept Land Use Water Demand (Corporate Office).							
	Land Use Diagram from KH Aug2017	Area	Proposed Use	Percentage of Total Land Area	Projected Demand [gals/day/acre]	Peaking Factor	Max Day Demand [GPD]	
	B	7	Medical Office	6%	3000	2.5	52,500	
	C	29.5	Medical Office	25%	3000	2.5	221,250	
	G	70.1	Corporate Office Campus	59%	5000	2.5	876,250	
	H	12.9	Commercial/Retail	11%	1500	2.5	48,375	
	Total	119.5		100			1,198,375	

RECEIVED

By Tim Benetti at 2:53 pm, Dec 09, 2025

	ATTACHMENT 2							
	OPTION 2: NE Quadrant Orchard Place Concept Land Use Water Demand (Hospital)							
	Land Use Diagram from KH Aug2017	Area	Proposed Use	Percentage of Total Land Area	Projected Demand [gals/day/acre]	Peaking Factor	Max Day Demand [GPD]	
	B	7	Medical Office	6%	3000	2.5	52,500	
	C	29.5	Medical Office	25%	3000	2.5	221,250	
	G	70.1	Hospital	59%	2740	2.5	480,185	
	H	12.9	Commercial/Retail	11%	1500	2.5	48,375	
	Total	119.5		100			802,310	

RECEIVED

By Tim Benetti at 2:53 pm, Dec 09, 2025

	ATTACHMENT 3							
	<u>West of Johnny Cake Ridge Road Land Use Water Demand</u>							
	Land Use Diagram from KH Aug2017	Area	Proposed Use	Percentage of Total Land Area	Projected Demand [gals/day/acre]	Peaking Factor	Max Day Demand [GPD]	
	A	26.6	Medical Office	25%	3000	2.5	199,500	
	D	14.5	Commercial/Retail	14%	1500	2.5	54,375	
	E	2.8	Senior Housing	3%	1200	2.5	8,400	
	F	60.6	Corporate Office Campus	58%	5000	2.5	757,500	
	Total	104.5		100			1,019,775	

RECEIVED

By Tim Benetti at 2:53 pm, Dec 09, 2025



City of Apple Valley
Community Development

7100 147th St W
Apple Valley, MN 55124
Phone: (952) 953-2575

December 8, 2025

Mr. Matthew S. Duffy
Monroe Moxness Berg
7760 France Avenue S. , Suite 700
Minneapolis, MN 55435-5844

via email: MDuffy@mmblawfirm.com

Ms. Liza Robson
Rockport LLC
14800 Galaxie Avenue, Suite 105
Apple Valley MN 55124

via email: lizarobson@rockportav.com

RE: Rockport LLC Comprehensive Plan Amendment - AV Application No. PC-24-21-P
CPA Supplemental Information (received December 5, 2025)

Dear Mr. Duffy,

The City of Apple Valley acknowledges receipt of your letter, dated December 5, 2025, titled "*Response to City's Response Dated November 17, 2025.*" The submittal also included several emails, a letter from the Metropolitan Council to Kimley-Horn, dated September 29, 2025, and a letter from Sunde Engineering, Inc., dated December 3, 2025.

The City further acknowledges receipt of Rockport LLC's escrow deposit check in the amount of \$5,000.00.

Both the letter and the escrow deposit check were delivered by Ms. Tia Chronis to the Apple Valley Municipal Center last Friday, December 5, 2025 at 4:00 p.m.

Rockport's Comprehensive Plan Amendment application was scheduled for the December 11, 2025, council meeting. Due to the late receipt of Rockport's submittals received last Friday, this matter is now tentatively scheduled for the December 23, 2025, Council agenda due to the action deadline of December 31, 2025 (per Rockport's most recent extension).

However, that affords city staff and its consultant(s) little over one week to review, analyze and prepare a responsive report to Rockport's submittals for the December 23rd Council packet. This is not a practical or feasible turnaround time.

To allow adequate time for review of this late submittal, absent the two weeks of the Christmas holiday, the City will need a minimum of 45 days to prepare the proper analysis and report for the council relative to Rockport's December 5th submittal. **Therefore, we request that Rockport LLC provide an additional extension, with a proposed new deadline of February 27, 2026.** Without this extension, the City may be required to place the item on the December 23, 2025, regular Council meeting agenda with a limited and incomplete review and analysis of Rockport's December 5th submittals for the Council and its consideration of Rockport's application.

Additionally, the Sunde Engineering letter references three attachments (1, 2, and 3 on page 4), but these attachments were not included in the packet delivered to the City on Friday. We respectfully request that these attachments, along with any other materials intended to accompany the Sunde letter, be provided (emailed) as soon as possible.

Thank you for your attention to this matter.

Sincerely,



Tim Benetti
Community Development Director
City of Apple Valley

CC - Via email:

Tom Lawell, City Administrator
Sharon K. Hills, City Attorney
Matt Saam, Public Works Director
Brandon Anderson, City Engineer
Evan Acosta, Assist. City Engineer
Jennifer Haskamp, Apple Valley Planning Consultant



ITEM:

5.C.

PLANNING COMMISSION MEETING DATE:

April 2, 2025

SECTION:

Land Use / Action Items

Description: Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment		
Staff Contact: Jennifer Haskamp, AICP, Consultant Planner and Tim Benetti, Community Development Director		Department / Division: Community Development Department
Applicant: Rockport, LLC		Project Number: PC24-21-P
Applicant Date: 12/10/2024	60 Days: 2/8/2025	120 Days: 4/9/2025

ACTION REQUESTED:

Recommend approval of the requested Comprehensive Plan Amendment to remove Figure 4.2 from the 2040 Comprehensive Plan and to remove all related text. Restate text to state that retail uses are "preferred" adjacent to arterial roadways.

SUMMARY:

Rockport, LLC has submitted an application for a Comprehensive Plan Amendment (CPA) to revise Figure 4.2 and the associated Conceptual Land Use Diagram Table, remove language associated and/or supporting Figure 4.2 for areas denoted as A and F, add Industrial Uses to areas denoted as C, and modify language contained in the Mixed Business Campus (MBC).

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses through the Planning Period which is defined as 2020-2040. The 2040 Plan identified the subject CPA area as a Priority Planning Area due to the potential commencement of the current mining activities, and the Figure 4.2 Orchard Place Concept was developed to establish the mix of anticipated land use development within the MBC land use designation shown on Figure 4.6 2040 Land Use Plan. Both Figures 4.2 and 4.6 were used as the foundation to develop the Water Supply and Sanitary Sewer chapter components of the 2040 Plan. Specifically, the proposed CPA has the potential to affect roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

The MBC was a focus of the 2040 Comprehensive Plan. An excerpt of the purpose of the district is below:

"The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster."

"Mixed Business Campus (MBC) areas are intended to be high-quality settings for office

campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses. Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC."

Figure 4.2, which is attached to this report, provides guidance on the land uses permitted in each "cluster" or "blob" as described in the Applicant's narrative. Figure 4.2 was created by a potential developer on behalf of Rockport, LLC during the 2040 Comprehensive Plan process. The concept plan further broke down the potential mix of uses within the MBC and included specific percentages. The following excerpt from the 2040 Plan is provided below:

"The mix of uses in the MBC district includes the following:

- 55 - 65% office*
- 10 - 20% light industry/manufacturing*
- 10% office warehouse/showroom*
- 5% commercial and retail uses"*

The applicant's full narrative is attached, but there are essentially three requests supported by background included in the narrative. These requests are:

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"
2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road" ... in areas denoted as A and F.
3. "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."

The Planning Commission held the public hearing on this item on January 15, 2025. The Commission had a number of questions, and a resident provided public testimony. A summary of these comments and staff responses is contained within the background section of this report.

BACKGROUND:

Comprehensive Guiding

Figure 4.6 - 2040 Land Use Plan predominantly guides the subject CPA area as "MBC" Mixed Business Campus, with areas abutting the westerly property line guided "C" Commercial, "HD" High Density Residential, and "LD" Low Density Residential.

Zoning

The site is predominately zoned "SG" Sand and Gravel and is an active mining area. On the west side of the site an approximately 15-acre site is zoned "RB" Retail Business from a prior application from Menards, which did not materialize.

Since the adoption of the 2040 Comprehensive Plan, staff have been working on a Mixed Use Business Campus (MUBC) zoning ordinance. The MUBC ordinance must be consistent with the adopted 2040 Comprehensive Plan. The ordinance is complete (adopted 02/27/2025) and is consistent with current guidance.

The applicant and staff have met to discuss the proposed MUBC ordinance and the applicant's proposed amendments. Their proposed changes were based on a market study they commissioned after 2020, which highlighted the post-pandemic change to the office market. The percentages of uses outlined within the Comprehensive plan called for up to 65% of the land to be office.

If the Planning Commission recommends, and the Council adopts the proposed Comprehensive Plan amendments, the recently adopted MUBC ordinance will need to be amended and brought forward for approval.

Applicant's Requested Amendments

As noted, the applicant has three primary requests. Each request is outlined with additional context and discussion of how the proposed changes effects the 2040 Comprehensive Plan is provided.

1. Applicant Request: "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"

The Comprehensive Plan states that supportive uses should be adjacent to County Road 42, the direct quote from the Comprehensive Plan is below.

"Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses 2040 Comprehensive Plan update that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42."

Staff does not have a concern about the proposed language amendment as both are guidance rather than prescriptive. The applicant's narrative refers to the draft MUBC ordinance. The MUBC ordinance has been adopted, and any proposed changes to the ordinance will require an amendment.

The subject application is for a Comprehensive Plan Amendment, and the Applicant's requested language modifications is consistent with the intent of the policy language.

2. Applicant Request: "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road"...excluding Area D and Area E in Figure 4.2.

This request seeks to remove Figure 4.2 references for all MBC land west of Johnny Cake excluding Area D and E. The effect of this change would be that all land use types within the MBC would be permitted in the areas shown as A and F on Figure 4.2, and would permit the uses in any location. This action essentially results in reverting to the adopted generalized Figure 4.6 – 2040 Land Use Plan. A list of all uses in the MBC is below:

- Office with biomedical manufacturing
- Warehouse
- Light industrial
- Health care facilities
- General office
- Hotel
- Commercial retail

The primary difficulty with reverting to the range of uses is planning for infrastructure needs. Because area A and F comprise a large land area there is a significant difference between if the site is developed with 100% retail uses vs. 100% office uses vs. 100% light industrial uses. The current infrastructure planning was completed based on the mix of uses shown in Figure 4.2, and therefore the more generalized land use shown in 4.6 was not modeled as part of the 2040 Comprehensive Planning process. While any development is unlikely to be 100% of any single use, the City Engineer has been working to model what infrastructure impacts may result if the most intensive uses, such as industrial, come to fruition. Given the known development plans, the City must ensure that the City infrastructure can meet the demands, and if necessary implement and require appropriate mitigation to comply with the water and wastewater projections contained in the adopted 2040 Comprehensive Plan. The City Engineer's updated memo attached to this report.

3. Applicant Request: "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."

Area "C" on Figure 4.2 is designated for office, hotel, and medical uses. Area "C" is at the intersection of County Road 42 and Pilot Knob Road and runs adjacent to both. The applicant is seeking to add "industrial" as a land use category to this area. Area "G," which is immediately adjacent to area "C" but is more interior to the site, allows for industrial uses and is less visible from the primary roadways.

Staff Recommendation and Comments

Requests two and three from the applicant are similar in nature and result in additional land uses being added to most of the MBC. The changes would effectively change Figure 4.2 areas denoted as A, F, and C and add Industrial Uses to area C, while leaving the remaining "blobs" as depicted.

At the public hearing, the applicant's representative expressed support for the removal of Figure 4.2 from the Comprehensive Plan as a way to achieve their stated application intent.

However, as previously noted, several areas depicted on Figure 4.2 are not proposed to change and therefore staff's recommendation is to modify and update Figure 4.2 and the associated table on page 4-6 of the 2040 Comprehensive Plan.

The City designed utilities consistent with Figure 4.2, and any changes as discussed or any planned future uses will be required to either meet the maximum planned allocations, or must mitigate the exceedance through appropriate design and/or infrastructure improvements. Such required mitigation will be addressed during the plat and land use permit process for the specific project..

Public and Commission Comments and Staff Responses

Resident Comment: Resident expressed the desire to consider environmental best practices when developing the site.

Staff Response: The Comprehensive Plan is a high-level guide for how the City plans to develop. Within the 2040 Comprehensive Plan are over 200 "Leaf Notes" that highlight environmental best practices sought by the City. The City encourages developers to develop with these best practices in mind and when State Statute or law allows, City Ordinance includes them as a requirement. The City places a high priority on environmental and sustainable features when developing our own buildings, but the City's authority to require some of these items is limited. The City's past practice has been to incentivize development by allowing things such as greater density, or high building coverage on a site if environmental features are installed with the building. The City has also encouraged developments to include these features by allowing the required landscape budget to be used toward environmental items. This has been received well by the development community and staff will continue to seek best practices and features with future development projects.

Commissioner Comment: Could staff and the applicant work together to change the percentages of uses and bring this back to the next meeting.

Staff Response: The City Attorney responded at the meeting that the City must act on the application as presented.

Further, staff would add that the percentages of uses are not a common feature within a Comprehensive Plan. Typically, the desired uses are not allocated to that level of detail in the Comprehensive Plan. For example, when land is guided "C" Commercial, the type of commercial is not listed. This level of detail is typically done with how a property is zoned. Continuing the "C" Commercial example, the City has over seven zoning districts for different uses that are commercial in nature. The two most prominent are "RB" Retail Business, the most general commercial zone, and "NCC" Neighborhood Convenience Center, which limits the commercial uses to those neighborhood-oriented and excludes big box stores and fast food restaurants.

Additionally, listing a percentage on uses is likely to cause difficulty with enforcement in the future. For example, a property may develop with more office use and then over time transition into a warehouse or other generally permitted use within the zone. When building permit is submitted, City staff would be required to evaluate the entirety of the Mixed Use Business Campus to ensure the same percentage allocations. This can be done in smaller planned developments, but becomes prohibitively difficult on a 290-acre site. Staff's recommendation is that the Commission carefully review the proposed zoning ordinance as that is the more appropriate mechanism for citing specific uses than the Comprehensive Plan.

BUDGET IMPACT:

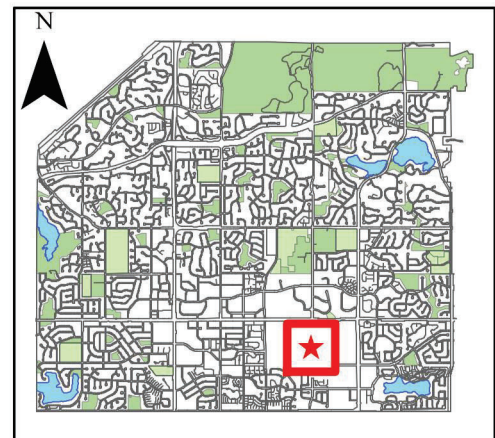
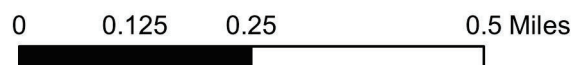
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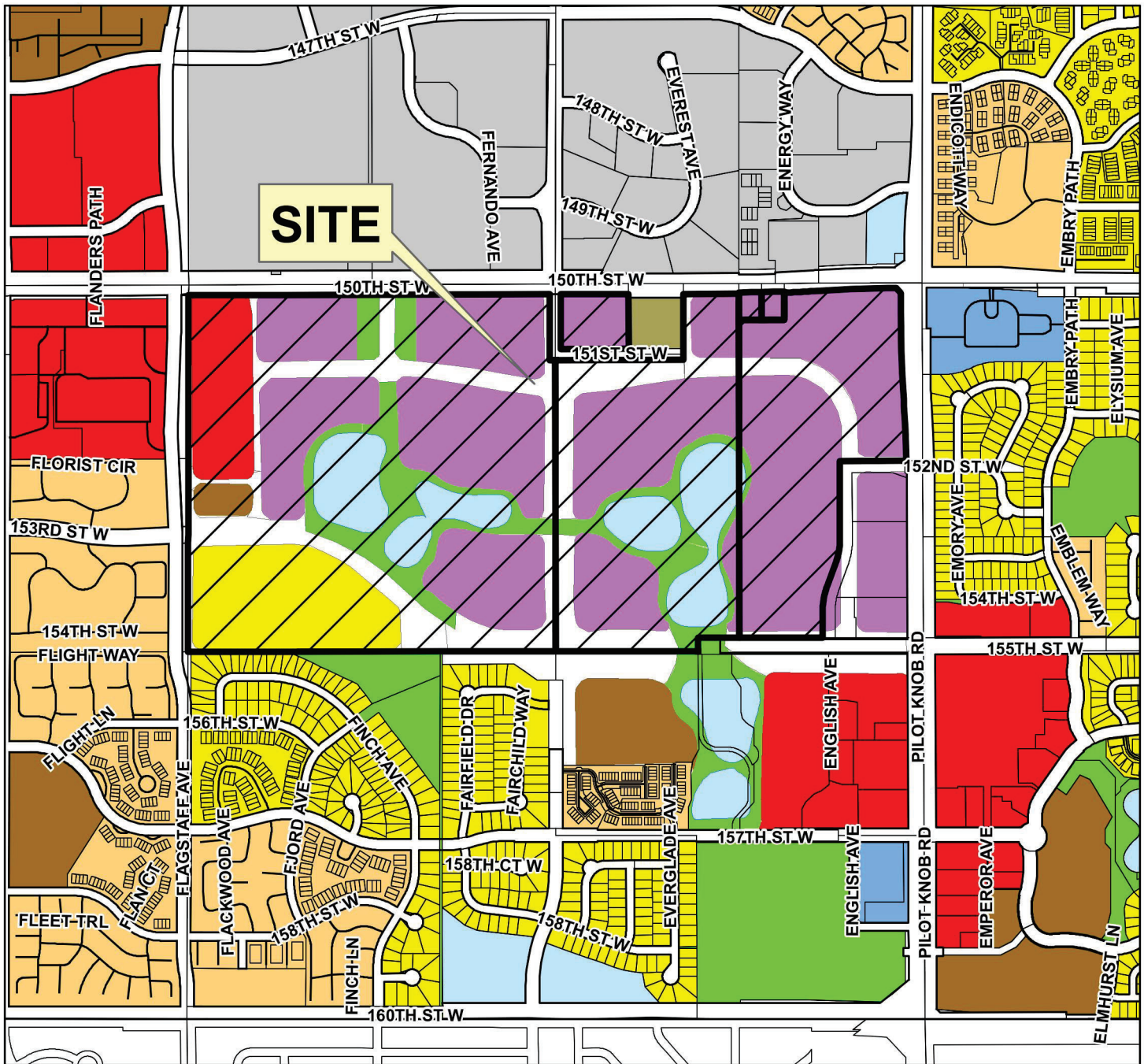
ATTACHMENTS:

Area Map
Comp Plan Map
Zoning Map
Applicant Letter
Exhibit
Exhibit
Memo
Memo
Correspondence
Memo
Memo
Memo



Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus

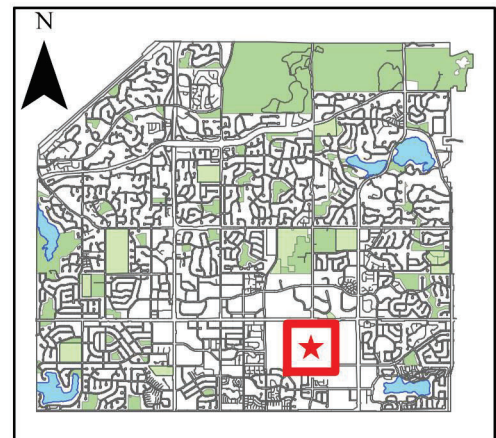




Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles



Rockport– Comprehensive Guide Plan Amendments

1. Revise the guidance stating that commercial retail uses are “preferred to be located along County Road 42.”
 - The City’s draft Mixed-Use Business Campus Ordinance (“MU-BC”) states, “[c]ommercial retail uses shall be located upon a parcel adjacent and oriented to [CSAH] 42, unless the City Council approves upon a showing of good cause.” *See* MU-BC 155.---(B), p. 5 of the October 2024 draft.
 - It was represented to Rockport that this directive comes from the Comprehensive Guide Plan Update, which states in relevant part, “[s]uch uses should generally be located along County Road 42.” *See* Comprehensive Guide Plan, Section 4, p. 29. This language in the Comprehensive Guide Plan is permissive in nature stating a preference. Therefore, the MU-BC Ordinance should properly reflect the “preference” for that location.
 - Rockport is also requesting that the “mix of uses in the MBC district” references be removed including removing the following percentages associated with the MBC district (also Section 4, p. 29 and references to these percentages in Economic Development Chapter (6)):
 - 55-60% office
 - 10-20% light industrial/manufacturing
 - 10% office warehouse/showroom
 - 5% commercial and retail uses
 - Rockport is requesting that the Guidance be updated to state the City’s “*preference*” for locating commercial retail uses along CSAH 42, rather than stating those uses “shall” be located along CSAH 42, without City Council approval “upon a showing of good cause.” And removing the percentages associated with the MBC district.
2. Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport’s property west of the future Johnny Cake Ridge Road. Specifically:
 - Rockport’s request is for Rockport property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. In the Comprehensive Guide Plan, the City did not differentiate between those parcels east and west of future Johnny Cake Ridge Road. Rockport believes these properties will

develop differently and is requesting that the City differentiate between those large parcels for purposes of the Comprehensive Guide Plan and specifically the City's use of Figure 4.2 to describe uses on those parcels.

- Simply put, Figure 4.2 is out of date, having been completed in August 2017. With Covid-19 pandemic in 2020, the uses, particularly the “Corporate Campus” and “Office” markets have been detrimentally impacted. As it relates to the Rockport parcels west of future Johnny Cake Ridge Road, Rockport believes that the “Office” use, among other described uses, and the City’s suggested “Density” or F.A.R. Range Goals” are not consistent with current use trends or market data. Accordingly, Rockport is requesting that references related to Figure 4.2 be removed from and not apply to Rockport’s property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. Instead, Rockport intends to market its property consistent with Rockport proposed revisions to the MU-BC draft ordinance currently being reviewed by the City.
 - Further, Rockport never intended to use this blob plan to develop the site. Additionally, this blob plan was reviewed by industry experts who determined that other uses and more flexibility when developing the site is recommended.
 - Finally, this blob plan was compiled as a discussion tool with a national developer, who eventually rejected it, after determining it was not economically viable. This developer walked away from further discussions with Rockport and this plan was scrapped. Providing further evidence that the City’s reliance on Figure 4.2, particularly for those parcels west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) East of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2, is not reasonable and is likely arbitrary and capricious.
3. Add the land use “Industrial,” to Area “C” in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road. Specifically:
- Rockport’s request is for Rockport property south of County State Aid Highway 42, east of future Johnny Cake Ridge Road, north of 155th Parkway, west of English Avenue, north of 152nd Street and west of County State Aid Highway 31 (Pilot Knob Road), described as Area “C” on Figure 4.2.
 - Figure 4.2 should be updated to include “Industrial” in area “C.”

Focus Areas

In the 2040 Comprehensive Plan, two locations receive significant attention. These areas include the Fischer Mine Area, which will become Orchard Place, and Downtown. **Figure 4.1** depicts these areas, which are adjacent to each other. Downtown is and will remain Apple Valley's commercial center, while the focus of Orchard Place is on high-quality employment. While these areas have different opportunities and constraints for redevelopment, development should integrate a mixture of compatible land uses, a connected grid of "great streets", and a transit-supportive density. A preliminary step to facilitate this transition is to extend the existing Ring Route east through Orchard Place, as depicted in **Figure 4.1**. The following sections describe Orchard Place, Downtown, the Ring Route, and other aspects of Apple Valley's focus areas in more detail.

In 2040, Downtown and Orchard Place will feature a mixture of residential, commercial, and employment uses; a connected grid of "great streets"; and suburban-intensive transit-supportive density.

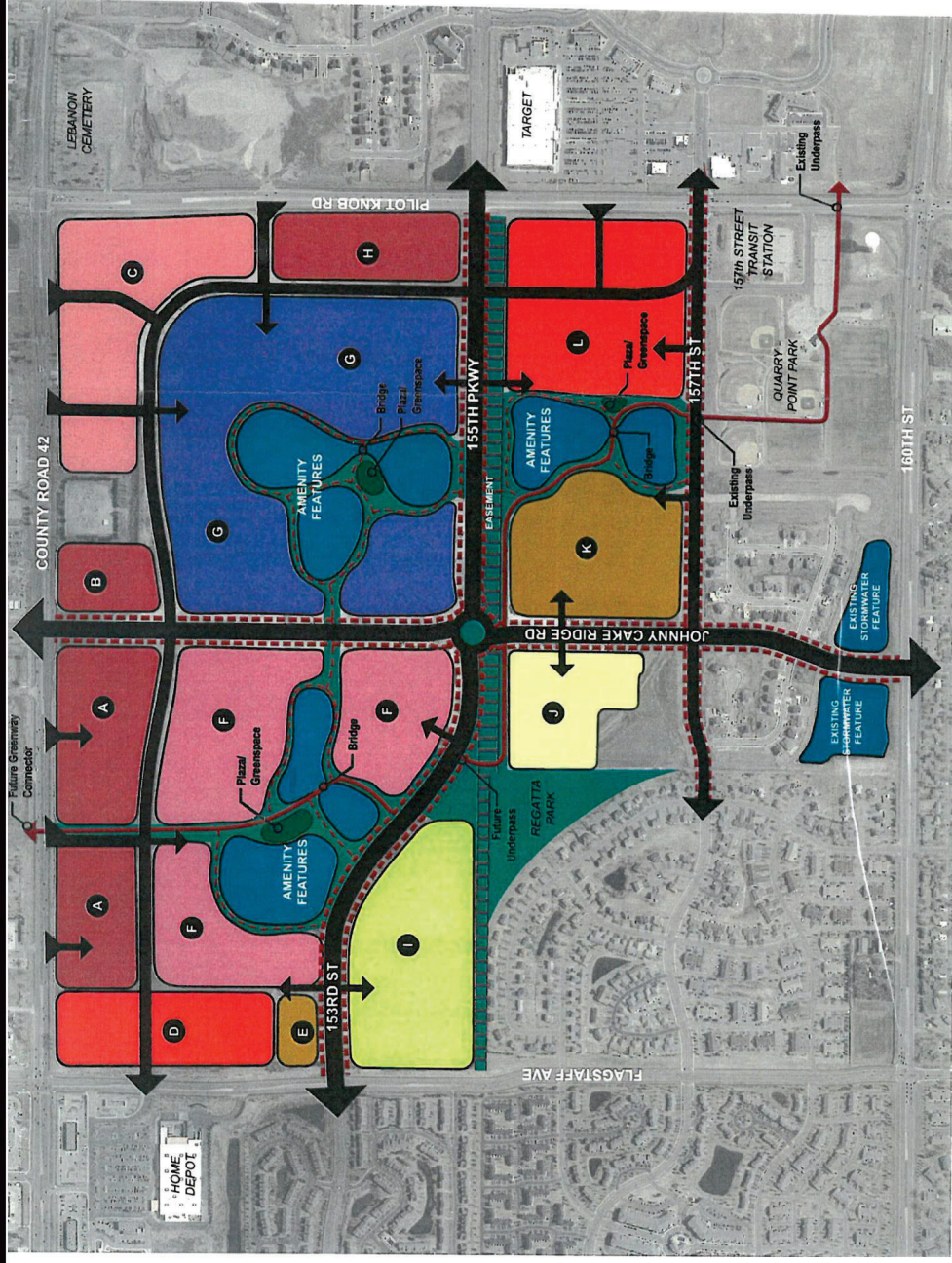
Fischer Sand and Aggregate Mining Area and Adjacent Infill

Figure 4.2 shows the concept plan for the Fischer Sand and Gravel Mining Area. The master plan, called Orchard Place, designates 262 acres for nonresidential, employment-based use. The 2030 Land Use Plan guided most of this acreage as Mixed Business Campus. The area is intended to be a high quality setting for general office, corporate office, research and development, light manufacturing, and office showroom. The City also has a strong desire to attract health facilities with related offices and clinics to this location given market support for this use.

The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster. The plan sets clear goals for density and floor area ratios (FAR), which establish general parameters to achieve the desired development. FAR requirements encourage a denser development pattern.

In addition to the Fischer Sand and Aggregate reclamation project, infill development will continue in the adjacent Cobblestone Lake area, located east of Pilot Knob Road. This Planned Development area is nearing buildout, with construction continuing in 2017. Remaining vacant parcels are planned for multifamily residential development.

Figure 4.2 – Orchard Place Concept



CONCEPTUAL LAND USE DIAGRAM

Acreage	Conceptual Land Uses Goals	Density or F.A.R. Range Goals
A 26.6	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
B 7.0	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
C 29.5	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
D 14.5	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
E 2.8	Multi-Family Residential	4.0 to 30.0
	Senior Housing	12.0 to 30.0
	Office	0.25 to 0.35
	Industrial	0.30 to 0.45
F 60.6	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
G 70.1	Medical	0.25 to 0.40
	Corporate Campus	0.25 to 0.35
	Office	0.25 to 0.35
	Industrial	0.30 to 0.45
H 12.9	Commercial Retail	0.18 to 0.30
	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
I 27.4	Single-Family Residential	3.0 to 4.0
	Single-Family Residential	3.0 to 4.0
	Single-Family Residential	3.0 to 4.0
	Single-Family Residential	3.0 to 4.0
J 16.6	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
K 24.4	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
L 30.7	Commercial Retail	0.18 to 0.30
	Office	0.25 to 0.35
	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
TOTALS		
Non-Residential Uses		251.9 Acres
Residential Uses		71.2 Acres
Amenity Features		35 Acres



Kimley»Horn



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

Economic Development Potential

The Metropolitan Council projects that Apple Valley will support 17,100 jobs by 2040, an increase of 2,821 from the 2010 Census figure. However, the Economic Development Authority has set a goal of reaching 19,000 jobs. The City recognizes a significant opportunity to create high-quality jobs and retain local labor, given that most residents currently work in other jurisdictions. With its emphasis on employment-based uses, Orchard Place will substantially contribute toward this goal. Consistent with the keys identified as part of Apple Valley's vision, this employment-focused area will help provide a diversity of living-wage jobs and create opportunities for the City's residents to work closer to home. **The Mixed Business Campus land use category is intended to accommodate a mix of approximately 55% to 65% of office (1/3 of which would be targeted for health and medical related facilities), 10% to 20% light industry/manufacturing, and 10% office showroom or office warehouse. Because the area also includes other mixed uses, high-density housing and incidental retail and service, uses could also be considered to a limited extent.**

Transportation Network

The Orchard Place plan is centered around two internal collector roads, Johnny Cake Ridge Road and 153rd Street West/155th Parkway. Johnny Cake Ridge Road bisects the site from north to south, intersecting with 153rd Street

West/155th Parkway at a roundabout. These two streets provide the four primary access points to Orchard Place. They are each spaced approximately 1/2 mile from other signalized intersections. As the City looks to develop its east-west transit connection along County Road 42, a future transit station is envisioned at the intersection of County Road 42 and Johnny Cake Ridge Road, at the north entrance to the Orchard Place site. The City will engage the MTVA to develop future transit services.

Additional minor accesses are spaced at intervals of 1/2 mile to 1/4 mile around the perimeter of the site. The 153rd Street West/155th Parkway route is a vital east-west connection to Downtown. This road is a planned extension of the Ring Route. A gasoline easement parallels the road to the south. An internal circulator route complements the primary north/south and east/west routes.

Environmental and Recreational Amenities

Three large ponds provide on-site storm water management and recreational amenities. The ponds are a practical use for the site, acting to counteract the effects of impervious surface runoff and reducing the amount of fill that is needed for development. Apple Valley's bedrock geology provides natural storm water filtration.

The ponds are connected through an internal trail system, three bridges, and two plaza/greenspace areas. One grade-separated trail connection is illustrated across 153rd Street, in the northwest quadrant of the site. Other midblock trail crossings should be explored.

Downtown

Downtown Apple Valley is located at the commercial crossroads of Cedar Avenue (CSAH 23/TH 77) and County Road 42. It contains a cluster of large retail uses and some smaller offices and services, as well as key institutions (City Municipal Center), high-density apartments, and some newer mixed-use development. Having developed largely during the 1970s and 1980s, Downtown was and continues to be primarily auto-oriented. The quadrants surrounding Cedar Avenue and County Road 42 consist of super-blocks containing big-box stores and large areas of surface parking. The scope of Downtown continues to evolve in form, use, and density. With the development of Central Village and the Fischer Marketplace, Downtown has expanded to the east. The highlighted Downtown Core on **Figure 4.1** contains approximately 600 acres.

One of the keys of this plan is a successful downtown. Apple Valley envisions a unique, identifiable, and thriving downtown. The building blocks are in place. Downtown is located adjacent to one of the busiest at-grade intersections in the state. It is served by the METRO Red Line Bus Rapid Transit (BRT) service, which connects riders to the central metropolitan region and other destinations. In 1990, the City invested in a series of road, sidewalk, and landscape improvements called the Ring Route; helping to further establish Downtown's identity and improve access to the area. There are large areas of

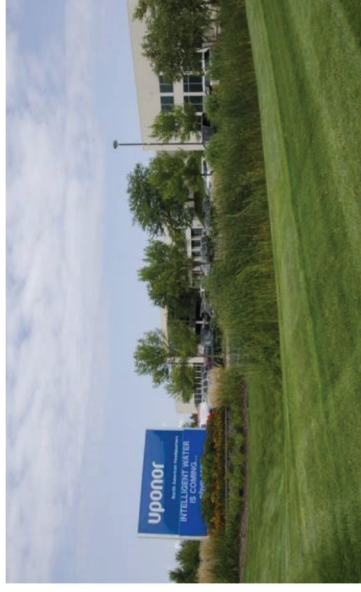
- Lighting is limited to parking lot and building illumination designed for customer and employee safety. Building and parking area lighting shall not be allowed during the time the businesses are closed, except as necessary for safety and security.
- Given its proximity to residential areas, hours of operation of the use(s) shall be limited.

Industrial and Mixed Business Employment Areas

As explained in the Community Context chapter (3), Apple Valley has a relative lack of high wage (above the hourly metro average) job opportunities. Therefore, it is important to designate property for the creation of jobs and to expand opportunity for people to live and work in Apple Valley. An overarching vision for the land use plan is to provide opportunities for higher-wage businesses and workers to thrive in the City. The land use plan does this by identifying ample areas that could be developed or redeveloped for business and employment purposes, including manufacturing facilities, office space, research and development sites, and medical and healthcare facilities. The Industrial (IND) and Mixed Business Campus (MBC) districts accommodate many of these uses, and help solidify the City's economic base.

Industrial (IND)

Use type examples: Goods manufacturing, processing, and warehousing



Industrial (IND) allows offices, assembly, warehouse, manufacturing, and other similar activities within an enclosed building to limit the amount of dust, noise, odor, and other adverse impacts. The current zoning district categories that regulate industrial uses include I-1, I-2, BP and PD. Performance standards in the Industrial district include the following:

- High-quality site design and building materials are expected to be used to promote pleasing off-site views of the development
- This land use designation shall not be located adjacent to residential land uses without a significant buffer, which consists of distance-berming, heavy landscaping, decorative fences/walls, or a combination thereof as determined by the area characteristics deemed adequate by the City. Loading and delivery areas shall be screened from off-site views.

- Landscaping shall consist of aesthetic treatment to provide interruption of long building walls and to soften parking lot areas.
- Exterior storage of materials and equipment shall be completely enclosed, or screened from all property lines by a fence or wall.
- Heavy freight vehicles are characteristic of uses in this land use category. Space for truck and vehicle maneuvering needs to be planned for these uses. Weekend trip attraction to industrial sites should be minimal.
- Driveway access to the development shall be from non-local streets or those designed for primarily non-residential traffic. No direct access to County Road 42 shall be allowed.
- Lighting is limited to parking lot and building illumination designed for employee safety.

Mixed Business Campus (MBC)

Use type examples: Research and development, office park, and hospital

Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses.

Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC. Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses

that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42.

The mix of uses in the MBC district includes the following:

- 55 – 65% office
- 10 – 20% light industry/manufacturing
- 10% office warehouse/showroom
- 5% commercial and retail uses

This modeling is further discussed in the Economic Development Chapter (6), which references land use percentages, FAR ratios, and job-creation goals.

The Mixed Business Campus is distinguished from Mixed Use by its economic development focus, higher intensity uses, and lower residential yield. The MBC area at Orchard Place will be developed through a site master plan and PUD process.

Parks, Institutions, and Open Space

Institutions (INST)

Use type examples: Schools, religious institutions, libraries, and civic buildings.

Institutional (INST) districts are public or quasi-public amenities, excluding parks that greatly impact the character of the community. Although public uses require public investment or donations and do not generate taxes of their own, the value of these amenities is reflected by increasing the



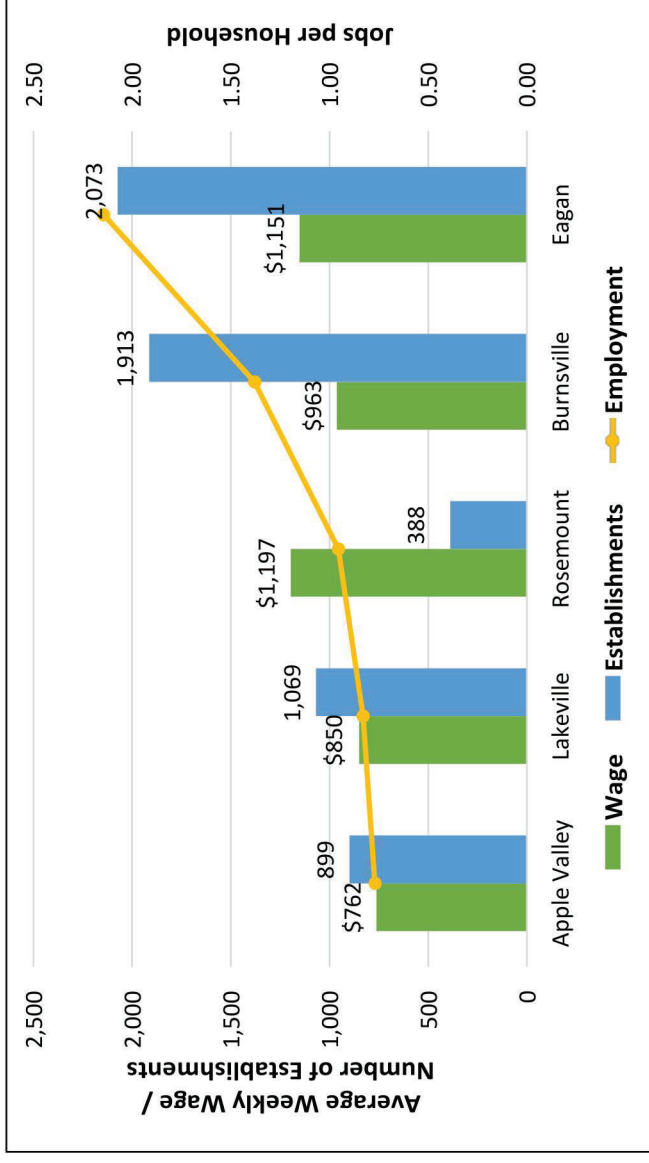
value of surrounding properties.

Schools, hospitals, and places of worship give neighborhoods definition. These uses are a source of community pride. They drive residential property values and neighborhood reinvestment. Apple Valley citizens are proud of their strong public school system. The largest institution is the Minnesota Zoo, which is an asset for the entire Twin Cities region. Government facilities are a prime example of institutional uses. The City Municipal Center, the Dakota County library, the Dakota County Western Services Center (WSC), and the US post office, etc., should be all concentrated in Downtown Apple Valley to best serve the community.

The City seeks to maximize the local benefits of regional park and institutional uses while avoiding expansion or changes in use that have a significant negative impact on adjacent residential properties. Undesirable impacts include traffic, light, and noise. Buffering techniques should be incorporated into the designs of planned institutional and similar land uses that are located adjacent to residential uses.

The implementing zoning districts for institutional properties are the P-Institutional District and the Planned Development (PD) district.

Figure 6.6 – Dakota County Wage and Employment Comparisons



Jobs/Housing Balance

A key consideration in the planning process is seeking a balance of jobs and housing in Apple Valley. This balance is both in terms of the number of jobs relative to the number of households, as well as the type of jobs relative to the education and interests of Apple Valley residents. Locating a wide range of housing close to employment may shorten commuting distances. High vehicle-miles traveled produces highway congestion and air pollution, reduces pavement life, and diminishes leisure time.

A standard measure of jobs-housing balance is the ratio of jobs to housing units. (This measure

hensive housing policy and transportation planning, as well as economic policy.

The Metropolitan Council projects 17,100 jobs and 24,900 households in 2040, for a jobs/household ratio of 0.69. This projection would be a reversal of current trends, which show improving jobs/housing balance. With the addition of a job center in the mixed business campus area, Apple Valley is targeting a higher jobs goal – 19,000 jobs – for 2040. This goal reflects the Vision for Apple Valley that seeks to create more local jobs and more jobs with wages capable of sustaining a family and fostering greater economic resilience.

Apple Valley seeks to expand job opportunities, prioritizing jobs which pay wages capable of sustaining a family.

Commuting Costs

The jobs/housing relationship directly impacts quality-of-life. After housing, transportation is the largest cost for most households. The Housing and Transportation (H + T) Index provides a snapshot of these effects for Apple Valley (Figure 6.7). On average, Apple Valley households spend 27 percent of their income on housing and 20 percent of their income on transportation (for a total of 47 percent). For comparison, Lakeville households spend 53 percent of their income on housing and transportation, while Burnsville households spend only 43 percent of their income

Economic Development Policies



with shared interest in economic development and redevelopment.

- Work with property owners to address unique development challenges including the maintenance, revitalization, and redevelopment of existing buildings and parking lots.
- Take advantage of opportunities to use public improvements and private development to enhance the image and identity of Apple Valley.
- Foster private investment and economic activity that supports sustainability and resiliency objectives.
- Attract development of regional industry clusters to Apple Valley.
- Develop the mixed business campus, Orchard Place, to improve the jobs/housing balance.
- Encourage Orchard Place to demonstrate energy efficiency objectives by incorporating renewable/local energy sources, such as solar, wind biomass on-site or in partnership with Dakota Electric.

The City seeks to achieve its economic development goals through application of the following policies:

- Actively investigate and pursue opportunities to attract a medical center/campus district and other medical and health care businesses to Apple Valley.
- Engage with businesses that create jobs with incomes that can sustain a family.
- Develop business partners that share the objective of high-quality, sustainable, efficient development, expansion of the property tax base, match market desires and land use plans of Apple Valley.
- Periodically review and amend if necessary the Comprehensive Plan to ensure land resources leverage value and employment-producing.
- Encourage and facilitate infill commercial, industrial, and retail development on remaining vacant parcels to ensure the resource is fully utilized.
- Encourage and facilitate redevelopment of underutilized or distressed properties into viable commercial, industrial, or retail and horizontal and vertical mixed use developments by work-

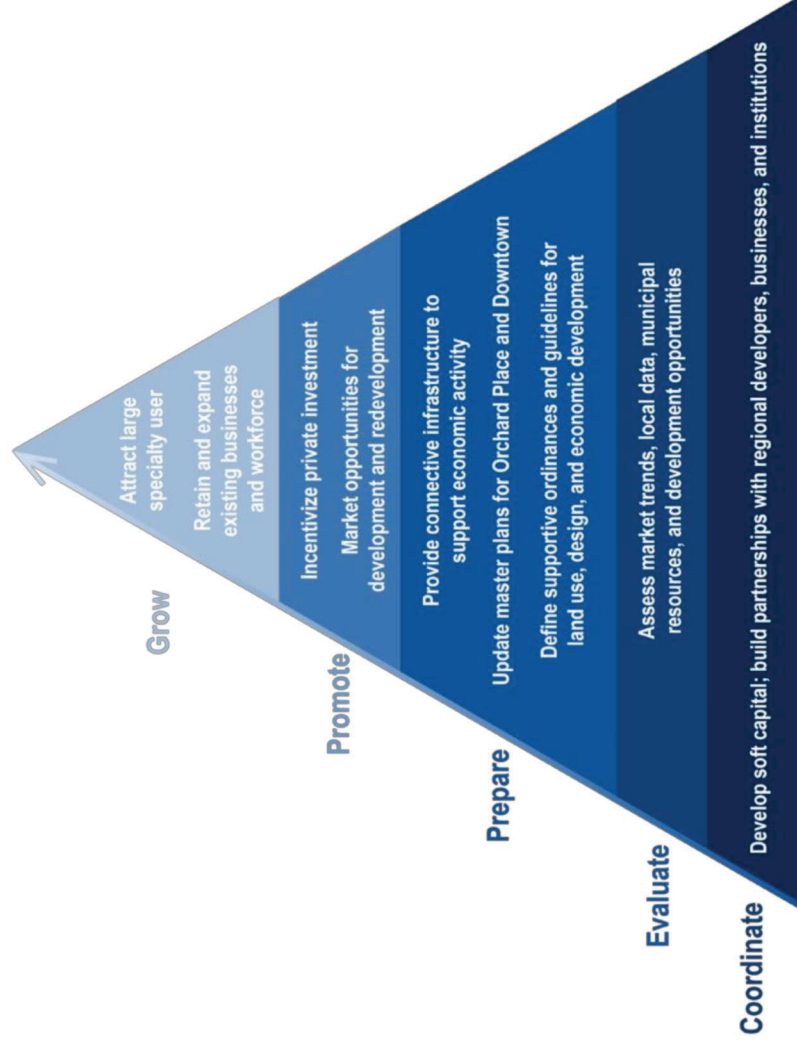
ing with property owners and developers.

- Create a medical campus district to encourage and facilitate development of medically related uses such as health services, bioengineering and manufacturing, and transportation or shipping supportive facilities.
- Work with local businesses and industries in support of expansion strategies where the land resource is fully utilized.
- Work with local businesses, Dakota County, and the Minnesota Valley Transit Authority (MVRTA) to provide transit services that support the economic development goals of Apple Valley.
- Encourage and promote the development of advanced, state-of-the-art telecommunication technology to and within Apple Valley.
- Work with service providers to ensure adequate supplies and reliable distribution systems for electricity and natural gas and increasingly emphasize renewables.
- Pursue ways to streamline the development approval process, while still maintaining high quality development standards.
- Review new and innovative economic development incentives for application in Apple Valley.

Implementation

Figure 6.8 shows the overall structure of the Economic Development Strategy. The top of the pyramid represents the highest achievements sought. The base of the pyramid represents the foundational work that is needed to succeed. The highest goal is to attract new business and industry to Orchard Place and Downtown. Apple Valley recognizes that the framework for sustainable growth emerges from within, often referred to as organic growth over time. Retaining existing businesses and workforce talent is vital to demonstrate local potential to prospective employers. Developing within established and emerging clusters will help solidify the economic base and leverage the strengths of the region.

Figure 6.8: Economic Development Strategy



Extending the Strategic Plan

This chapter introduced six core pillars for economic development to 2040. To summarize, they are:

- Attract large employers
- Unify the Downtown
- Reinvest in Downtown
- Develop connections within the Twin Cities

Metro and beyond

- Support STEM-related businesses and workforce development
- Develop economic resilience



The following material expands on these themes.

1. Attract large employers primarily in the designated Mixed Business Campus area

The biggest economic challenge for Apple Valley is to increase the number of local jobs – specifically, to improve the jobs/household ratio. It is not uncommon for a metropolitan economy to produce clusters of employment that benefit some communities more than others, especially in suburban areas, resulting in a regional jobs/housing imbalance and complex commuting patterns. Because there are regional forces at work, Apple Valley will benefit through intergovernmental collaboration as much as through competition with other communities.

The economic potential of development proposals must be evaluated based on the number of jobs that businesses create and the wages they provide.

Potential economic development opportunities must be evaluated based on the number of jobs they create – both directly and indirectly – and the wages they provide. The amount of public incentives, if they are used to attract new employers or retain existing employers, should reflect these factors. The City will target employers which pay above area median income, especially businesses that are compatible with existing industry clusters or which represent emerging technologies.

In the near-term, the City will work to develop relationships with commercial, office, and industry partners in the community. Conducting periodic meetings with the largest employers will help the City identify opportunities and threats to its existing jobs base and develop local partnerships. This will help the City improve career development pathways, such as that used by Udonor, to meet industry needs. Another strategy is to expand local employment data, and the application of data, to monitor and communicate characteristics of the municipal workforce and local employers. The QCEW provides detailed data regarding the types of jobs that are located within a geography, but not the jobs which are held by the population of that geography. A survey of residents would give the City a clear-

er picture of local job resilience and workforce skills. It could also be used to demonstrate local demand for certain industries and cultivate jobs training programs.

Orchard Place

The long-term goal is to redevelop Orchard Place as a mixed-business employment center. The redevelopment of this 400-acre sand and gravel mining area will take several years. Strong systems of trails, transit, and parks offer amenity enhanced environment. The Orchard Place master plan captures this strategy by guiding acreage for open space, water features, pedestrian connections, and the supported network of great streets. Careful attention to preliminary design and promotion of the plan will attract larger specialty businesses to the site.

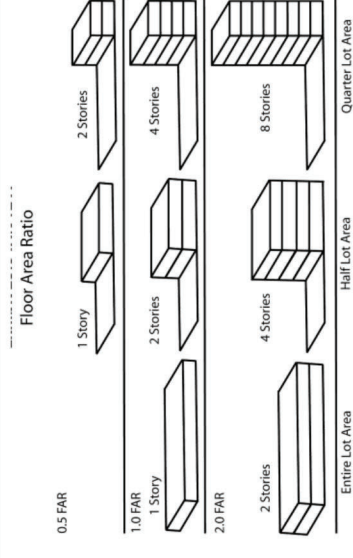
The Orchard Place concept plan guides approximately 400 acres for the Mixed Business Campus, supportive commercial rights-of-way, open space, and ponds. Based on historical development within the Metropolitan area, it is suggested that at least 40 acres of the Mixed Business Campus be considered for the medical center campus. The Orchard Place concept plan guides approximately 50 acres for the most iconic development to be located in the northeast corner of the site. Adjacent tracts are illustrated for potential medical-related uses; office, hotel, and commercial/industrial uses.

Utilizing FAR to guide development and model development intensity



One guiding principle for development intensity is floor area ratio (FAR). Floor-area ratio guides intensity by maximizing the amount of total floor space in all buildings on a given site. Within these parameters, developers maintain some flexibility to adjust building height and bulk and fully utilize available land. (Figure 6.9). Intensity increases with more building space and higher FAR.

Figure 6.9: FAR Graphic



FAR standards regulate density while giving developers greater design flexibility. The City's FAR guidelines help it project employment density, assess site impacts, and address traffic needs for future development.

Employment potential can also be correlated to FAR, since jobs are traditionally measured as the number of employees within a building area. The conceptual plan for Orchard Place includes a range of FAR goals for each land use. Table 6.2 summarizes these goals.

Table 6.2: FAR Goals for Orchard Place		
Use	FAR Range	
Corporate Campus	0.25 to 0.35	
Medical	0.25 to 0.40	
Office	0.25 to 0.35	
Industrial	0.30 to 0.45	
Commercial Retail	0.18 to 0.30	
Hotel	0.35 to 0.50	

As of March 2017, the concept plan for Orchard Place retains flexibility for further refinement. The precise acreage for each use and the intensity of development will be further evaluated in cooperation with the land owner and the project developer. In the meantime, these numbers are useful for conceptualizing a range of intensity scenarios, refining economic development objectives, and developing an understanding of likely traffic impacts and utility needs. If, for example, a 50- acre corporate campus were constructed to 0.35 FAR, there would be 17.5 acres of floor space, or approximately 762,300 square feet. A typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. As actual development potential is determined, Apple Valley can adjust its FAR and/or acreage assumptions accordingly to promote the most efficient use of the Fischer site.

The Metropolitan Council projects 17,100 jobs in 2040, with only 1,300 additional jobs from 2020 to 2040. This forecast may prove to be an underestimate of both need and opportunity. Instead,

Apple Valley would like to increase employment to 19,000 jobs by 2040. It is estimated that the Mixed Business Campus yields about 75 percent of the growth in jobs. Upon completion of the Mixed Business Campus, about 25 percent of all jobs in the City would be located there. Implementing the FAR framework will help the City achieve the desired development intensity – and associated employment growth – for Orchard Place and other sites. If a portion of the site is developed at lower-than-average FAR, then the City knows that the remaining space must be developed at a higher intensity to produce the desired jobs outcome. The present marketplace readily builds at .25 to .30 FAR. Building at higher intensities may require the application of financial incentives and/or modifications to City code.

2. Unify Downtown by taking advantage of future redevelopment opportunities, using Cedar Avenue and County Road 42 and transit system improvements as catalysts

Downtown is the engine of Apple Valley's economy. Improvements that unify Downtown, support greater development intensity, and enhance connectivity will improve economic potential. Future redevelopment opportunities can be supported by transit and other transportation improvements in the Cedar Avenue corridor and the County Road 42 corridor. The Cedar Avenue Transitway Implementation Plan guides improvements to the Red Line from 2010 to 2040, with five stages for devel-

vopment. Stage 1 was completed in 2013 when BRT service was launched, connecting Apple Valley to the Mall of America transit station hub. Stage 2 is programmed for 2015-2020 and calls for expansion of the Apple Valley transit station and bicycle and pedestrian improvements. Stage 3 is programmed for 2020-2025, and calls for a new station at Palomino Drive with potential Park and Ride expansion. Stages 4 and 5 are scheduled for completion by 2040, with extension to Lakeville.

The City is targeting land use and transportation improvements that unify the Downtown and mitigate the physical barriers presented by traffic volume and multiple lanes of traffic on Cedar Avenue and County Road 42. Enhanced pedestrian connections across these thoroughfares, coupled with stronger connections to transit, are sought. The addition of bus rapid transit to the transportation network has already supported several development projects in the Cedar Avenue transitway. However, significant opportunities remain, especially in the four major quadrants surrounding the intersection of Cedar Avenue and County Road 42 and the expansion of east/west transit services to the mixed business campus in cooperation with Dakota County. Momentum from transit-supportive development and the extension of the Red Line south to Lakeville will eventually influence these superblocks as well.

Lid Concept

A 2008 study of transit-oriented development in-

January 27, 2023

MEMORANDUM (EXECUTIVE SUMMARY)

TO: Rockport, LLC

FROM: Ms. Mary C. Bujold
Maxfield Research and Consulting, LLC

RE: Update of Market Conditions for Office and Industrial Space and Land Use
Allocations for Mixed-Use/Business Campus Property in Apple Valley, MN

Introduction

This Executive Summary presents an overview and update of current and long-term market conditions for development and acceptance and absorption of various uses, including those articulated in the City of Apple Valley's proposed Mixed Use-Business Campus (MU-BC) ordinance for Apple Valley and a broader review of the surrounding communities in the Market Area including Burnsville, Eagan, Lakeville and Rosemount. Based on current and projected market conditions in the Market Area submarket, we comment on the proposed land uses for the Mixed-Use/Business Campus zoning on the Rockport property immediately south of County Road 42 and the proposed land use allocation.

Maxfield's review of the City's proposed MU-BC Ordinance concludes that the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations contained in the MU-BC Ordinance for office and industrial uses are not realistic over the next ten years on Rockport's Property or even the broader Market Study area. In sum, Maxfield concludes that the MU-BC Ordinance as drafted will have a negative development impact on Rockport's Property, including reducing market interest in the Property, decreasing potential development on the Property, and ultimately reduce Rockport's expected development opportunities and income.

Overall, the MU-BC's proposed use percentages do not reflect market conditions for development in the area and should be rejected in favor of market uses and trends that are present in Apple Valley and surrounding Market Study Area. Based upon Maxfield's review of the Market Study Area, the proposed MU-BC Ordinance percentage allocations should be rejected entirely or revised significantly to reflect current and projected market trends.

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MAXFIELD RESEARCH AND CONSULTING, LLC

Office Market

Metro Area Summary

In 4th Quarter 2022, the direct office vacancy rate rose by 8.7%, accounting for most of the newly vacant space. Sublet space however, rose by a dramatic 33%.

Almost all office tenants with leases coming up in 2023 will elect to downsize their footprint.

The 4th Quarter 2022 posted a negative absorption of just over 1.5M square feet of space.

In 4th Quarter 2022, despite a decline in asking rents, there was still year-over-year rent growth. Class A office vacancy however, particularly in suburban locations rose above Class B and C space. The overall Class A vacancy rate was 15.8% as compared to 12.4% for Class B space and 7.5% for Class C space.

There is a concern that declining office building values may lead to a drop in property taxes which loss may then be transferred onto homeowners in Minnesota.

Vacancies have spiked upward in response to large users downsizing. Many have chosen to vacate and sublease. No new buildings were delivered and office construction continues to decline.

More buildings are up for sale or are having loans debt restructured considering current market conditions.

Class A office proposals are down significantly, companies have vacated or not even occupied new space and notices have been placed that some corporate campuses will be downsized and/or redeveloped.

Lease transactions in 2022 were down 50% from 2021's transaction activity which was about 1,200 transactions Metro-wide.

The Twin Cities medical office market however, has remained strong throughout the pandemic. The overall market remains very stable with an on-campus vacancy rate of 8.6% and an off-campus rate of 10.6%. There is strong demand for off-campus locations for non-acute care for location access and cost savings. Rents have increased due to continued demand and higher costs for new construction. Providers are focused on expanding close to their customer base, providing full-service medical hubs offering outpatient surgery and specialty services to communities while offering low-cost care away from a hospital campus.

According to a recent medical office report, outpatient volumes in Minneapolis are expected to grow by nearly 33% in Minneapolis making it one of the most promising medical office markets in the US.

According to conversations with commercial office brokers, some tenants are taking an opportunity to “move-up” in the market to obtain higher quality space at a concession price. While this creates turnover in the market, it is not expected to lead to an increase in new construction of office space for some time. Office users are continuing to sort out their space needs considering the “new workplace.”

Although owners are hopeful that the recession will be shallow and that rising unemployment rates will draw works and subsequently, demand back to office buildings, the current return-to-work landscape has not occurred as rapidly as was expected. Tenants are likely to continue to downsize when given the opportunity.

Dakota Co Submarket Summary

Office vacancy increased substantially in 2022 as more companies downsized or vacated space in the submarket. Class A office vacancy rose to 40% as several large spaces became available and new deliveries went unleased or unoccupied. Companies are placing vacant space on the market to sublet, but with a greater number of smaller users than larger ones, it will take a longer time to absorb vacant space.

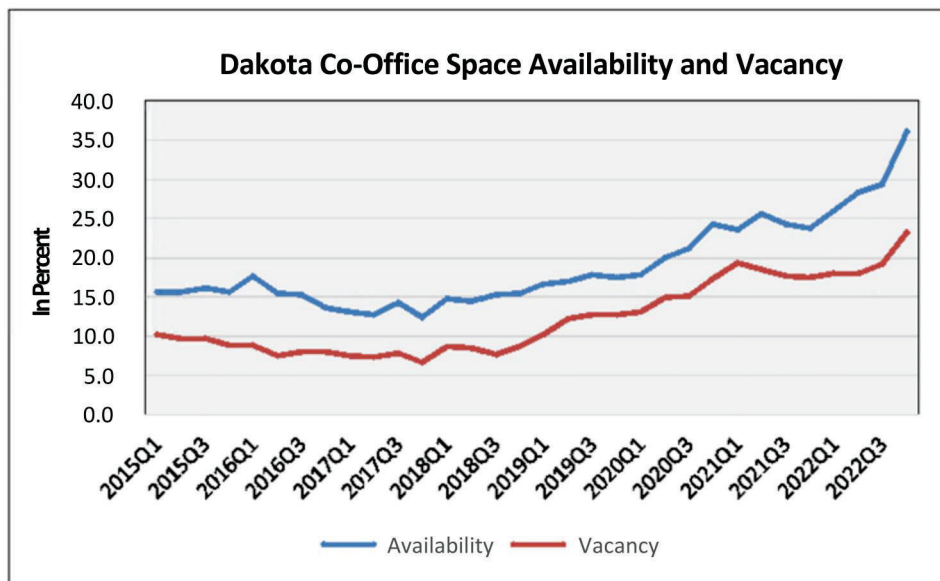
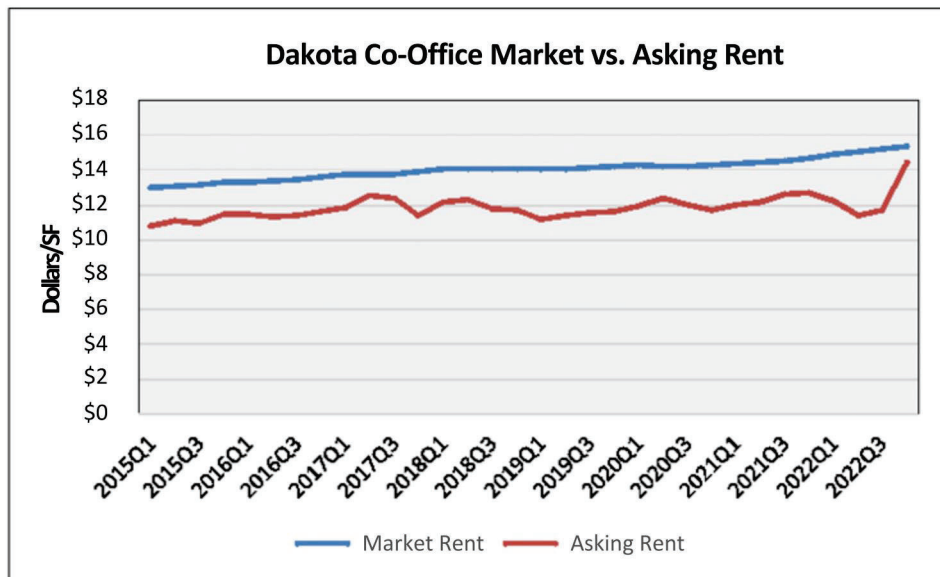
As mentioned previously, vacancy increased in 2022 in the submarket and negative absorption ranked third among the Twin Cities submarkets behind Minneapolis CBD and the I-494 Corridor.

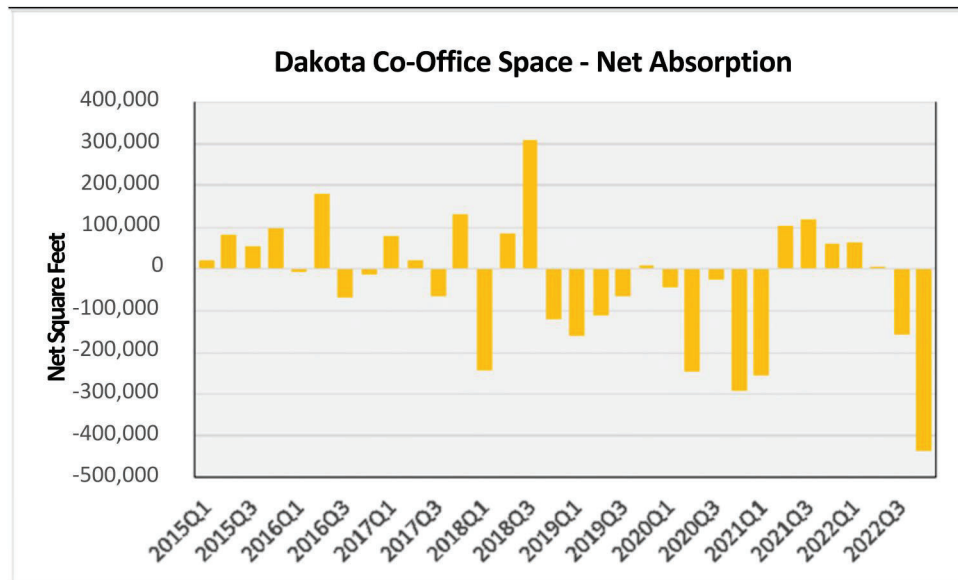
In terms of leasing activity and overall vacancy rates, suburban submarkets are faring better than the central business districts. Some owners are renovating Class C and Class B spaces trying to attract tenants to better quality. This is a difficult balance to achieve given the costs of upgrading and higher interest rates. Between 2021 and now, absorption has consisted primarily of smaller spaces in smaller buildings (less than 60,000 square feet). Many larger buildings remain substantially vacant or entirely vacant.

Health care vacancies are much lower than for traditional office space and there has been continued leasing activity in the medical space sector. New medical space is under construction and it is anticipated that new clinics are likely to attract smaller health care tenants that will tap into the traffic generated by the larger clinic. Small health care tenants however are likely to occupy in-line spaces in retail commercial rather than office space in traditional format buildings.

Prime Therapeutics, a health care benefits company, which was to have moved into its two new buildings in Egan, decided it no longer needed the new headquarters considering employees working remote and have decided to place the buildings on the market for sublease.

Thompson-Reuters, the largest employer in Egan, recently announced it is downsizing its corporate office space and will carve up its existing campus to make way for incorporating other uses on the site including residential, industrial and retail space. This will enhance the ability of Egan to accommodate more space in the city.





Industrial

Twin Cities Metro

The Industrial real estate market in the Twin Cities is moving toward a buyer's and tenant's market. Tenant demand for small to mid-size warehouse-distribution spaces continues to exceed supply, but other market challenges such as labor stagnation, rising interest rates and reduced demand from larger users are placing pressure on the constant growth over the last two years. This is placing tenants in a stronger position to negotiate lease terms.

Office-showroom space is bearing the brunt of these forces. Vacancies in this segment of the market are struggling to fill as owners and users of flex space experience a wide gap in expectations regarding acceptable lease terms. Much of the office-showroom inventory in the metro was built over 40 years ago. These older properties need improvement to attract tenants away from the competition, but with increased challenges in lending, the proportion of office and warehouse space in these buildings determine their potential upside in the market.

Much of the office showroom space in the market has more office finish than what tenants want, therefore placing landlords in a tough position to reduce office space and increase warehouse space while maintaining operational viability. Without improvements, flex space cannot command market rents and rental rates on office showroom space have fallen from the previous quarter. The ongoing demands of more warehouse, less office space and tenant improvements are making economics difficult on both the landlord and tenant sides.

Construction of new industrial space continues to push forward in the Metro Area, as opposed to little to no new construction of office space. Seven million square feet of warehouse distribution space is scheduled to deliver in 2023. As a potential recession nears, vacancy rates are expected to rise across the board, and new developments are likely to have competition in vacated older warehouses.

Although the Twin Cities Metro Area currently has one of the lowest unemployment rates in the US and the lowest of other larger Midwestern cities such as Chicago, Milwaukee and Des Moines, concern is increasing about the long-term growth of Minnesota's labor pool.

Land prices are falling and, in some cases, by as much as half the value. Despite the drop, land deals are stopping across the market because of the inability to make the economics work. Outdoor storage is still a tight market with high demand, but this use faces significant zoning challenges outside of locations along Highway 13.

Rental rate expectations are changing as the market dips and asking rents are increasingly negotiable for landlords to lease up space. Asking rates in office-showroom buildings have dropped by one dollar in the last three quarters of 2022. Office-showroom space was asking for more than \$10 per square foot, which rate has now dropped to \$9 per square foot. By contrast, Manufacturing and Warehouse/Distribution rental rates rose. The bulk of new construction is warehouse/distribution space still demands a premium as the market for small and mid-sized warehouses continues to tighten.

Absorption for warehouse and distribution buildings in 2022 was down 58% and there are fewer larger users looking for space of more than 100,000 square feet. There is concern about the demand for larger warehouse spaces over the next two to three years.

Financing new construction is increasingly difficult as supply chain shortages have created extended delays in obtaining the necessary materials and equipment. Although there has been some let up in these shortages, it is not enough to push additional supply into the market.

South Central Submarket

A survey of market conditions as of the 4th Quarter 2022 for the South Central submarket identified that the industrial/flex space segment of the market remains relatively strong with generally low vacancy rates, although the vacancy rate for office/showroom space has increased to 6.4% from 5.7% back in late 2021. In addition, this segment experienced negative absorption year-to-date.

The only industrial space segment to have experienced deliveries in 2022 was the warehouse/distribution segment, which had 462,500 square feet of space open during the period. There is an additional 1,255,416 square feet of warehouse/distribution space under

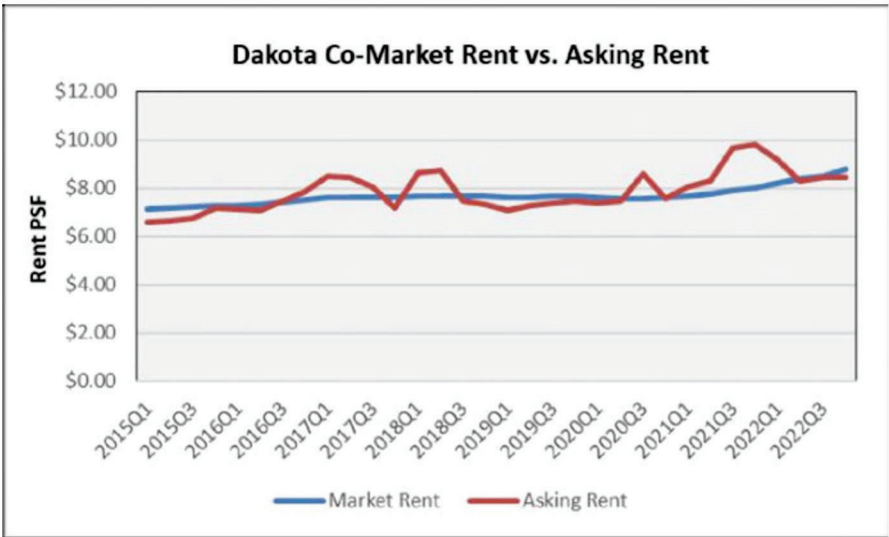
construction. There is no pending development of office/showroom or manufacturing space in the submarket and no deliveries in either of these two segments in 2022.

Lease rates by industrial segment as of 4th Quarter 2022 were as follows:

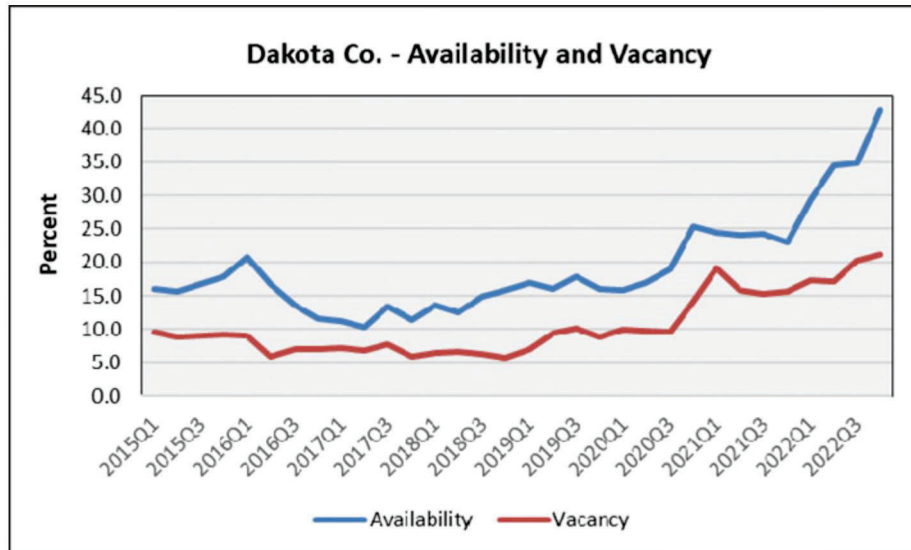
- \$9.63 psf – Manufacturing
- \$7.47 psf – Office Showroom
- \$7.44 psf – Warehouse/Distribution

Market Rent vs. Asking Rent

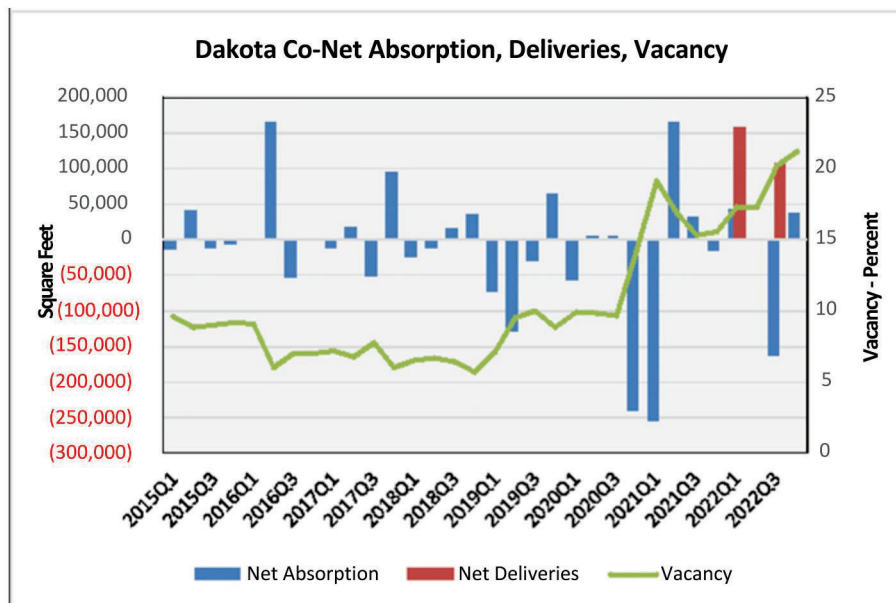
Asking rents increased over market rents in mid to late 2021 as demand increased. Asking rents dropped off in 2022 as demand slacked off, primarily in the office showroom category, although demand in all segments have dropped.



As shown below, availability and vacancy climbed in 2022 with availability surging above vacancy.



Net Absorption has been mixed but as new deliveries came on board in 2021 and 2022 and economic conditions have faltered, rents have dropped and vacancies have increased.



Proposed Land Uses and Allocations in the City's Proposed Ordinance

Based on Maxfield's review of the City's proposed uses contained in the Mixed Use-Business Campus (MU-BC) Ordinance, the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations for office and industrial uses are not realistic for the foreseeable future at the designated location and will detrimentally impact development on Rockport's Property for the foreseeable future.

Maxfield specifically reviews the following proposed uses within the context of acceptance and absorption in the Market Study Area:

- Corporate offices or headquarters
- Research or testing laboratories conducted in a building
- Professional offices and offices of a general nature where the operations do not include over-the counter retail sales or warehousing
- Marketing and research buildings
- Clinics for human care
- Hospital
- Comprehensive, intensive or full care facility
- Hotel
- Restaurants, Class I and Class III only
- On-sale Wine and/or 3.2% liquor in conjunction with a restaurant facility;
- Fitness centers, gyms or athletic clubs when contained within a hotel or office building
- Banks and savings and loan
- Day care centers
- Municipal buildings

- Institutional uses such as a library, swimming pool, church, public school, religious center and community building

Regarding current market conditions for these types of uses, many of these uses should be allocated to other commercial districts such as restaurants, banks, day care centers, hotel and health care facilities. Although medical office is expanding in Apple Valley, as reflected by recent development activity, including HealthPartner's proposed building on a portion of Rockport's property, these uses are locating in areas adjacent to other commercial retail areas. Generally, these medical office uses prefer areas with high commercial traffic. Clusters are likely, but a large-scale hospital is unlikely to be attracted to Apple Valley as other health care facilities are already in place or will be in place soon. Also, area hospitals are expanding, renovating, and remodeling existing area facilities, which makes it even less likely that a hospital user would be attracted to the area for development of a new hospital building.

Based on our recent discussions with real estate professionals in the market, and specific to the Market Study Area, many corporate campuses are downsizing and corporate offices will have a different style and design moving forward. All the market indicator numbers are consistent, with high vacancy rates and negative net absorption, and that is even more acute in the Market Study Area. A number of markets are seeing existing corporate office buildings being converted to or proposed plans to construct corporate office buildings that are shifting to residential, hospitality or commercial uses. Further, the cost to support new corporate headquarters buildings in today's market is precipitously high, generally requiring significant tax incentives, abatement, or other public money tools to entice developers to consider development in particular areas. Without this public/private partnership, it is extremely unlikely that development of corporate campuses will locate within the Market Study Area, including Apple Valley. Making it even less likely for development of corporate campuses, is the continuing infrastructure considerations, difficulty with access to highways/interstates and traffic concerns in and around the Apple Valley area.

Markets fluctuate regularly and City land use considerations should be compatible with adjacent and surrounding land uses and reflect current market trends, market absorption, and development expectations. Specifically in Apple Valley, buildings are anticipated to be filled with small to mid-size users with smaller footprints with compatible and complimentary uses such as commercial, retail, and service type uses that attract people to the area. This is also true of warehouse/distribution space which is seeing an increase in the number of small to midsize users, while office/showroom space (flex) is exhibiting lower demand, unless specific users are identified and the buildings are built to user specifications.

Compatible land use planning should be considered in conjunction with current uses rather than relying on arbitrary proportional allocation by percentage with no consideration for market trends, demands, or development potential. Using arbitrary percentages will likely be rejected by the market and dissuade developers or users from considering Rockport's Property because of the prospect of increased costs to change zoning or guidance to better reflect expected or anticipated uses on the Rockport Property. Further, market trends and development potential demonstrate that flexible zoning and land use designations will enable the property owner and developers to work together to provide compatible development with surrounding land uses, including on Rockport's Property. In conclusion, the MU-BC Ordinance must be rejected as drafted and likely revised significantly to properly track with market trends and development potential in Apple Valley, including removing percent allocations and expanding potential permitted uses, and more broadly the Market Study Area. If not, the MU-BC Ordinance will have a detrimental impact on development in Apple Valley and, more specifically, on Rockport's Property.

Maxfield recommends that the City remove from MU-BC Ordinance the percent use allocations entirely and focus on expanding permitted uses to reflect current market trends, absorption, and development expectations. Expanding permitted uses will provide the necessary market flexibility to capture market trends and development Rockport's Property at the highest and best use for Apple Valley and the Market Study Area.

TO: Tim Benetti, Community Development Director

FROM: Brandon Anderson, PE, City Engineer

DATE: October 13, 2025

SUBJECT: Rockport Mixed Use Business Campus Comprehensive Plan Amendment

Tim,

No new information has been provided by the applicant for review since the City's previously issued March 28, 2025 Memo and supplemental Technical Sewer and Water Memorandums dated March 25, 2025 (all attached).

TO: Tim Benetti, Community Development Director

FROM: Evan Acosta, Assistant City Engineer

DATE: March 28, 2025

SUBJECT: Rockport Mixed Use Business Campus Comprehensive Plan Amendment

Tim,

The following are comments regarding the Rockport Mixed Use Business Campus Comprehensive Plan Amendment.

The City Engineer provided a memo to the applicant on 3/13/2025 requesting additional materials to complete the City's review. The remaining materials to be submitted and reviewed are:

- Additional escrow funds to complete various engineering review tasks (separate correspondence from Tim Benetti to Oppidan)
- Photometric plan with construction (temporary) light conditions
- Information requested for noise study review:
 - Provide additional detail from the baseline conditions monitoring - hourly L10 and L50 values if available, in particular nighttime 1-hour L50 values. (The report currently rolls those up into combined 24-hour values for L10 and L50)
 - Provide an anticipated generator maintenance testing schedule/frequency/duration.
 - Figures 4-6: Provide alternate figure versions zoomed out to include the modeled noise footprint out to ~40 dBA, and/or the underlying GIS layer(s) for the modeled noise contours. Relatedly, could they please confirm the plotted contour tiers are 5 dBA intervals.
 - Provide a shapefile for information contained in Figure 2 of the Stormwater Management Memorandum (12/17/2024).
- Provide renderings or architectural drawings with dimensions of all proposed above ground surge tanks and water storage tanks

The requested land use changes in the comprehensive plan amendment are directly related to the Technology Park application. The above listed information is necessary to complete engineering review of both the comprehensive plan amendment and the Technology Park.

Water Usage – Current Conditions

Under the current (in effect) 2040 Comprehensive Guide, the City identified that it will need to supply 19.1 Million Gallons per Day (MGD) of treated water. The current treatment limitations of iron and manganese will require infrastructure improvements to reach the 19.1 MGD, which the City is responsible for achieving. Similarly, the City is committed to the treatment of PFAS up to 19.1 MGD.

Comprehensive Plan Amendment Scenarios

The City utilized a hydraulic modeling consultant, AE2S, to complete advanced modeling of its water and sanitary sewer system to analyze the impacts of the proposed land use changes. A number of scenarios are present in the modeling and they are summarized below:

Scenario 1: Comprehensive Plan -2040: Calculations based on the 2040 Comprehensive Plan land use allocations

Scenario 2: Without Data Center: Calculations based on actual constructed uses, where feasible, and 2040 Comprehensive Plan allocations where development has not yet occurred.

Scenario 3: With Data Center: Calculations based on the Technology Park site plan on the east side of Future Johnny Cake Ridge Road with 2040 Comprehensive Plan allocations on the west side of Future Johnny Cake Ridge Road

Scenario 4: Data Center + Data Center East of JCRR: Calculations based on the Technology Park site plan on the east side of Future Johnny Cake Ridge Road with a future data center occupying a portion of the MBC land use area on the west side of Future Johnny Cake Ridge Road (See exhibit 4A).

Alternate Scenarios: Additional scenarios were modeled to benchmark the differences between the 2040 Comprehensive Plan and the current application. These are included in the technical memorandums.

Water Usage – Comprehensive Plan Amendment

The City utilized a hydraulic modeling consultant firm, AE2S, to complete advanced modeling of its water system to analyze the impacts of the proposed land use changes. The specific site information for the Technology Park site plan was used for the area East of future Johnny Cake Ridge Road. Water intensive potential uses were modeled on the west side of future Johnny Cake Ridge Road.

The findings from water modeling are attached in a Technical Memorandum and the results are summarized below.

Planning Scenario	Water System				
	Maximum Day Demand (MDD) (gpd)	Difference		Required WTP Capacity	
		(gpd)	(gpm)	(gpd)	(MGD)
Scenario 1: Comprehensive Plan - 2040	1,166,784	NA	NA	19,090,000	19.1
Scenario 2: Without Data Center	1,207,471	40,687	28.3	19,130,687	19.1
Scenario 3: With Data Center	1,426,927	260,144	180.7	19,350,144	19.4
Scenario 4: Data Center + Data Center east of JCRR	1,604,047	437,263	303.7	19,527,263	19.5

As highlighted in the table above, the water modeling indicates that future buildout under the proposed comprehensive plan amendment would exceed the 2040 Comprehensive Plan water treatment capacity. Mitigation will be required to achieve the proposed land use allocations.

Sanitary Sewer Usage – Comprehensive Plan Amendment

The City utilized a hydraulic modeling consultant firm, AE2S, to complete advanced modeling of its sanitary sewer system to analyze the impacts of the proposed land use changes. The specific site information for the Technology Park site plan was used for the area East of future Johnny Cake Ridge Road. Sewer intensive potential uses were modeled on the west side of future Johnny Cake Ridge Road.

The findings from the modeling are attached in a Technical Memorandums and the results are summarized below.

Planning Scenario	Wastewater System					
	Peak Hourly Flow (PHF) (gpd)	Difference		Average Day Flow (ADF) (gpd)	Difference	
		(gpd)	(gpm)		(gpd)	(gpm)
Scenario 1: Comprehensive Plan - 2040	1,405,677	NA	NA	390,466	NA	NA
Scenario 2: Without Data Center	1,534,452	128,775	89.4	438,415	47,949	33.3
Scenario 3: With Data Center	1,783,233	377,556	262.2	964,787	574,321	398.8
Scenario 4: Data Center + Data Center east of JCRR	1,966,077	560,400	389.2	1,301,938	911,472	633.0

The sewer modeling indicates that the sewer system at full buildout under the proposed comprehensive plan amendment would exceed the 2040 Comprehensive Plan Numbers. Mitigation may be required to reduce peak sewer flows. Profiles are attached within the Technical Memorandum for a graphical view of the surcharge risk in each scenario.



Technical Memorandum

To: Brandon Anderson, PE, City Engineer
City of Apple Valley

From: Brian Weiss, PE, Hydraulic Modeling Engineer
AE2S

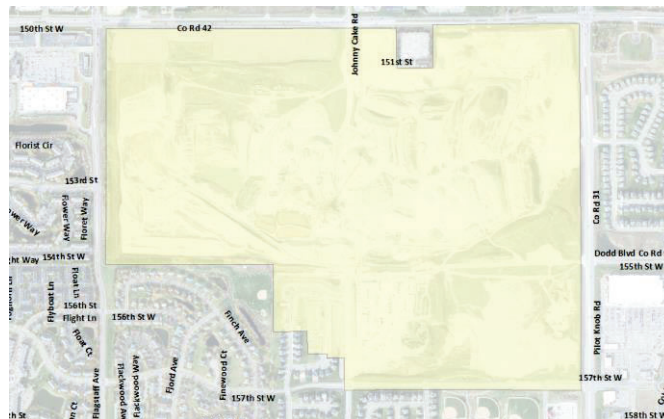
Re: Orchard Place Development – Wastewater Sewer System Analysis

Date: March 25, 2025

Background

This analysis consists of evaluating the impacts to the Apple Valley sanitary sewer system based on current and proposed development within the Orchard Place Development. Figure 1 shows the boundary of the planning area considered in this analysis. This analysis includes the following scenarios:

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential



Wastewater Sewer Flows

Table 1: Summary of Wastewater Sewer Flows for Each Scenario

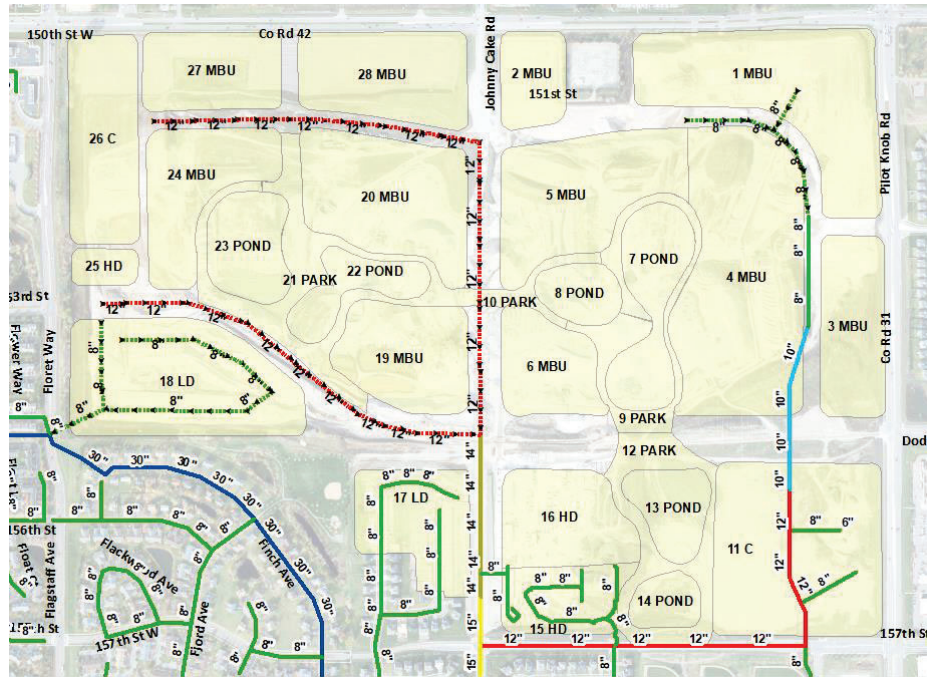
Planning Scenario	Wastewater System					
	Peak Hourly Flow (PHF) (gpd)	Difference		Average Day Flow (ADF) (gpd)	Difference	
		(gpd)	(gpm)		(gpd)	(gpm)
Scenario 1: Comprehensive Plan - 2040	1,405,677	NA	NA	390,466	NA	NA
Scenario 2: Without Data Center	1,534,452	128,775	89.4	438,415	47,949	33.3
Scenario 3: With Data Center	1,783,233	377,556	262.2	964,787	574,321	398.8
Scenario 4: Data Center + Data Center east of JCRR	1,966,077	560,400	389.2	1,301,938	911,472	633.0
Scenario 5: MBC replaced with Medium Density Residential	1,821,589	415,913	288.8	535,762	145,296	100.9
Scenario 6: MBC replaced with Low Density Residential	1,169,437	-	-164.1	324,844	-65,622	-45.6

Scenario 1: Comprehensive Plan -2040

Table 2: Scenario 1 Sewer Flows

Scenario 1: Comprehensive Plan - 2040						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	-	1.00	-
DATA CENTER - Domestic			N/A	-	3.60	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.60	-
MIXED-BUSINESS USE	164.5	1,500	N/A	246,802	3.60	888,486
COMMERCIAL	40.7	2,000	N/A	81,444	3.60	293,200
INDUSTRIAL		2,000	N/A	-	3.60	-
OFFICE		2,000	N/A	-	3.60	-
INSTITUTIONAL		2,000	N/A	-	3.60	-
HOTEL		2,000	N/A	-	3.60	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)			N/A	-	3.60	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)			N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL (ORM)			N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)			N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	33.8	630	N/A	21,303	3.60	76,691
MEDIUM DENSITY RESIDENTIAL			N/A	-	3.60	-
HIGH DENSITY RESIDENTIAL	20.9	1,960	N/A	40,917	3.60	147,300
OPEN SPACE	30.4		N/A	N/A	N/A	N/A
OPEN WATER	35.6		N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #4 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #6 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #9 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #10 - Defined Development			N/A	N/A	N/A	N/A
TOTAL	326.0			390,466		1,405,677

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025



Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

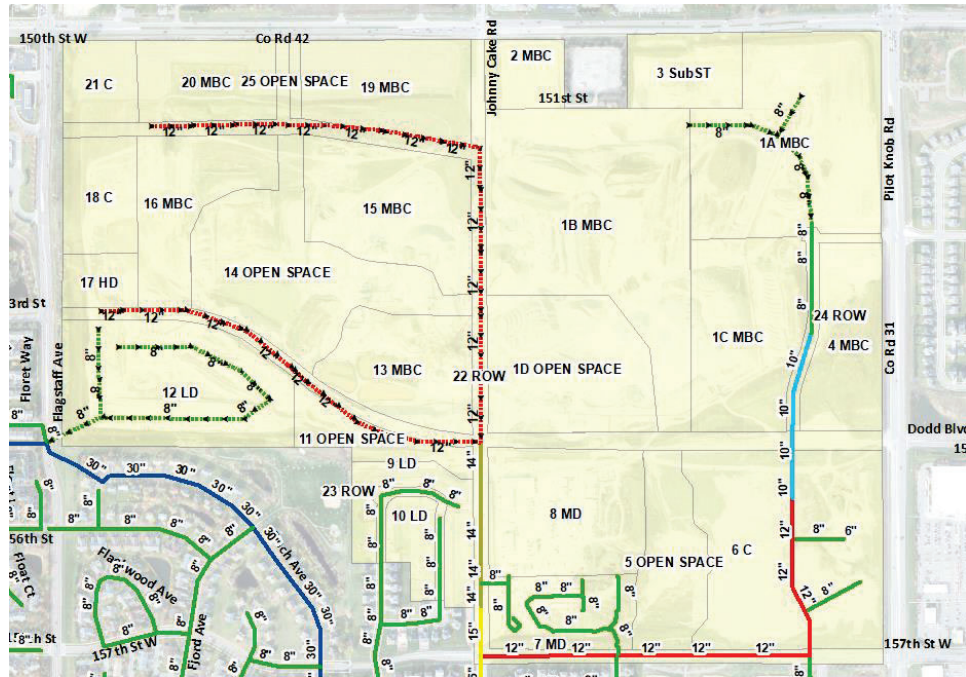


Figure 3: Layout of Scenario 2 – Updated Planning without Data Center

Scenario 3: Updated Planning with Data Center

Table 4: Scenario 3 Sewer Flows

Scenario 3: Future Planning - With Data Center						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	650,000	1.00	650,000
DATA CENTER - Domestic			N/A	6,075	3.60	21,870
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.60	-
MIXED-BUSINESS USE	69.6	1,400	N/A	97,440	3.60	350,782
COMMERCIAL	13.7	400	N/A	5,491	3.60	19,769
INDUSTRIAL		1,400	N/A	-	3.60	-
OFFICE		550	N/A	-	3.60	-
INSTITUTIONAL		70	N/A	-	3.60	-
HOTEL		2,100	N/A	-	3.60	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL,MEDICAL (ORM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL,MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	24.9	700	N/A	17,409	3.60	62,671
MEDIUM DENSITY RESIDENTIAL	28.1	2,000	N/A	56,296	3.60	202,666
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.60	37,839
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.60	19,728
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.60	64,863
PARCEL ID \$6 - Defined Development	33.8		N/A	86,568	3.60	311,645
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.60	27,000
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.60	14,400
TOTAL	356.9			964,787		1,783,233

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

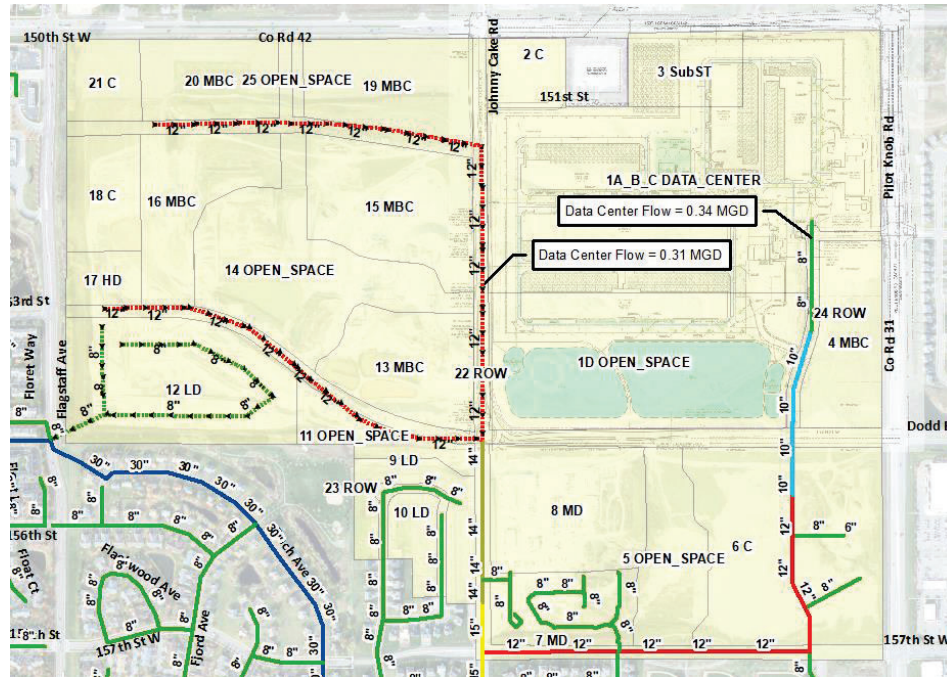


Figure 4: Layout of Scenario 3 – Updated Planning with Data Center

Scenario 4: Data Center and Data Center east of JCRR

Table 5: Scenario 4 Sewer Flows

Scenario 4: Future Planning - Two Data Centers						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	650,000	1.00	650,000
DATA CENTER - Domestic			N/A	6,075	3.60	21,870
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	396,500	1.00	396,500
DATA CENTER - Domestic - East of JCRR	45.0		N/A	3,700	3.60	13,320
MIXED-BUSINESS USE	24.6	1,400	N/A	34,391	3.60	123,807
COMMERCIAL	13.7	400	N/A	5,491	3.60	19,769
INDUSTRIAL		1,400	N/A	-	3.60	-
OFFICE		550	N/A	-	3.60	-
INSTITUTIONAL		70	N/A	-	3.60	-
HOTEL		2,100	N/A	-	3.60	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL (ORM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	24.9	700	N/A	17,409	3.60	62,671
MEDIUM DENSITY RESIDENTIAL	28.1	2,000	N/A	56,296	3.60	202,666
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.60	37,839
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.60	19,728
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.60	64,863
PARCEL ID #6 - Defined Development	33.8		N/A	86,568	3.60	311,645
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.60	27,000
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.60	14,400
TOTAL	356.9			1,301,938		1,966,077

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

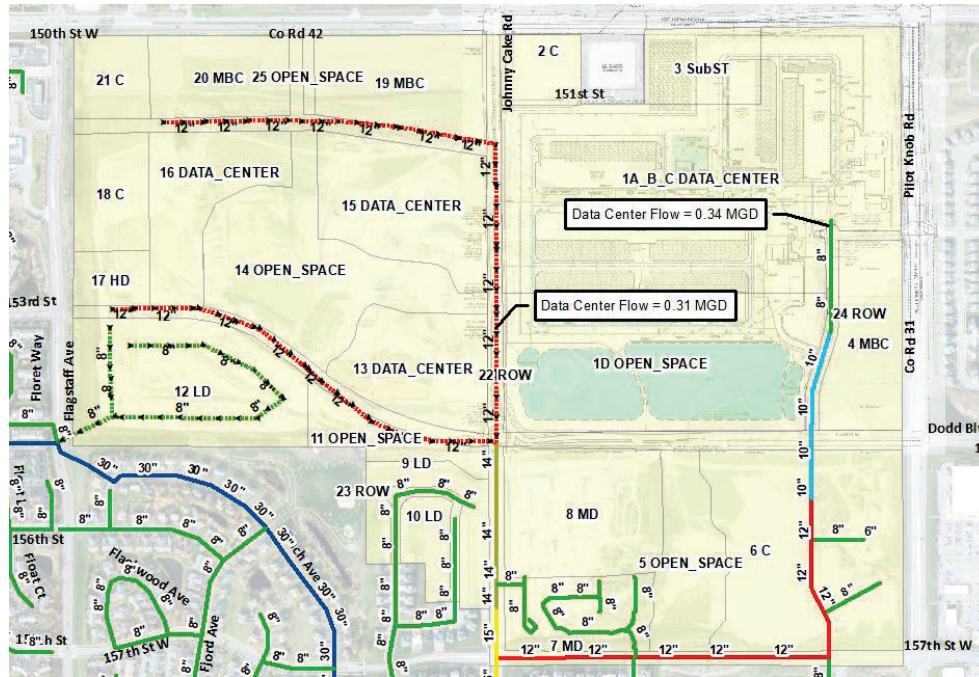


Figure 5: Layout of Scenario 4 – Data Center and Data Center east of JCRR

Scenario 5: MBC replaced with Medium Density Residential

Table 6: Scenario 5 Sewer Flows

Scenario 5: Future Planning - MBC replaced with MD Residential						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	-	1.00	-
DATA CENTER - Domestic			N/A	-	3.40	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.40	-
MIXED-BUSINESS USE	0.0	1,400	N/A	-	3.40	-
COMMERCIAL	13.7	400	N/A	5,491	3.40	18,670
INDUSTRIAL		1,400	N/A	-	3.40	-
OFFICE		550	N/A	-	3.40	N/A
INSTITUTIONAL		70	N/A	-	3.40	N/A
HOTEL		2,100	N/A	-	3.40	N/A
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.40	N/A
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.40	-
OFFICE, RETAIL, MEDICAL (ORM)		1,400	N/A	-	3.40	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.40	-
LOW DENSITY RESIDENTIAL	24.9	700	N/A	17,409	3.40	59,190
MEDIUM DENSITY RESIDENTIAL	190.4	2,000	N/A	380,785	3.40	1,294,670
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.40	35,737
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.40	18,632
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.40	61,259
PARCEL ID #6 - Defined Development	33.8		N/A	86,568	3.40	294,331
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.40	25,500
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.40	13,600
TOTAL	356.9			535,762		1,821,589

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

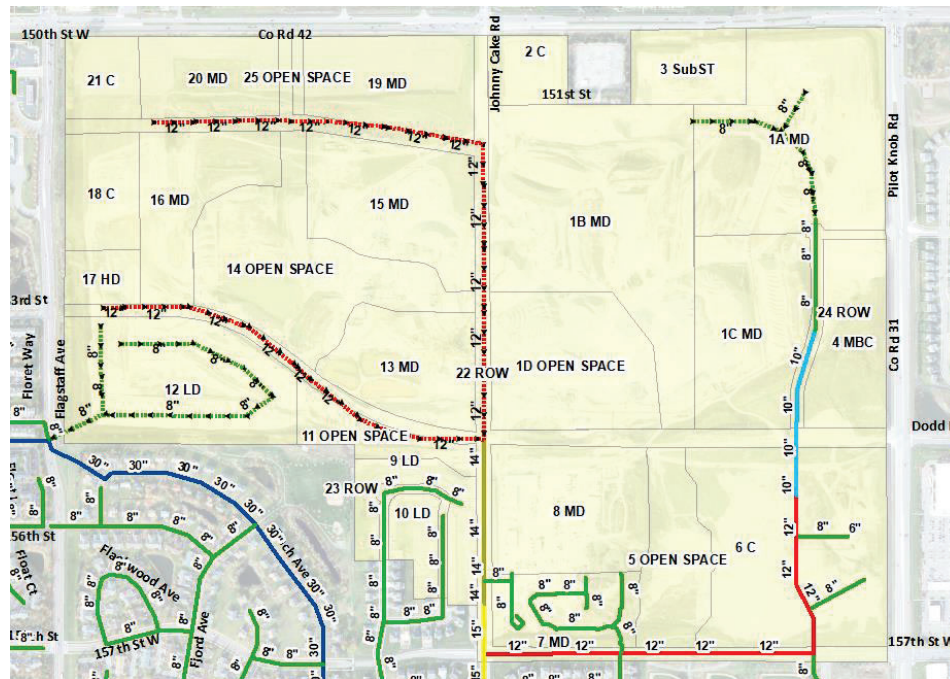


Figure 6: Layout of Scenario 5 – MBC replaced with Medium Density Residential

Scenario 6: MBC replaced with Low Density Residential

Table 7: Scenario 6 Sewer Flows

			Scenario 6: Future Planning - MBC replaced with LD Residential			
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	-	1.00	-
DATA CENTER - Domestic			N/A	-	3.60	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.60	-
MIXED-BUSINESS USE	0.0	1,400	N/A	-	3.60	-
COMMERCIAL	13.7	400	N/A	5,491	3.60	19,769
INDUSTRIAL		1,400	N/A	-	3.60	-
OFFICE		550	N/A	-	3.60	N/A
INSTITUTIONAL		70	N/A	-	3.60	N/A
HOTEL		2,100	N/A	-	3.60	N/A
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.60	N/A
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL (ORM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	187.1	700	N/A	130,980	3.60	471,528
MEDIUM DENSITY RESIDENTIAL	28.1	2,000	N/A	56,296	3.60	202,666
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.60	37,839
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.60	19,728
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.60	64,863
PARCEL ID \$6 - Defined Development	33.8		N/A	86,568	3.60	311,645
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.60	27,000
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.60	14,400
TOTAL	356.9			324,844		1,169,437

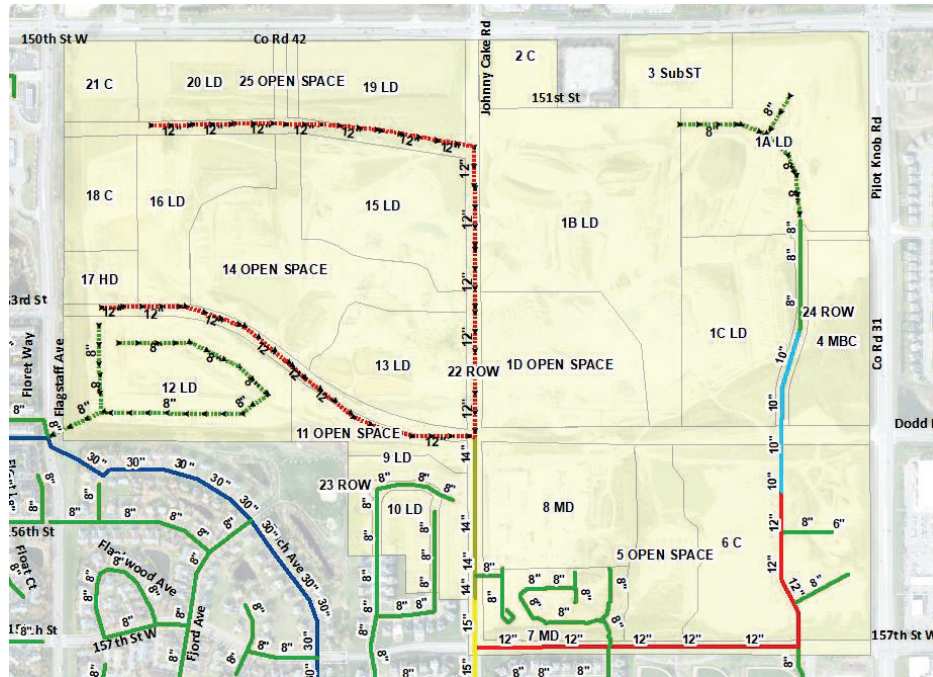


Figure 7: Layout of Scenario 6 – MBC replaced with Low Density Residential

System Analysis

Analysis was completed for the following scenarios and provide information on sewer layout and hydraulic profile for pertinent sections of sewer main. Exhibits and figures are attached that show the results of the analysis.

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential

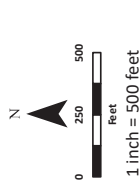


Exhibit 1

CONCEPTUAL SEWER
LAYOUT

SCENARIO 1

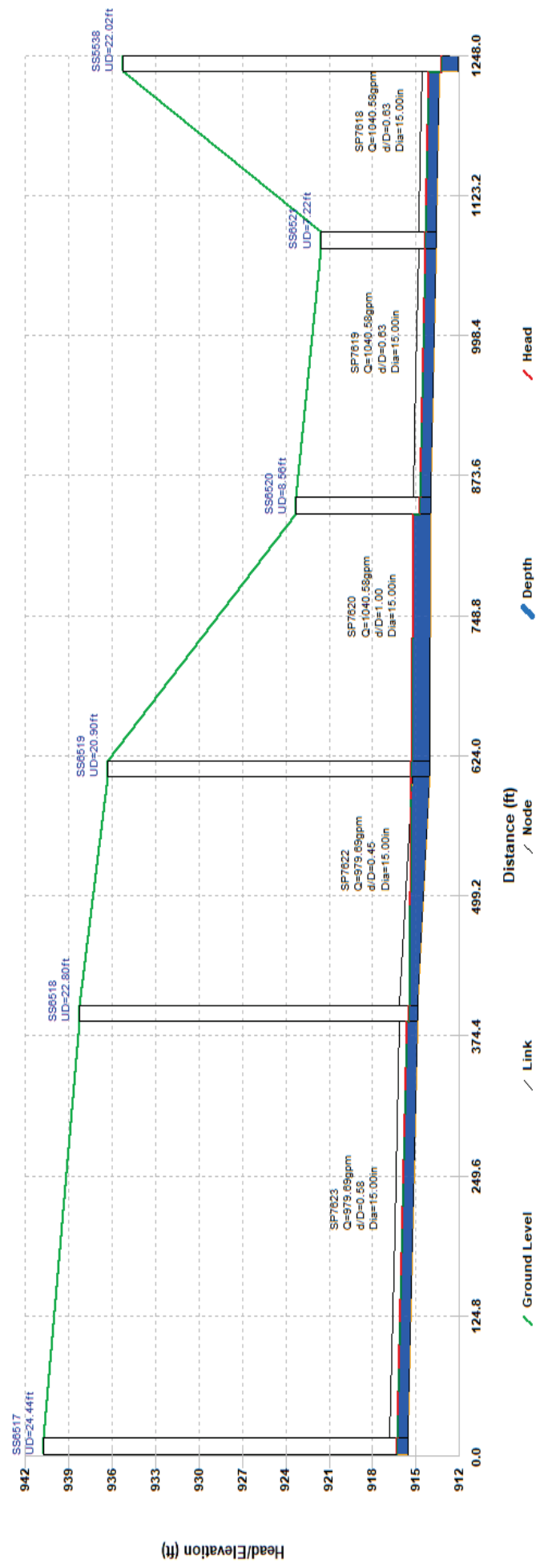
BASED ON
COMPREHENSIVE
PLAN 2040

Date: 3/26/2025

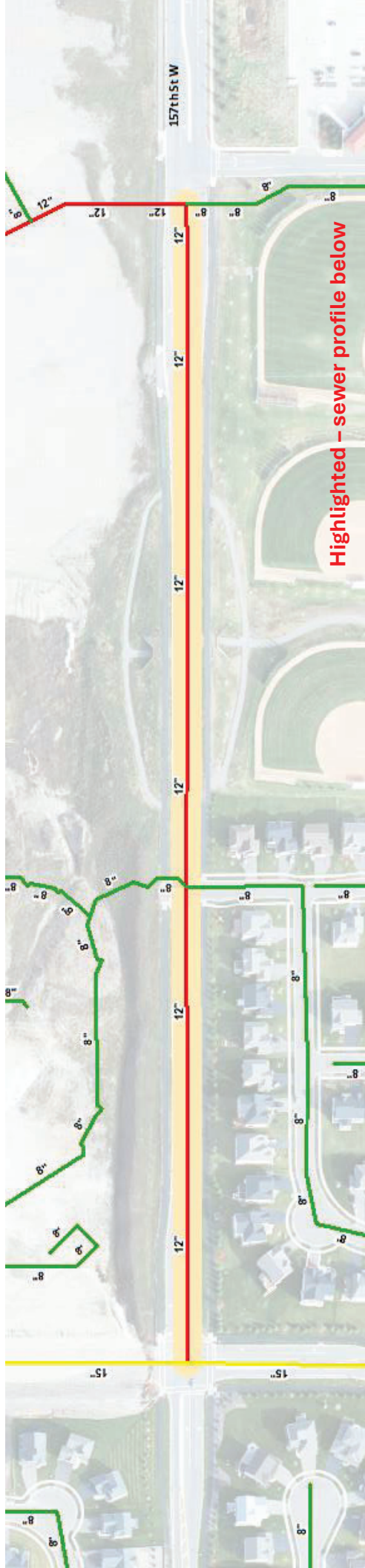




Hydraulic Profile

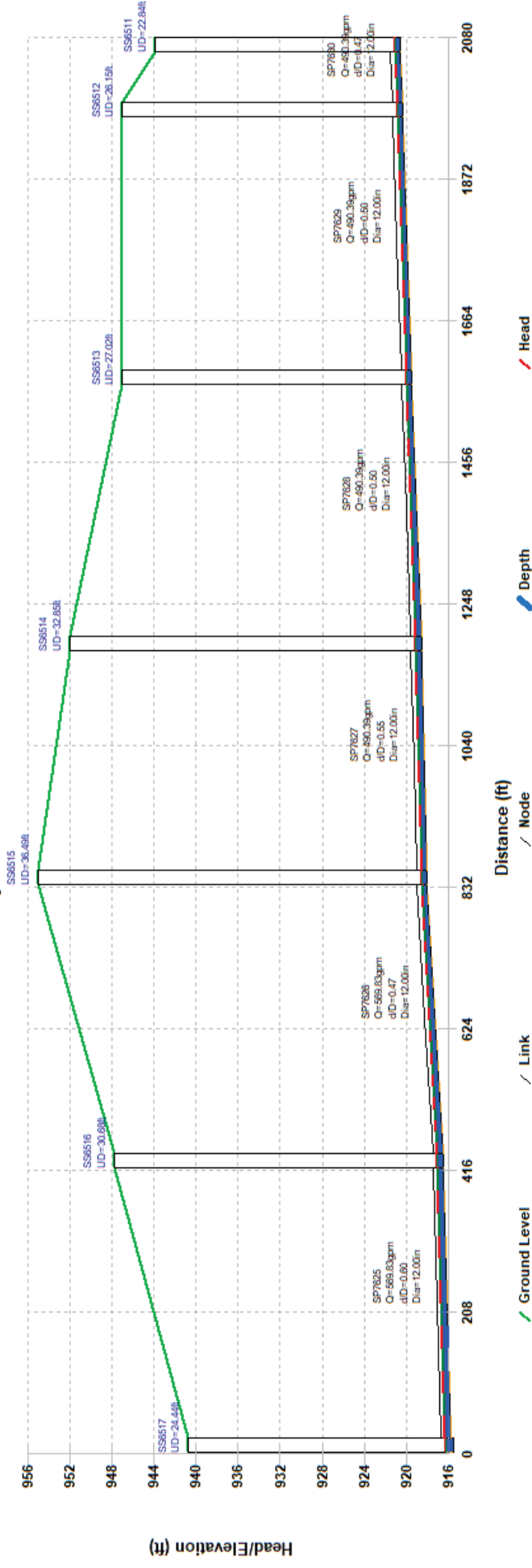


Scenario 1 Comprehensive Plan - 2040
Profile of sewer along JCRR from Co Rd 46 to 157th St

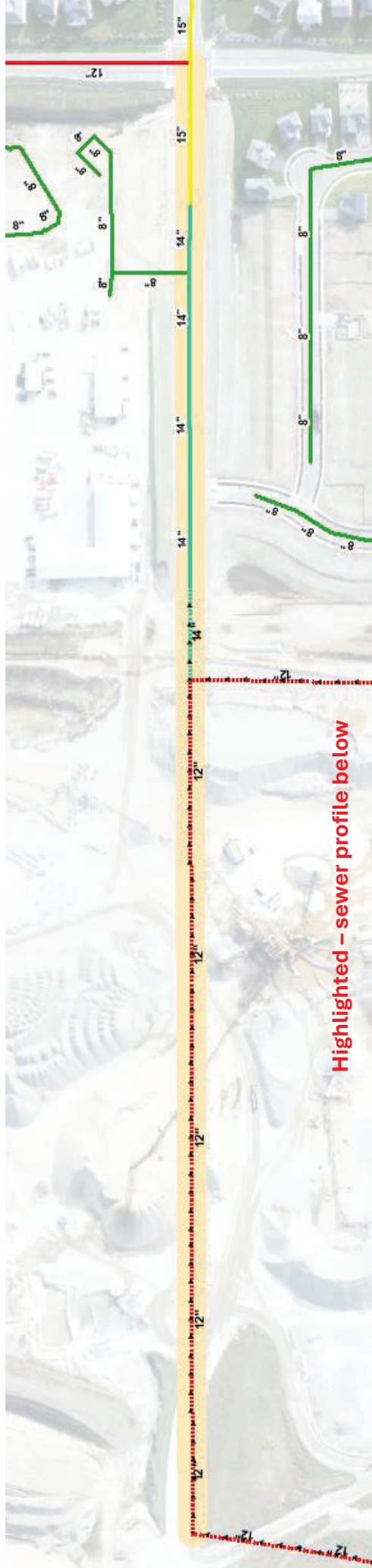


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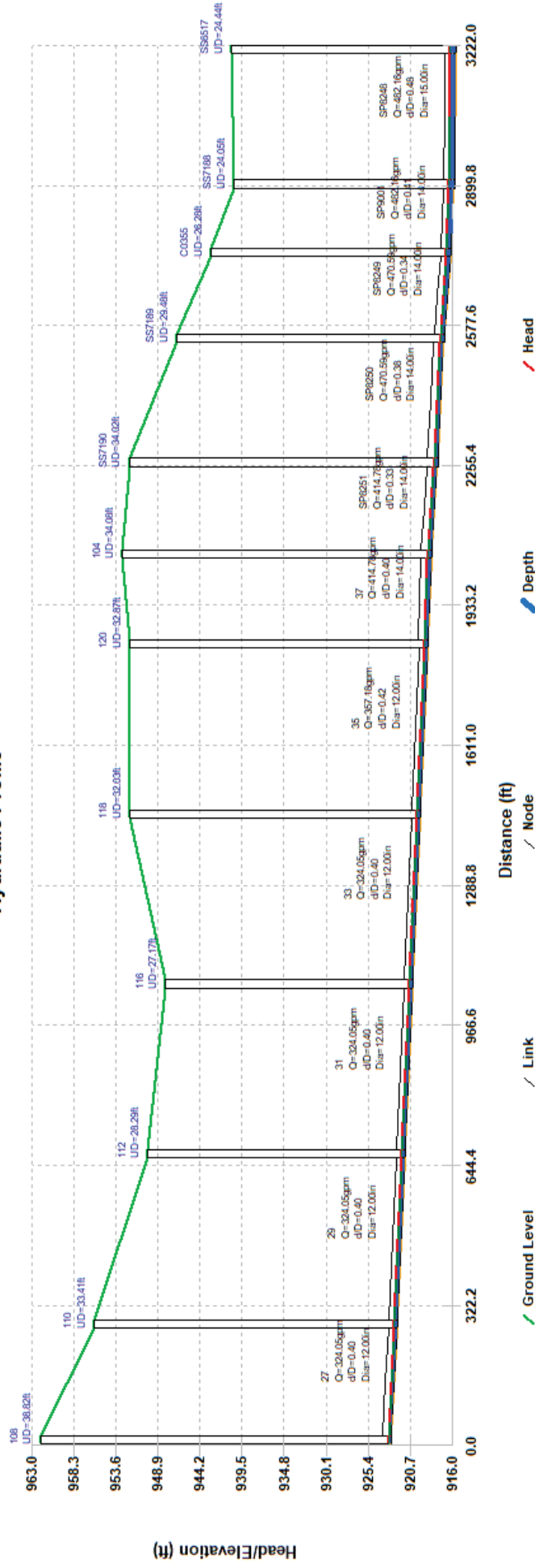
Hydraulic Profile

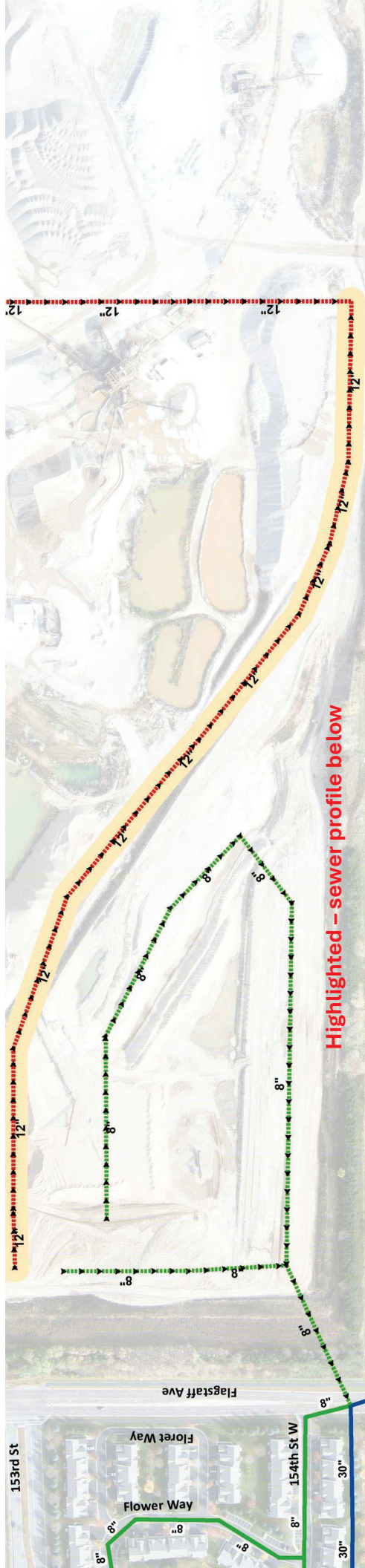


Scenario 1 Comprehensive Plan – 2040
Profile of sewer along 157th St from JCRR to English Ave



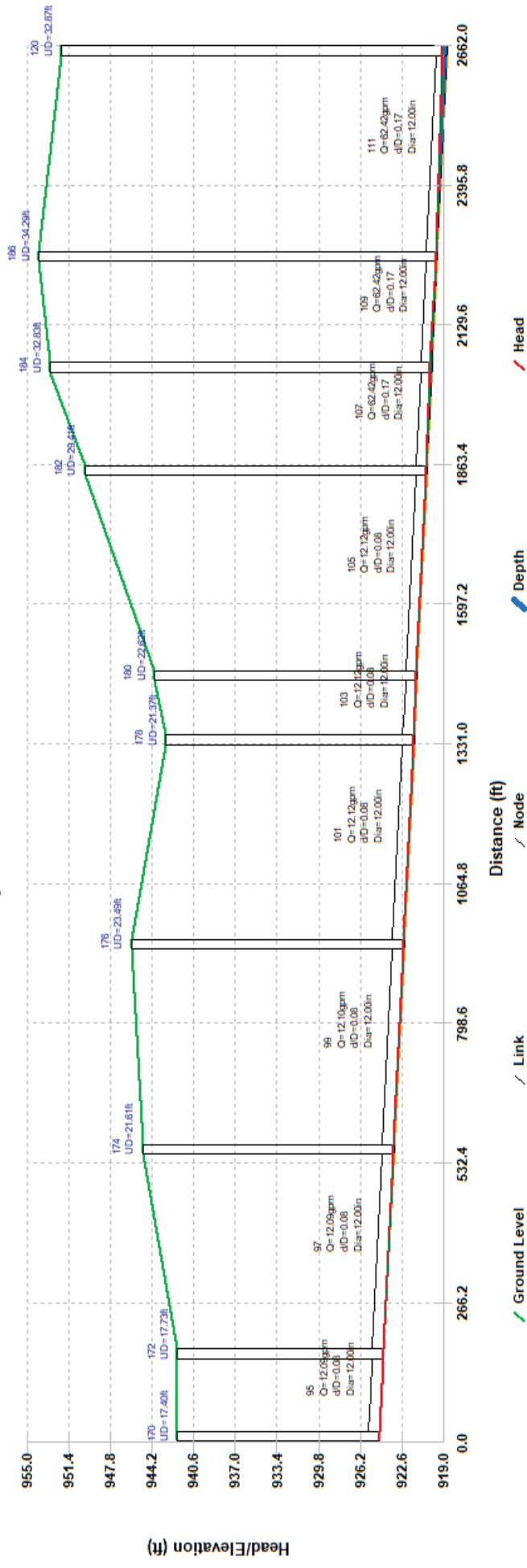
Hydraulic Profile

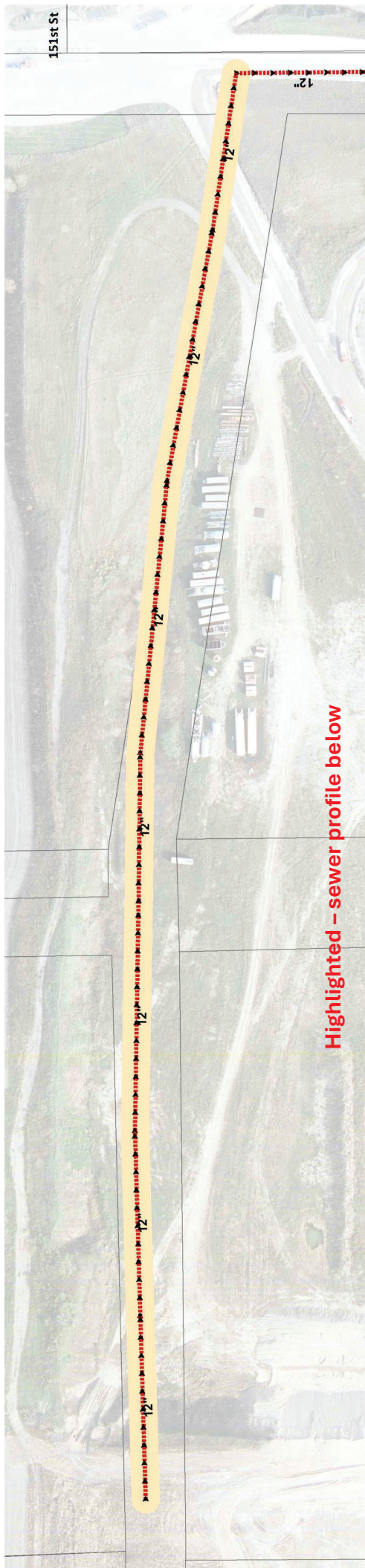




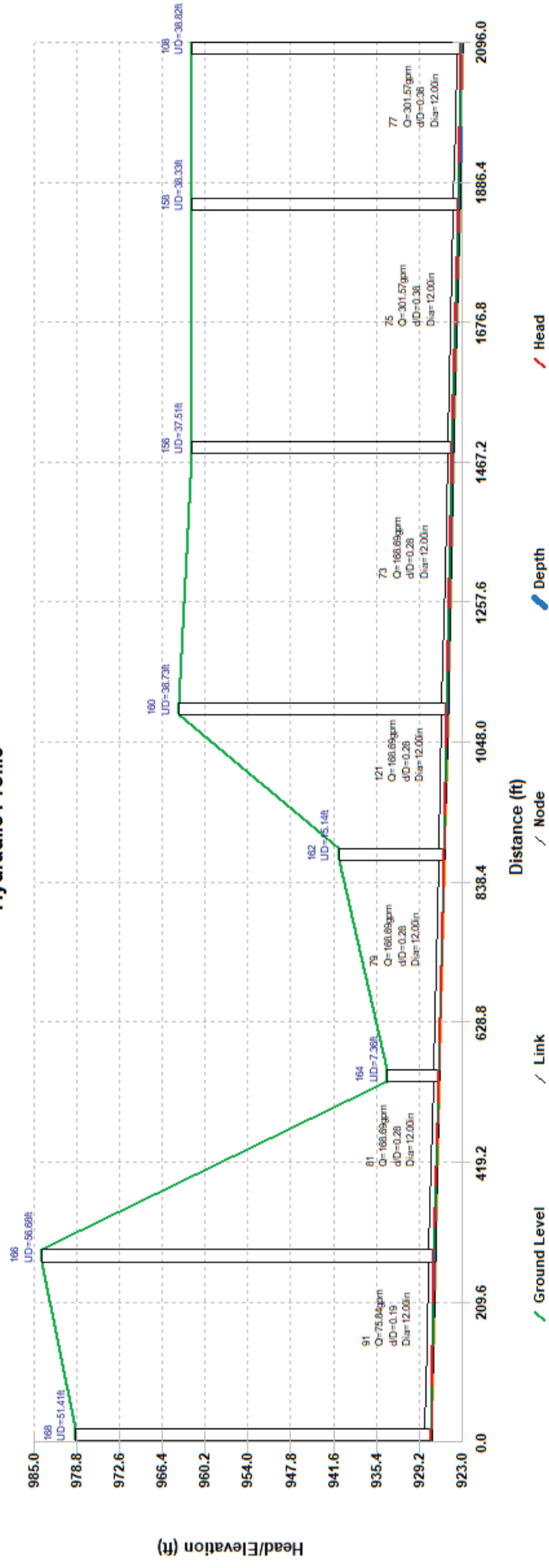
Highlighted – sewer profile below

Hydraulic Profile





Hydraulic Profile



Scenario 1 Comprehensive Plan – 2040
Profile of sewer along 151st St from Flagstaff Ave to JCRR

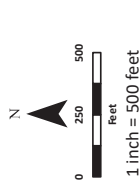


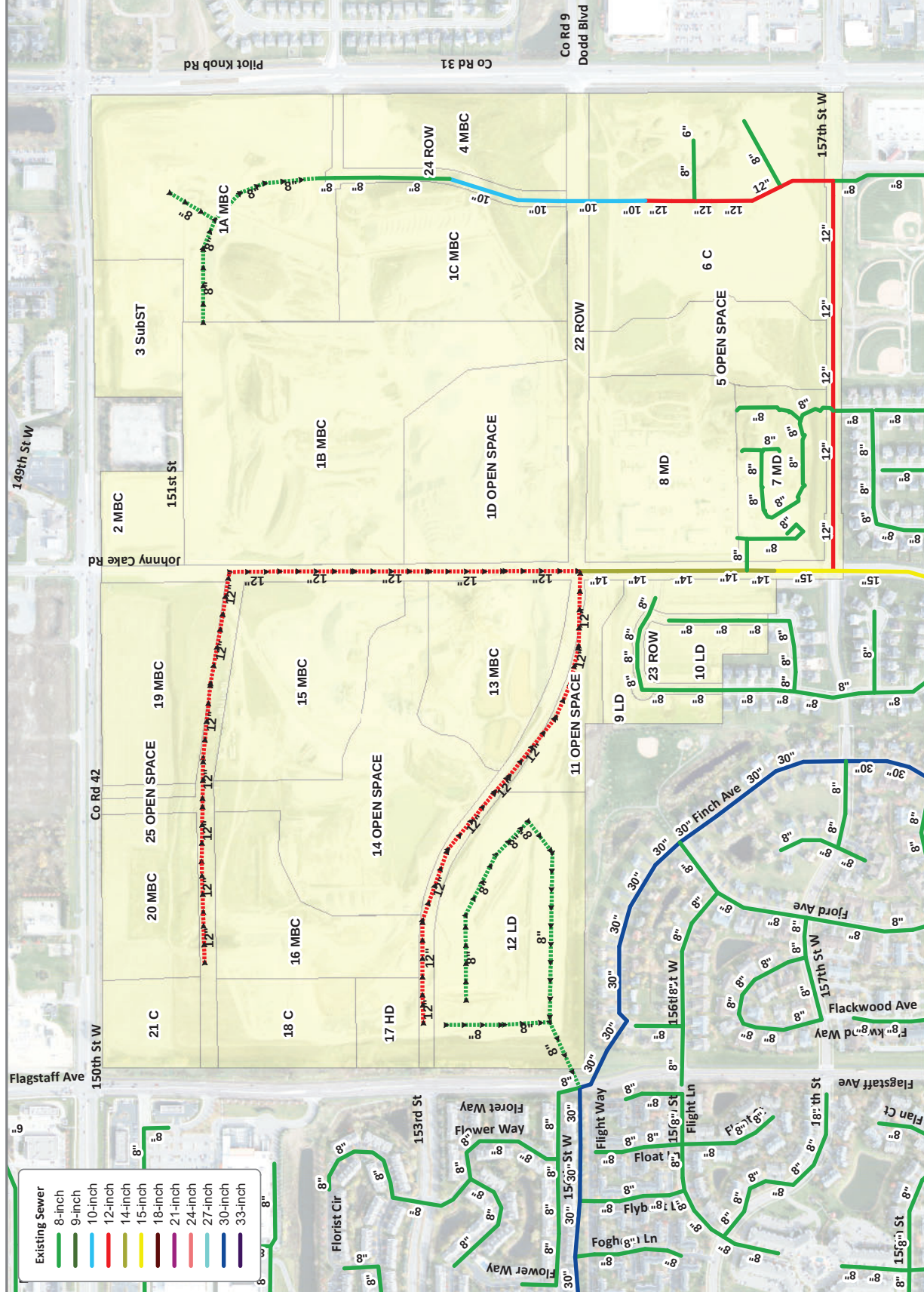
Exhibit 2

**CONCEPTUAL SEWER
LAYOUT**

SCENARIO 2

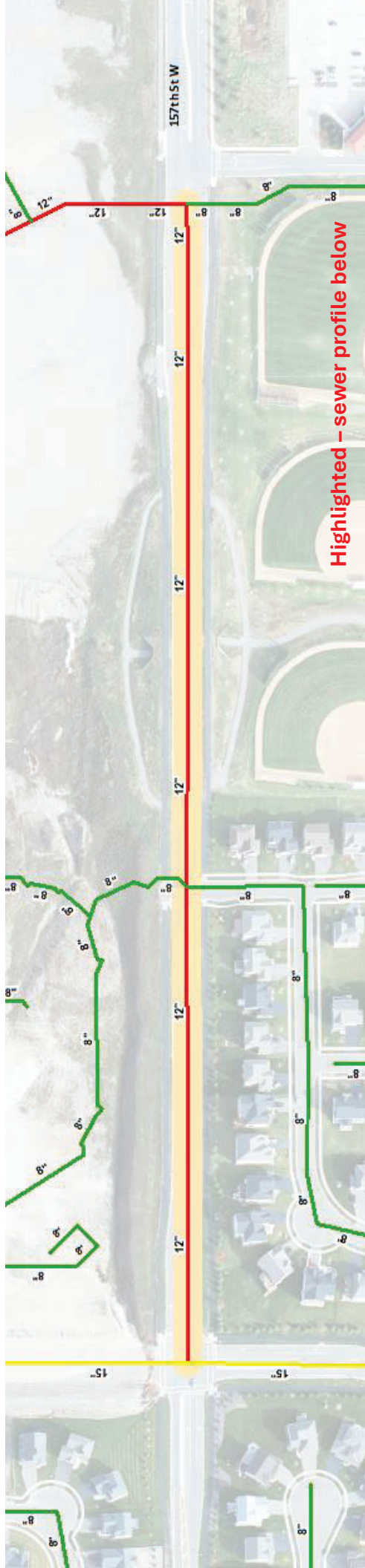
**UPDATED PLANNING
WITH NO DATA
CENTER**

Date: 3/26/2025



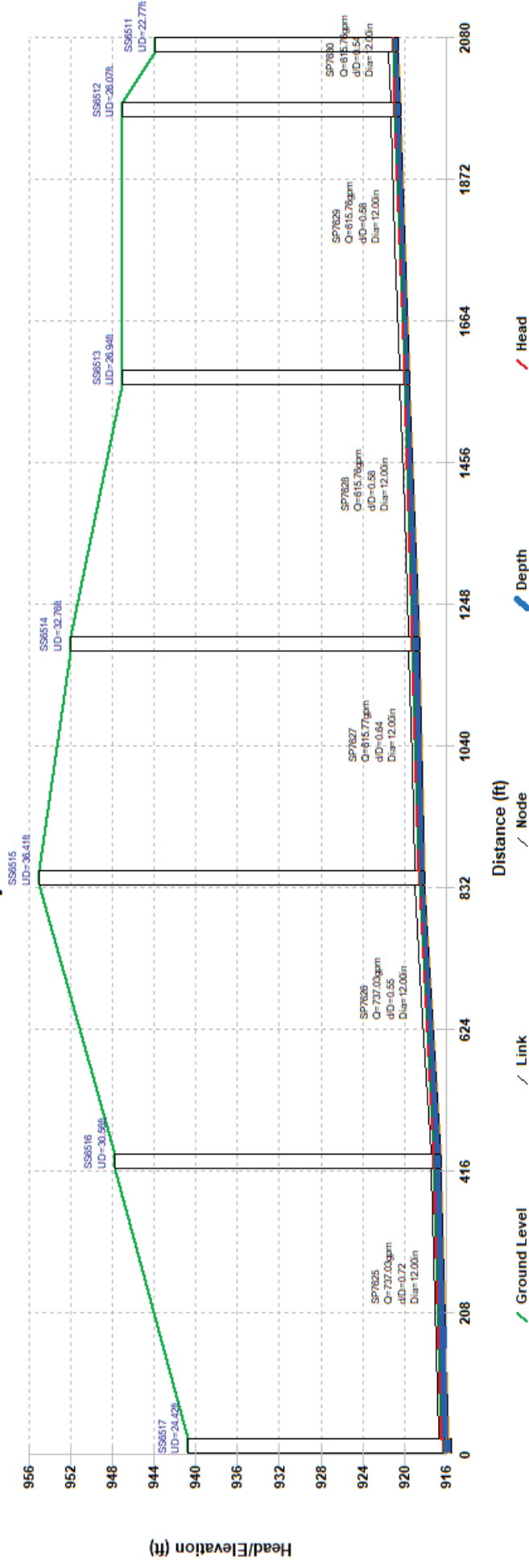
Information depicted may include data unverified by AES2S. Any reliance upon such data is at the user's own risk. AES2S does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Sewer System\Miscellaneous Analysis\Orchard Place - Analysis - 2024\Updated Analysis - 2025 March 25 Scenario 2 - Without Data Center\Exhibit 2 - Scenario 2 - Without Data Center.mxd



Highlighted – sewer profile below

Hydraulic Profile

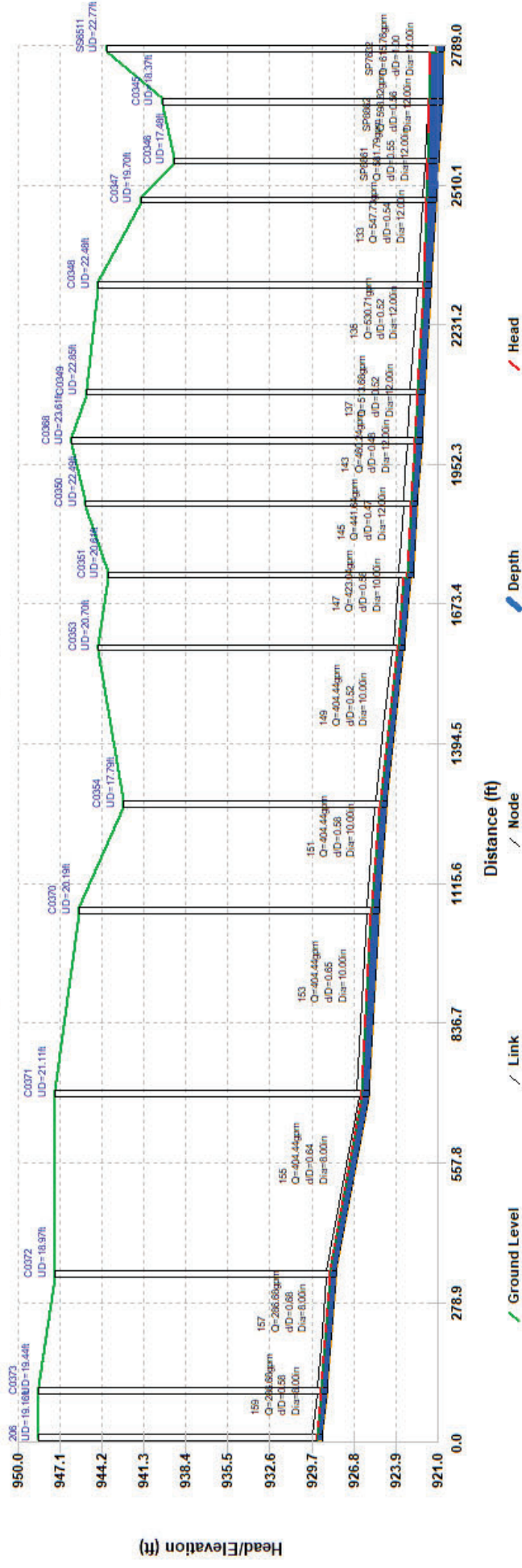


Scenario 2 Updated Planning without Data Center
Profile of sewer along 157th St from JCRR to English Ave

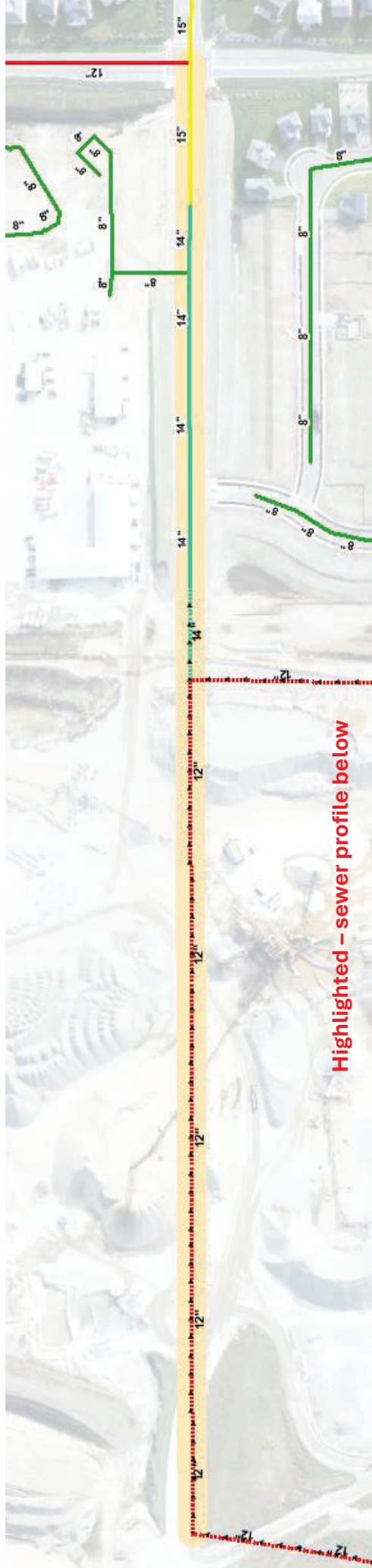


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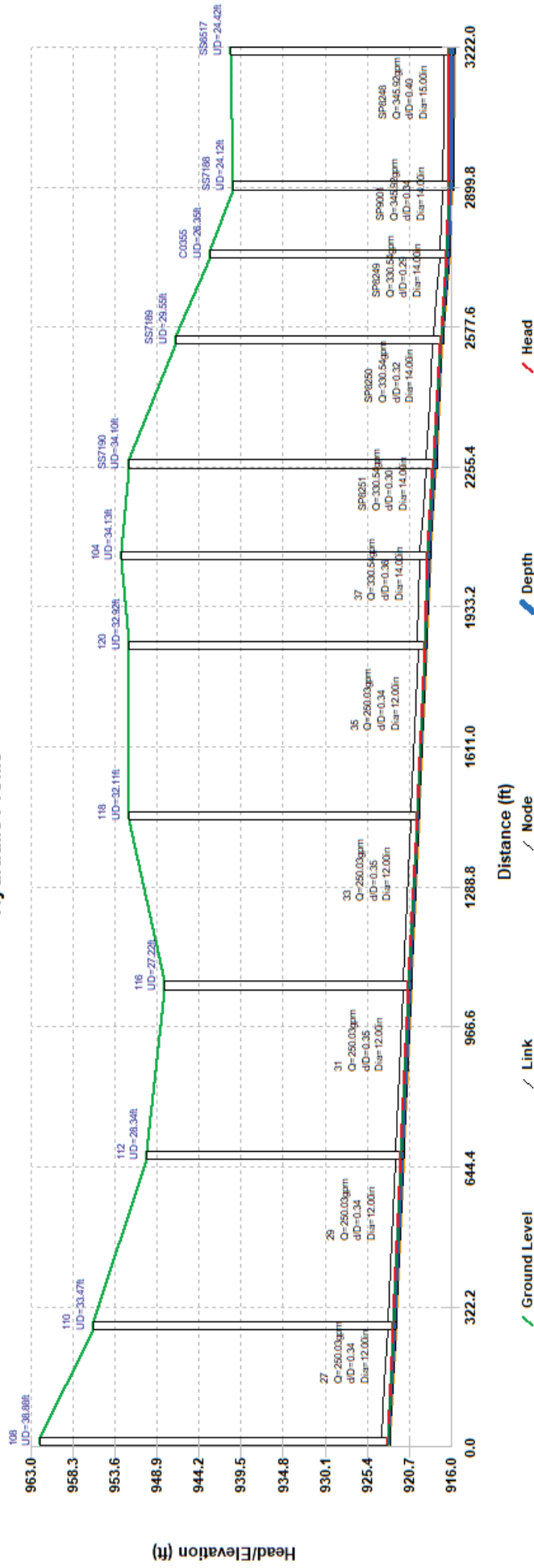
Steady-State HGL Profile of Links 159,157 ,...,SP7632



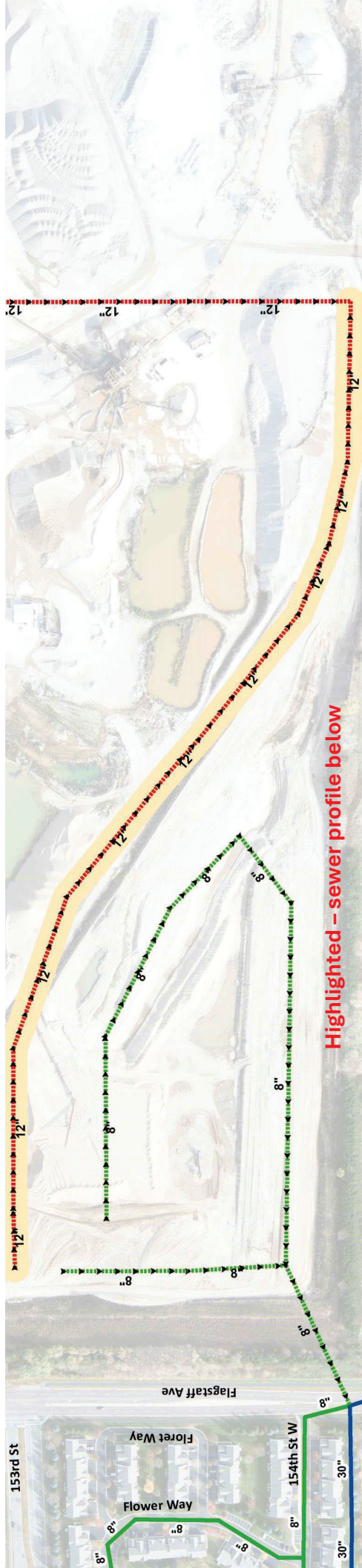
Scenario 2 Updated Planning without Data Center
Profile of sewer along English Ave from Data Center to 157th St



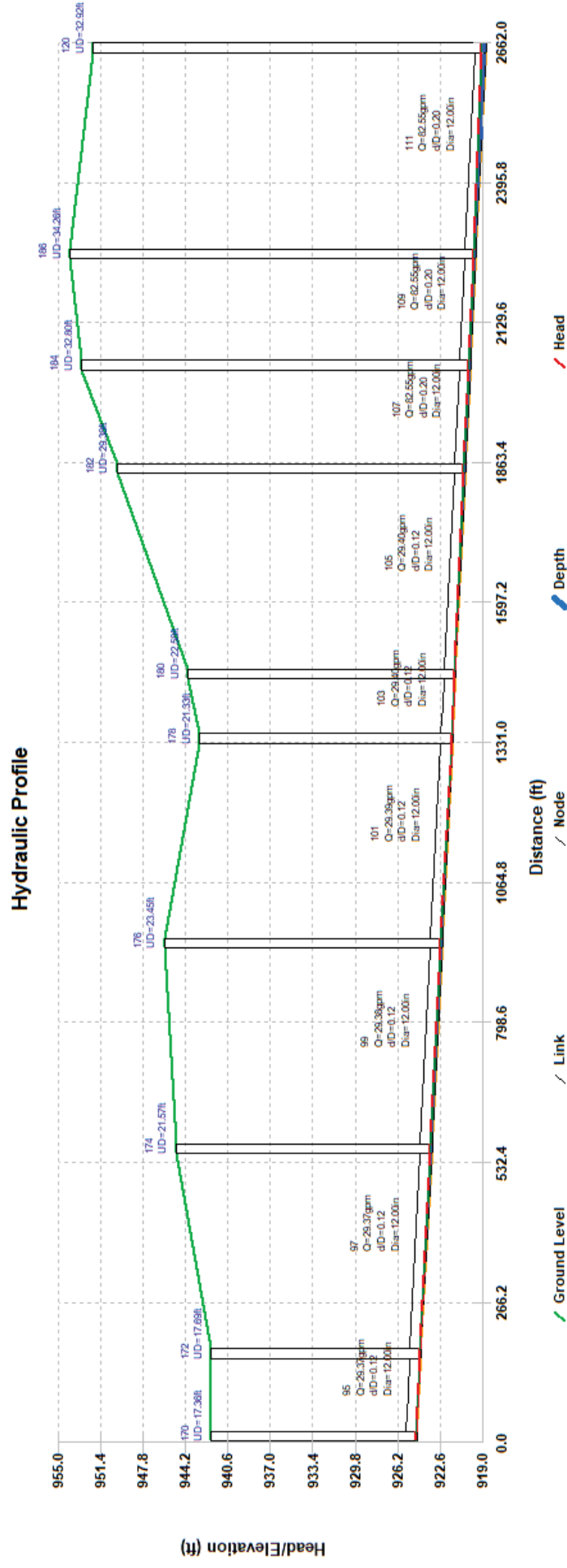
Hydraulic Profile



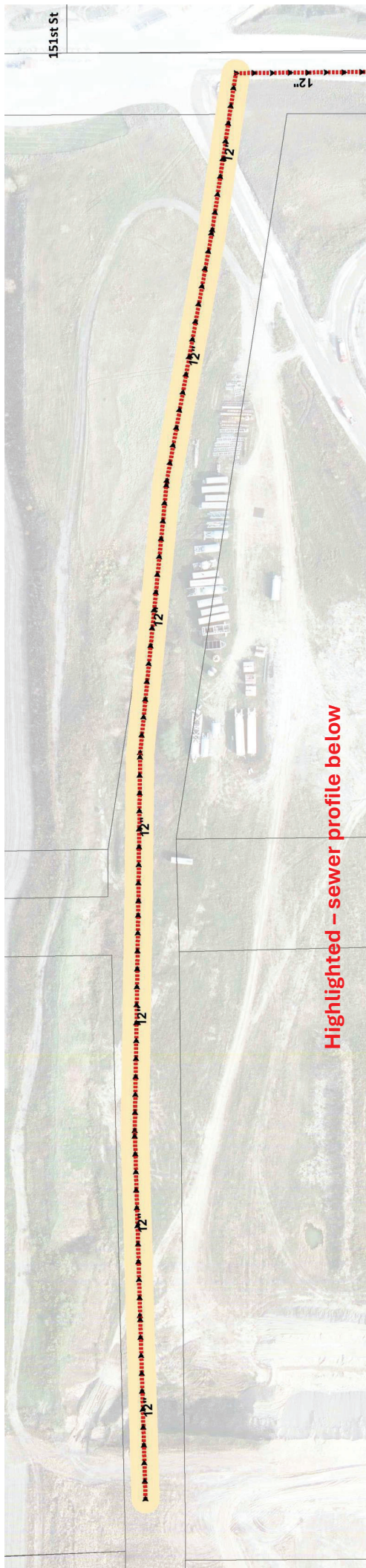
Scenario 2 Updated Planning without Data Center
Profile of sewer along JCRR from Data Center to 157th St



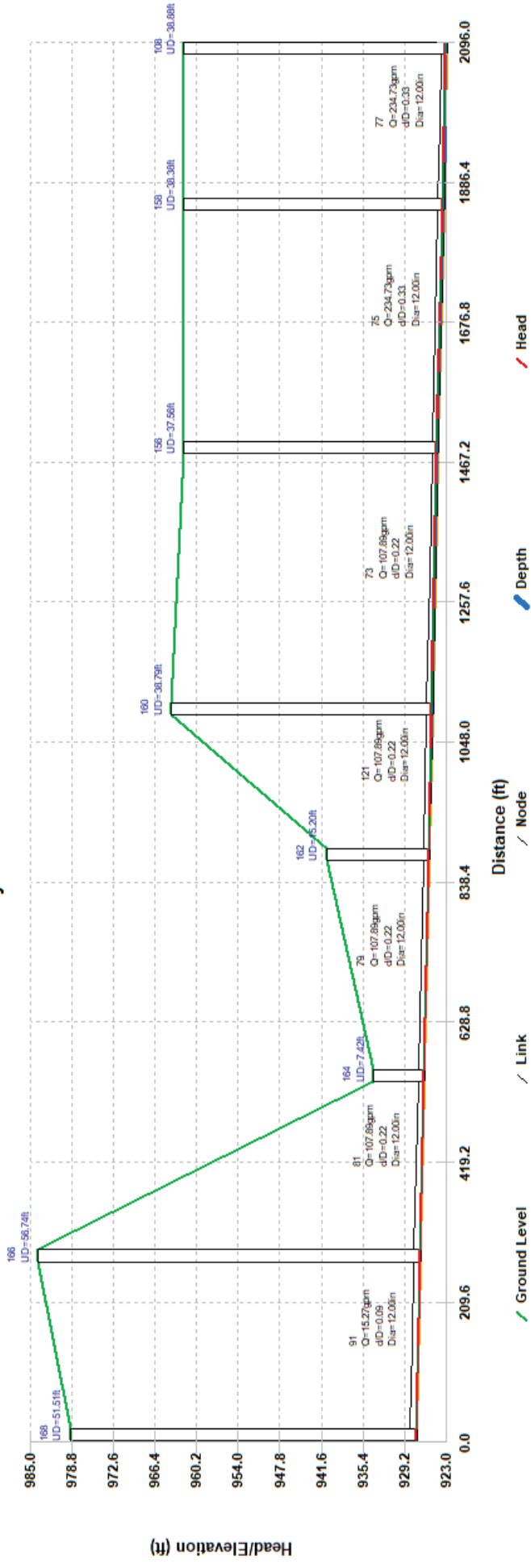
Highlighted – sewer profile below



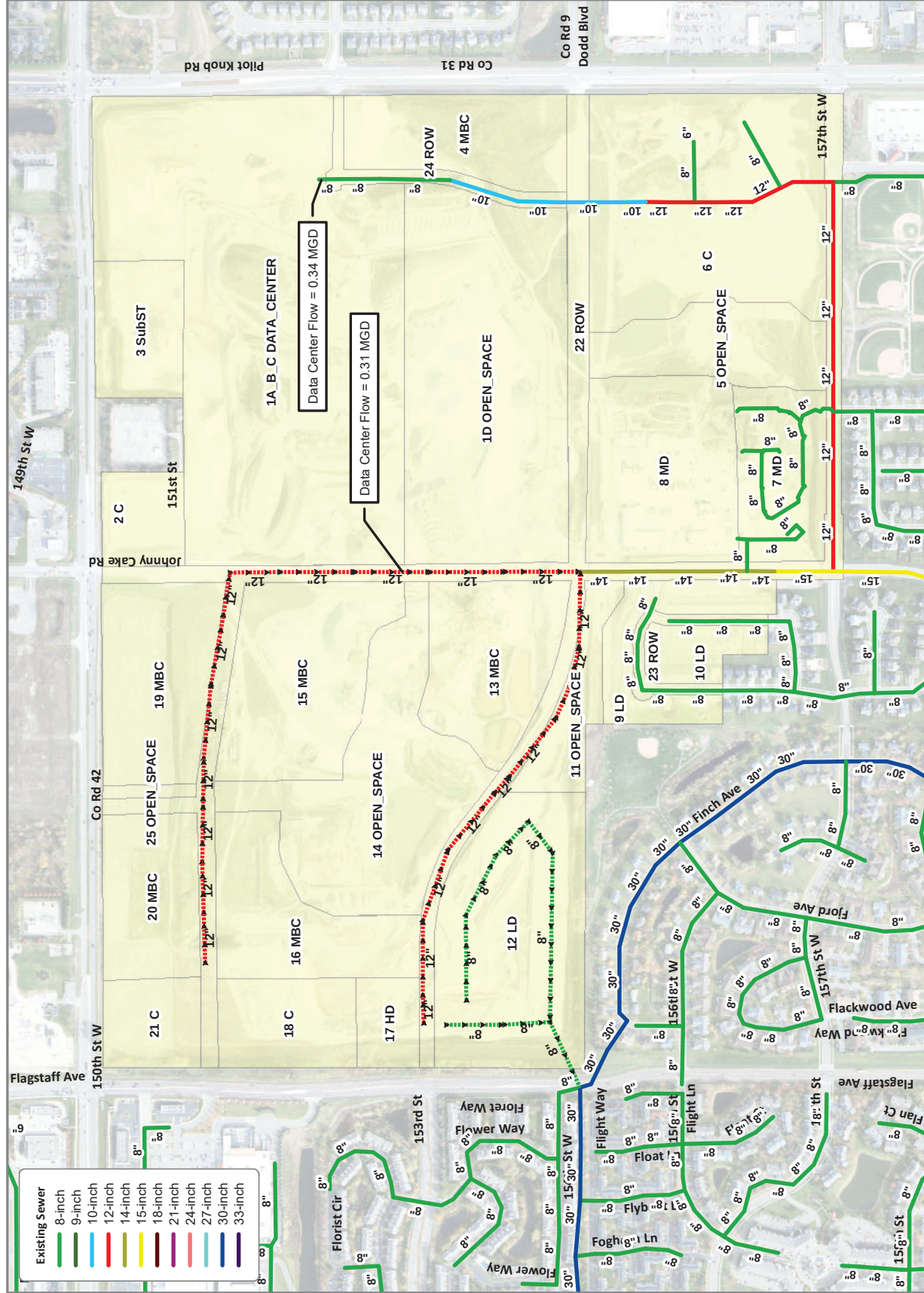
Scenario 2 Updated Planning without Data Center
Profile of sewer along 153rd St from Flagstaff Ave to JCRR



Hydraulic Profile



Scenario 2 Updated Planning without Data Center
 Profile of sewer along 151st St from Flagstaff Ave to JCRR

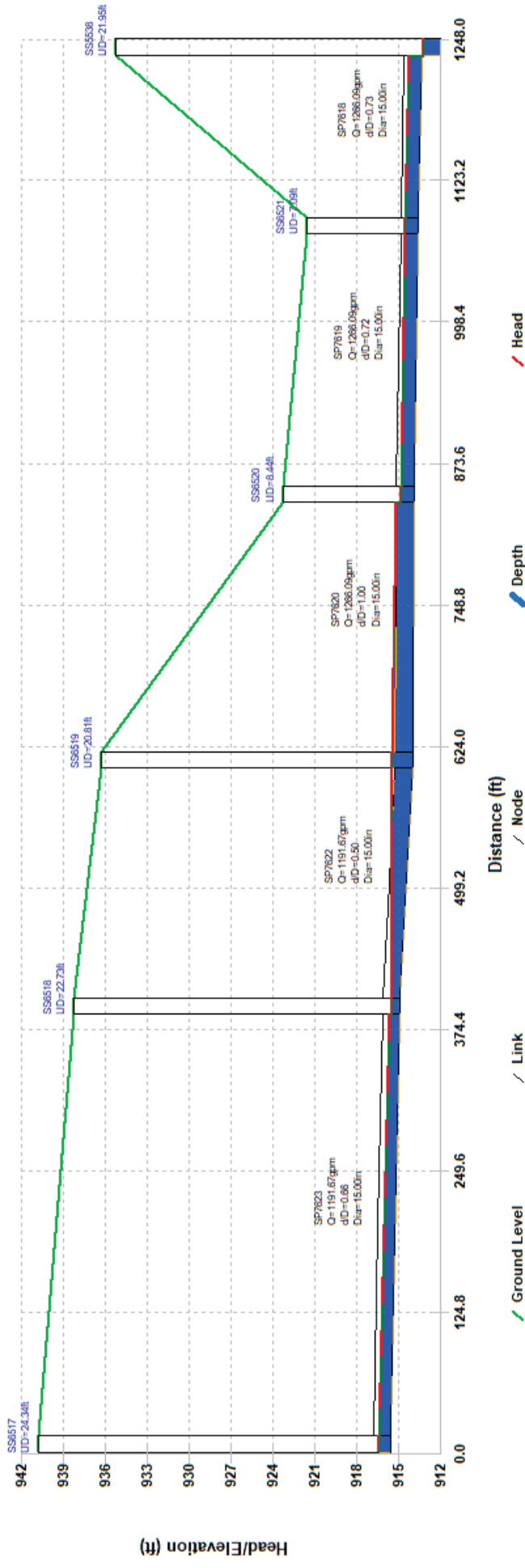


www.ae2s.com | Advanced Engineering and Environmental Services, Inc.

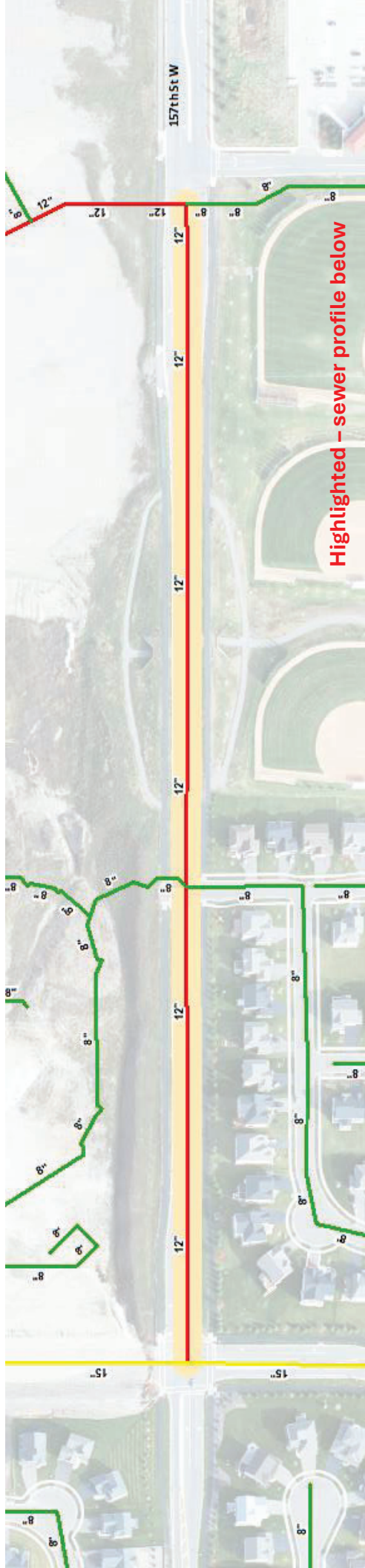


Highlighted – sewer profile below

Hydraulic Profile

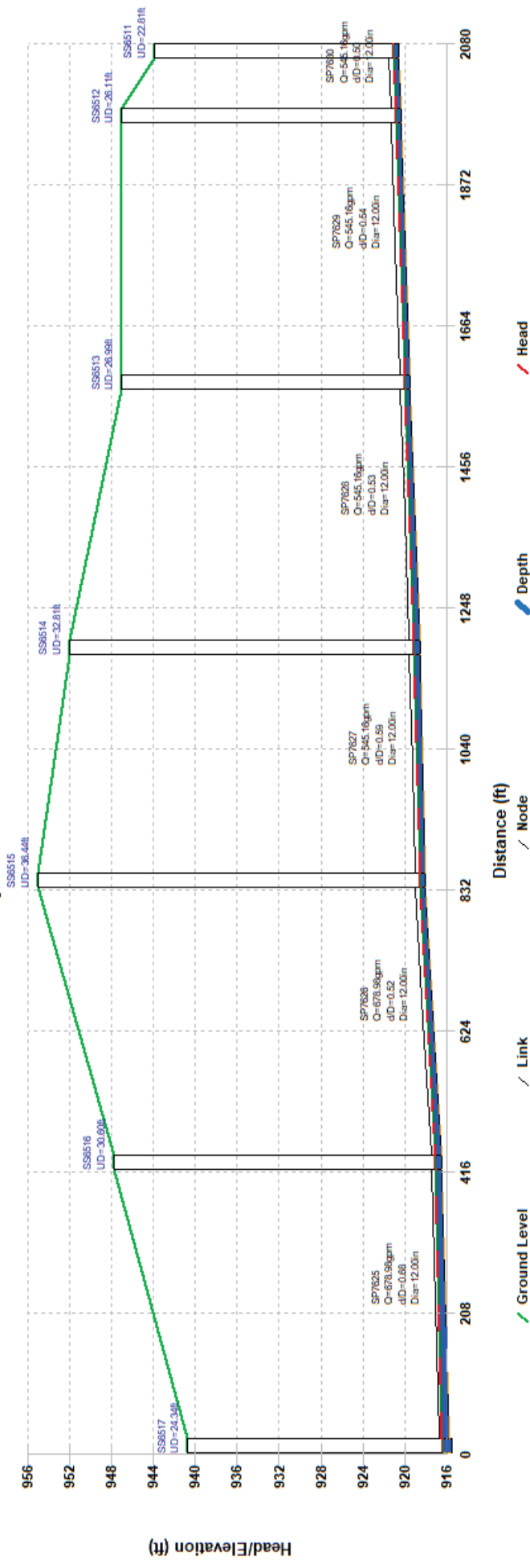


Scenario 3 Updated Planning with Data Center
Profile of sewer along JCRR from Co Rd 46 to 157th St



Highlighted – sewer profile below

Hydraulic Profile

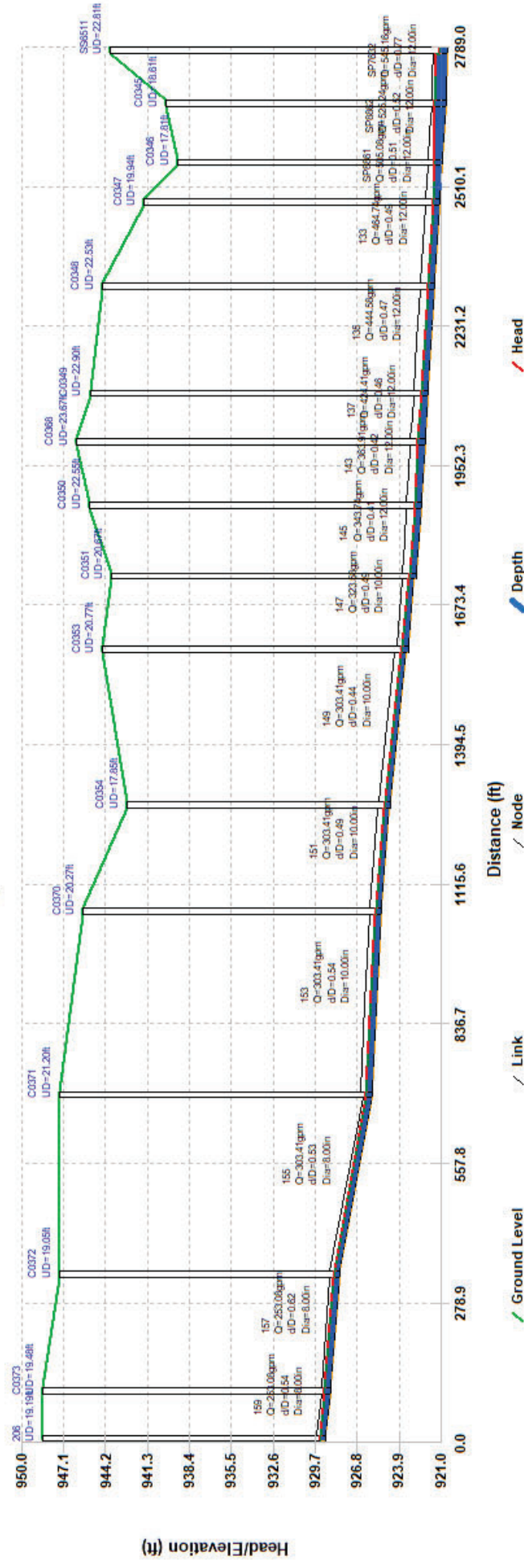


Scenario 3 Updated Planning with Data Center
Profile of sewer along 157th St from JCRR to English Ave

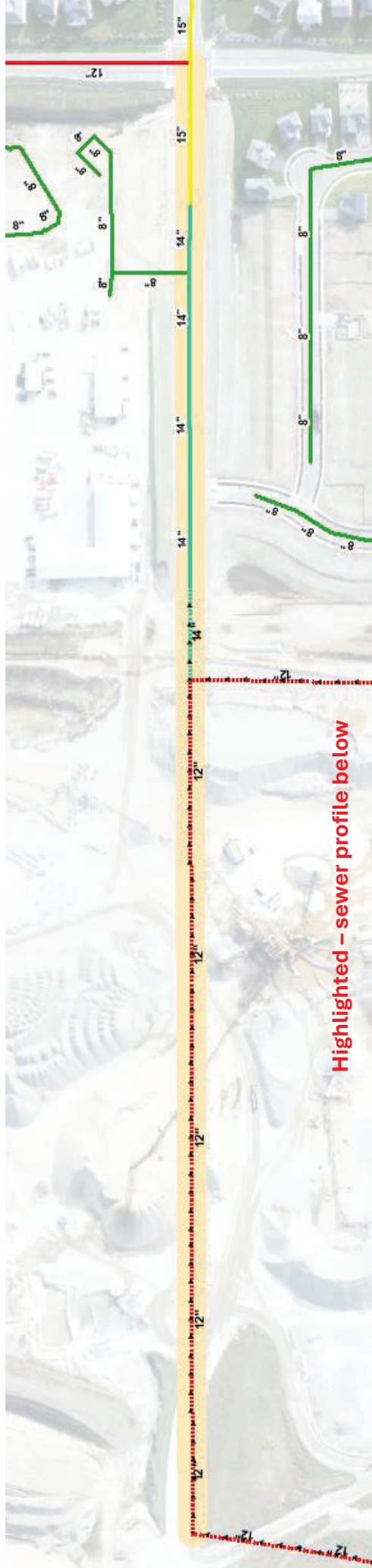


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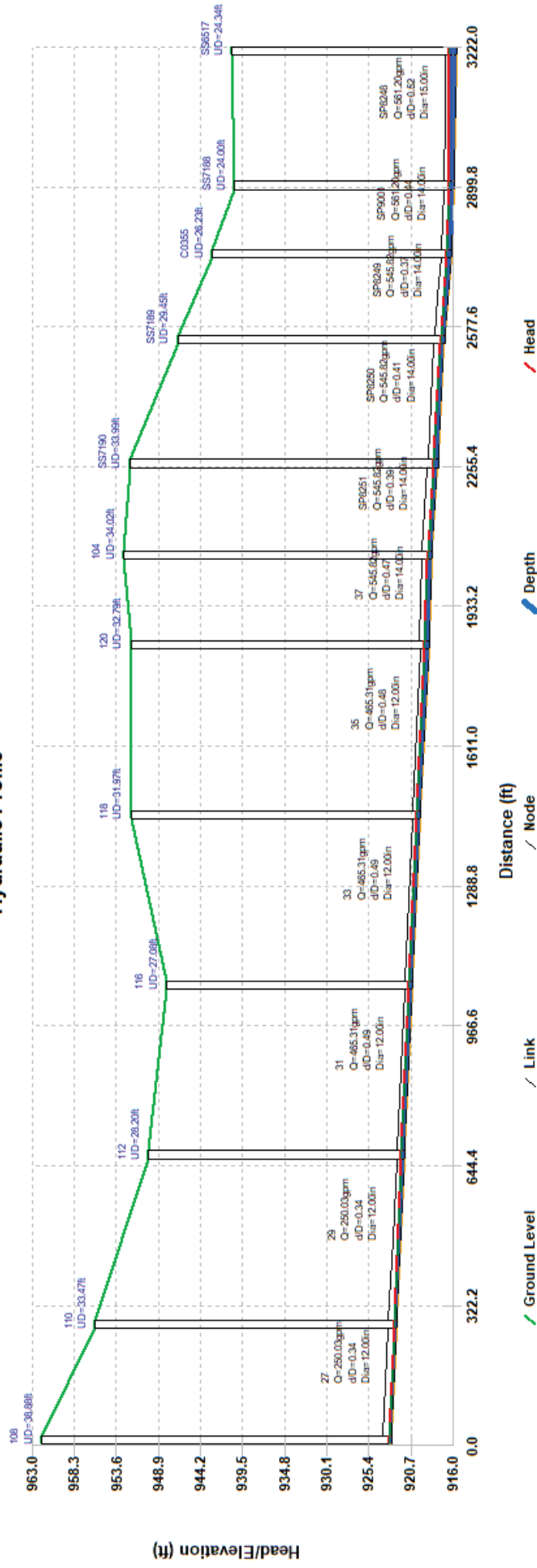
Hydraulic Profile



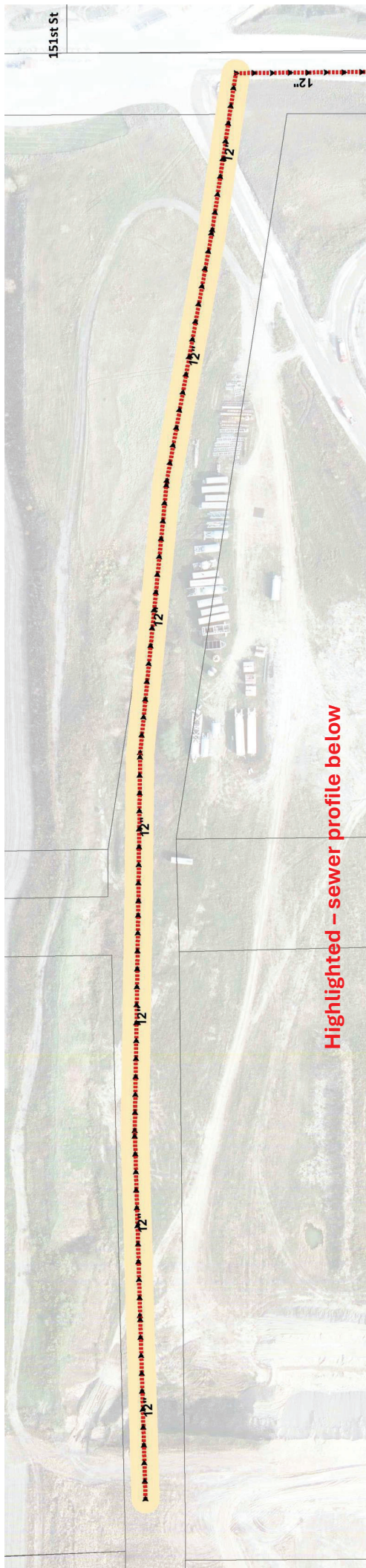
Scenario 3 Updated Planning with Data Center
Profile of sewer along English Ave from Data Center to 157th St



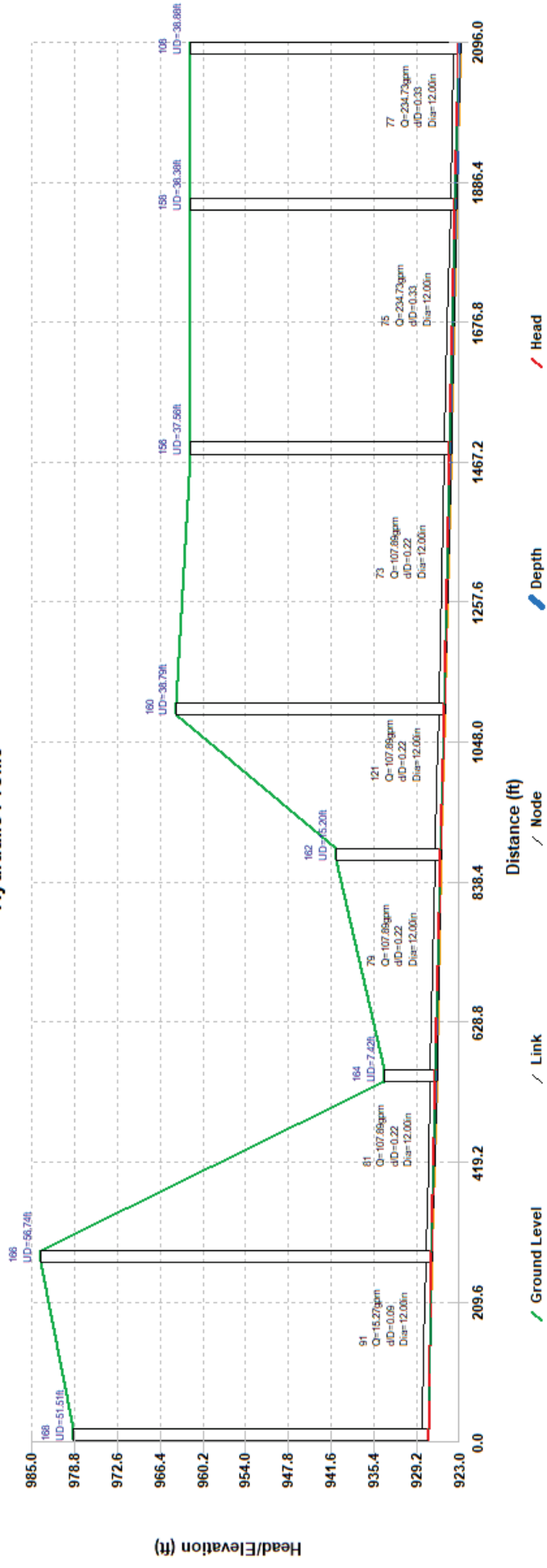
Hydraulic Profile



Scenario 3 Updated Planning with Data Center
Profile of sewer along JCRR from Data Center to 157th St



Hydraulic Profile



Scenario 3 Updated Planning with Data Center
Profile of sewer along 151st St from Flagstaff Ave to JCRR

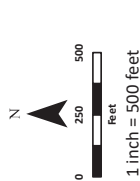


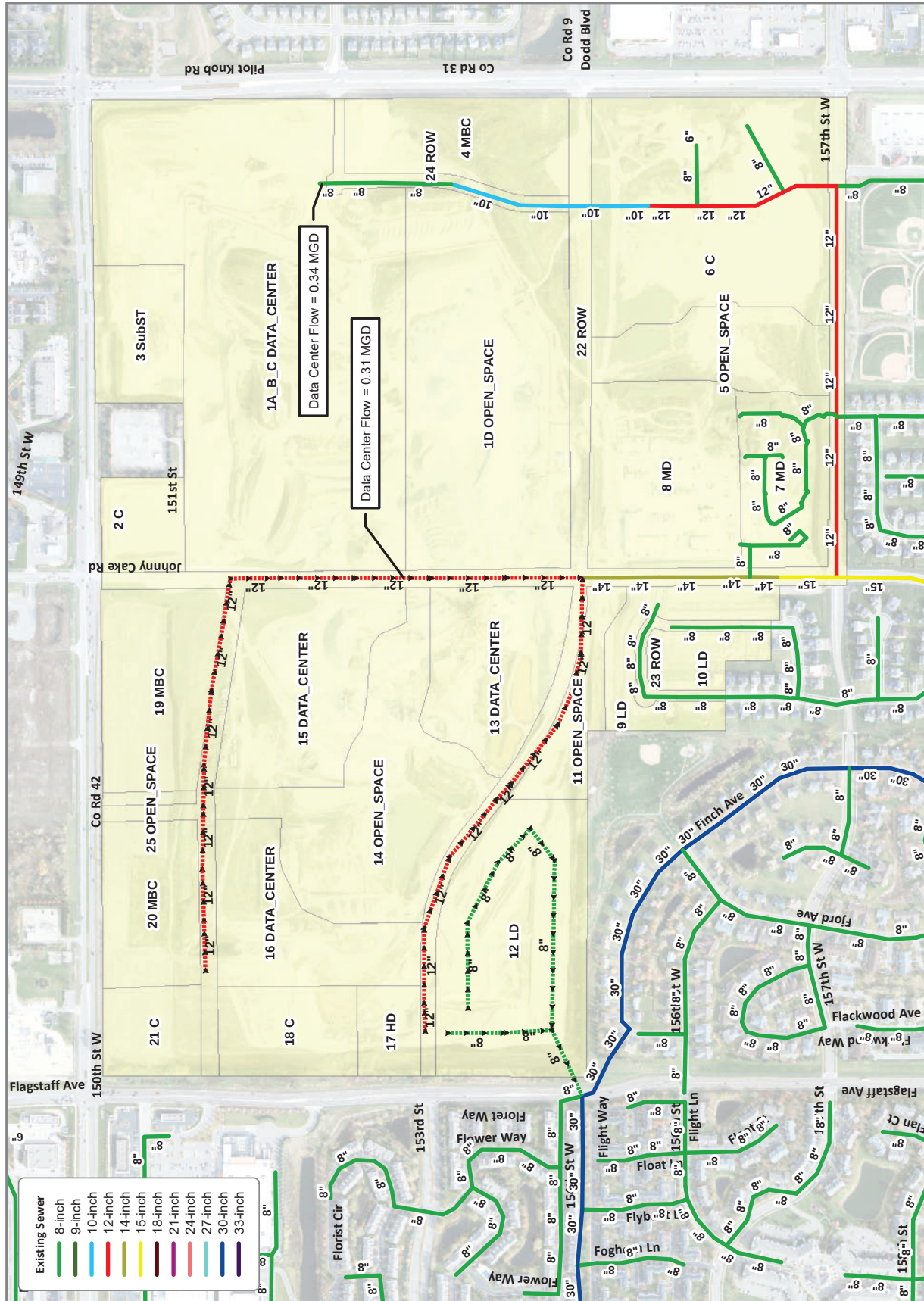
Exhibit 4

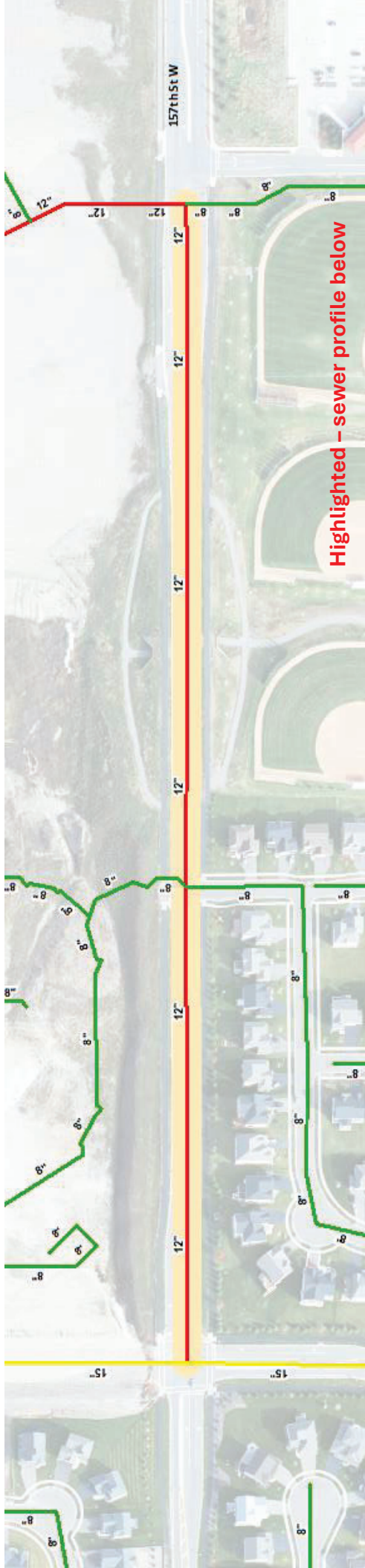
**CONCEPTUAL SEWER
LAYOUT**

SCENARIO 4

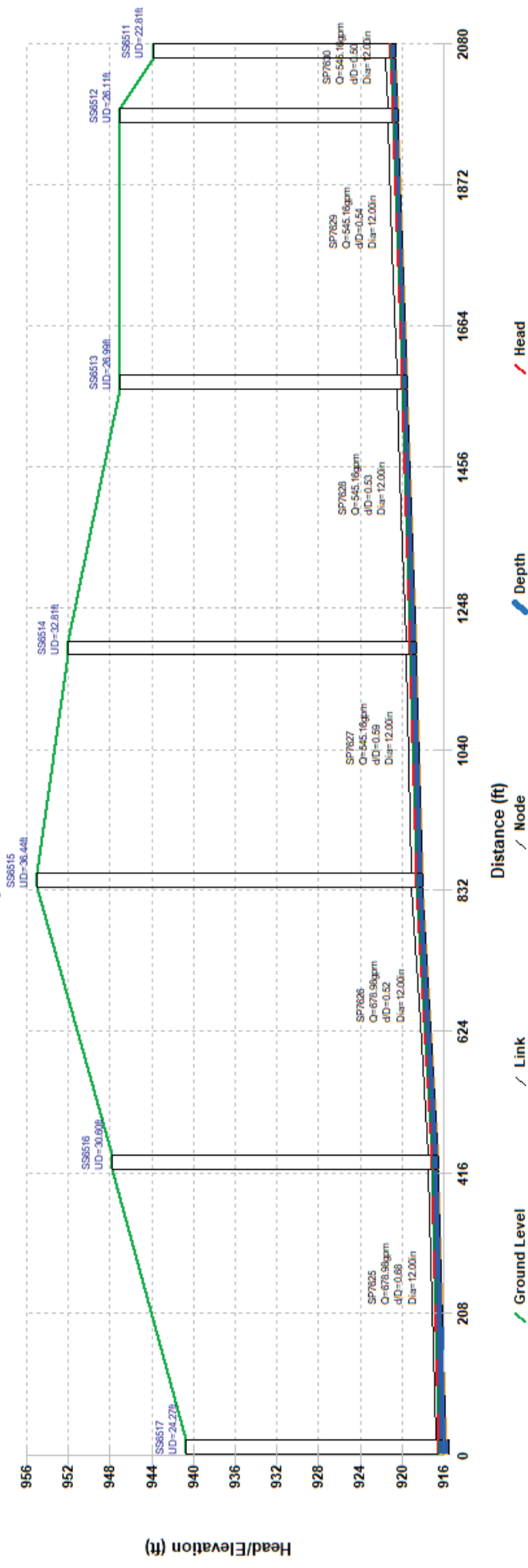
**DATA CENTER &
DATA CENTER EAST
OF JCRR**

Date: 3/26/2025

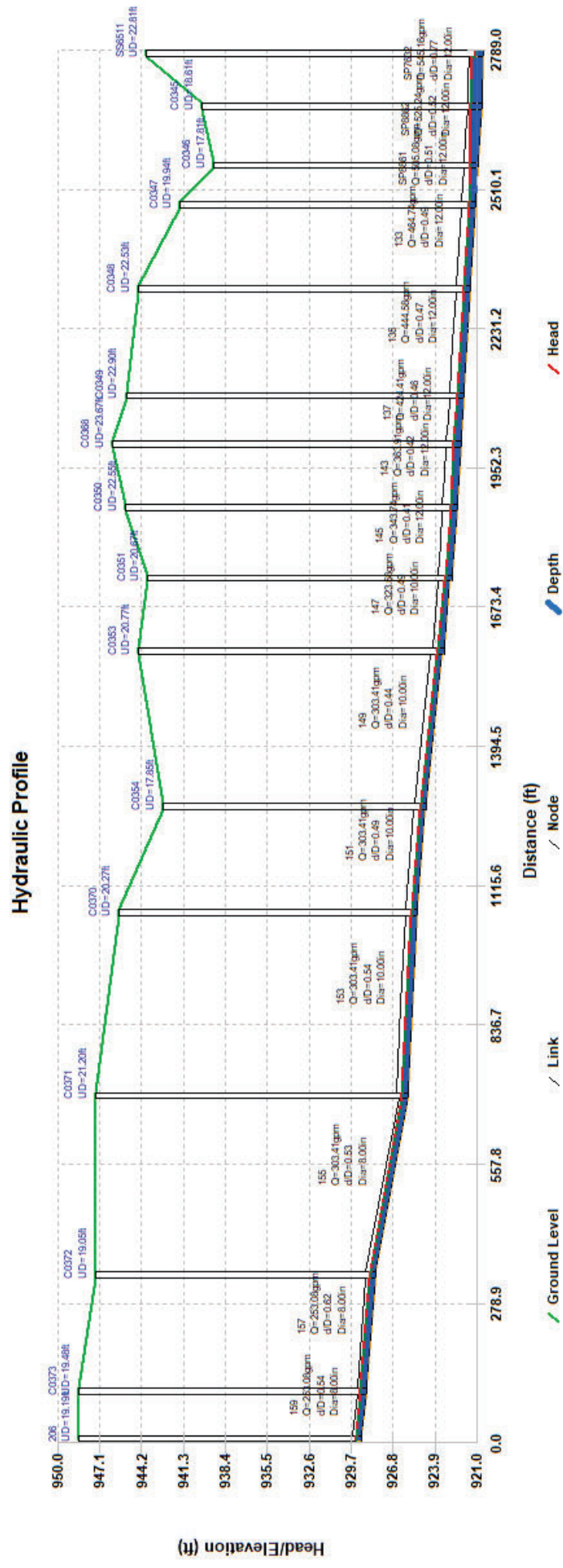




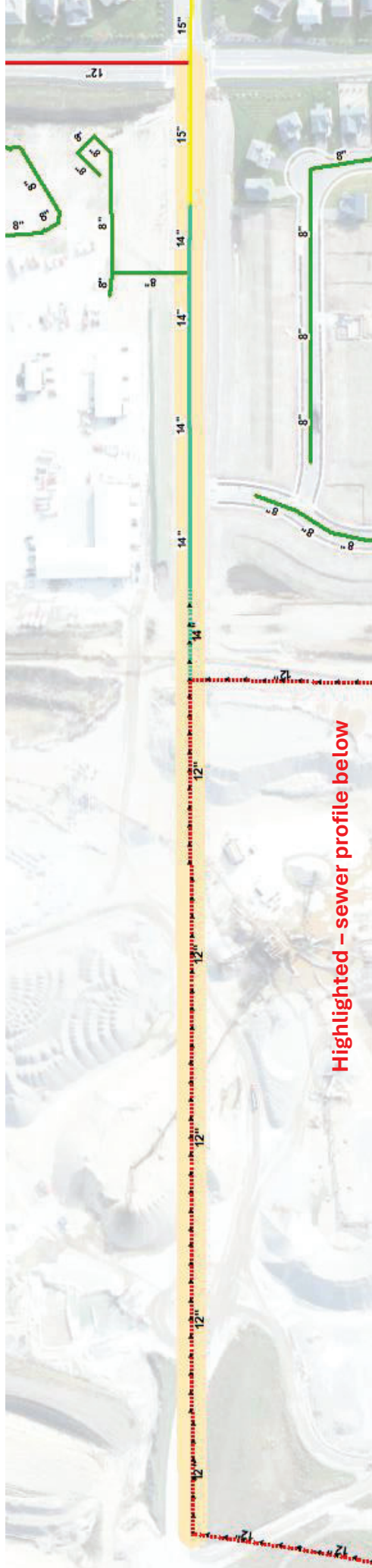
Hydraulic Profile



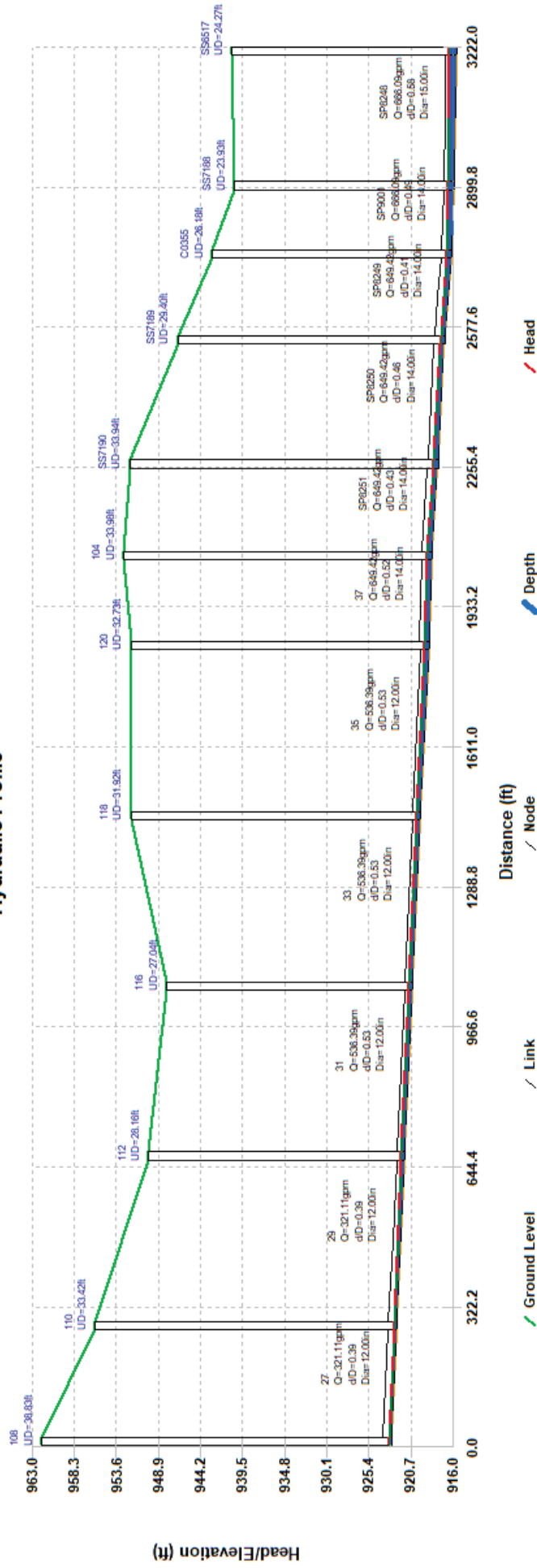
Scenario 4: Data Center and Data Center east of JCRR
Profile of sewer along 157th St from JCRR to English Ave



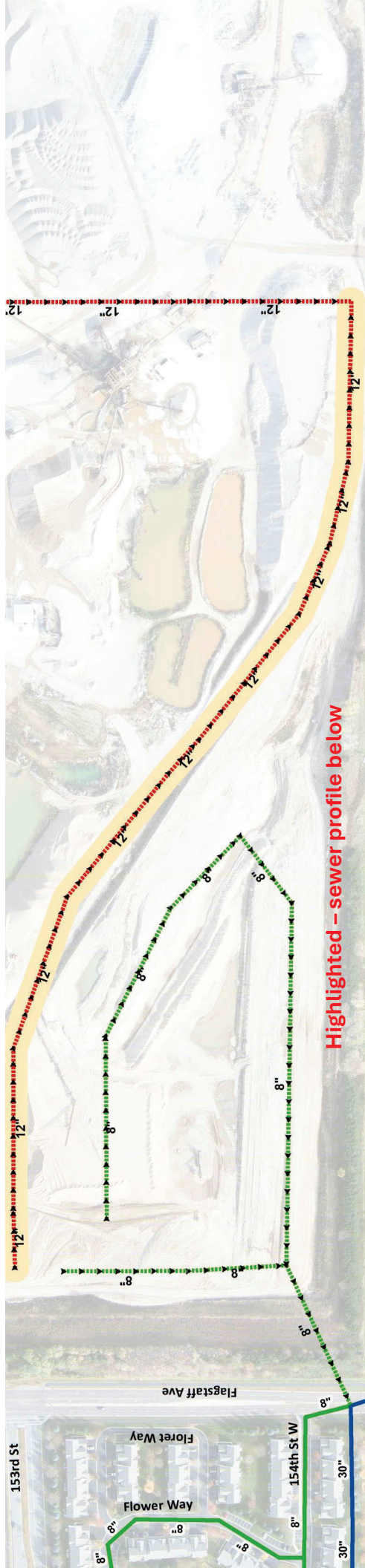
Scenario 4 Data Center and Data Center east of JCRR
Profile of sewer along English Ave from Data Center to 157th St



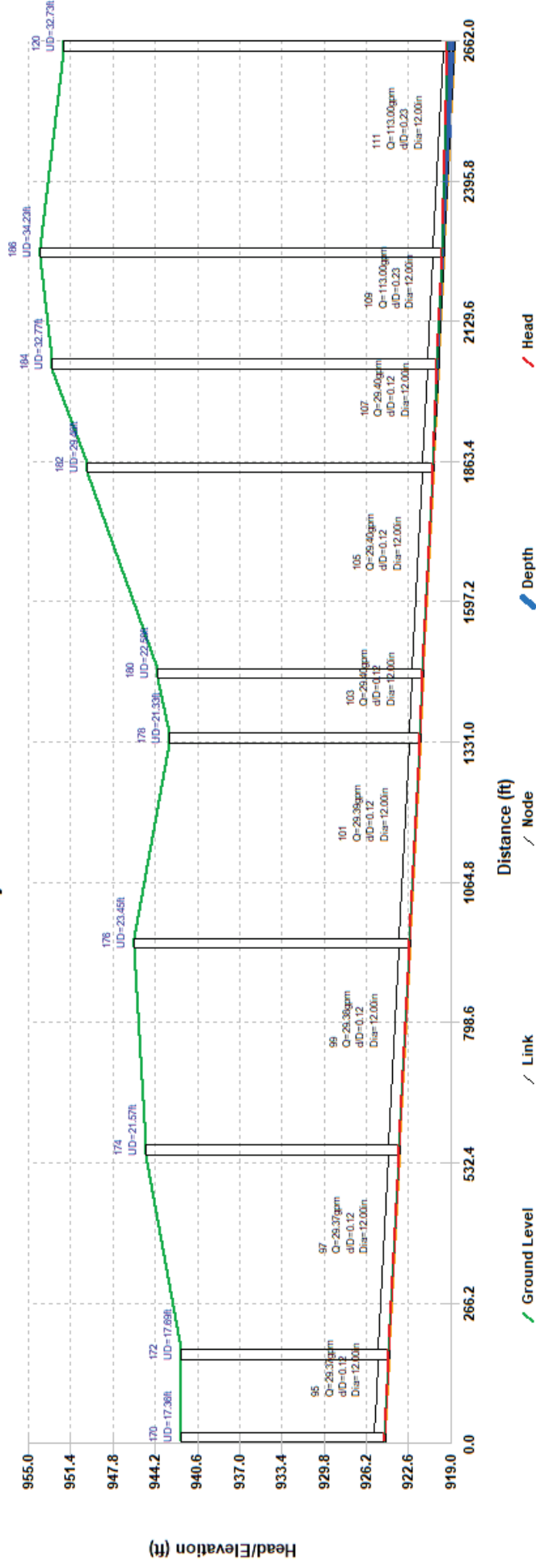
Hydraulic Profile



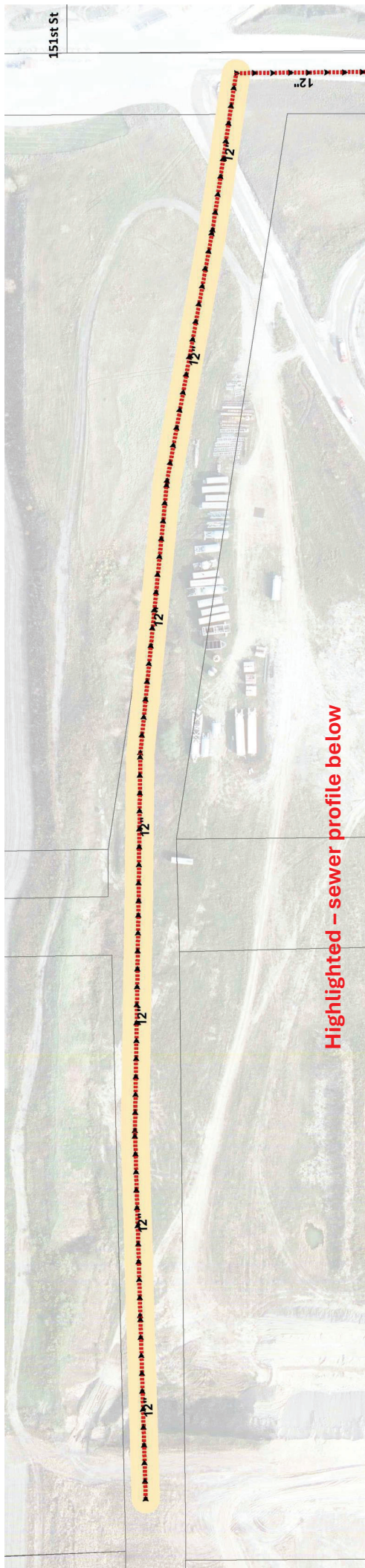
Scenario 4: Data Center and Data Center east of JCRR
Profile of sewer along JCRR from Data Center to 157th St



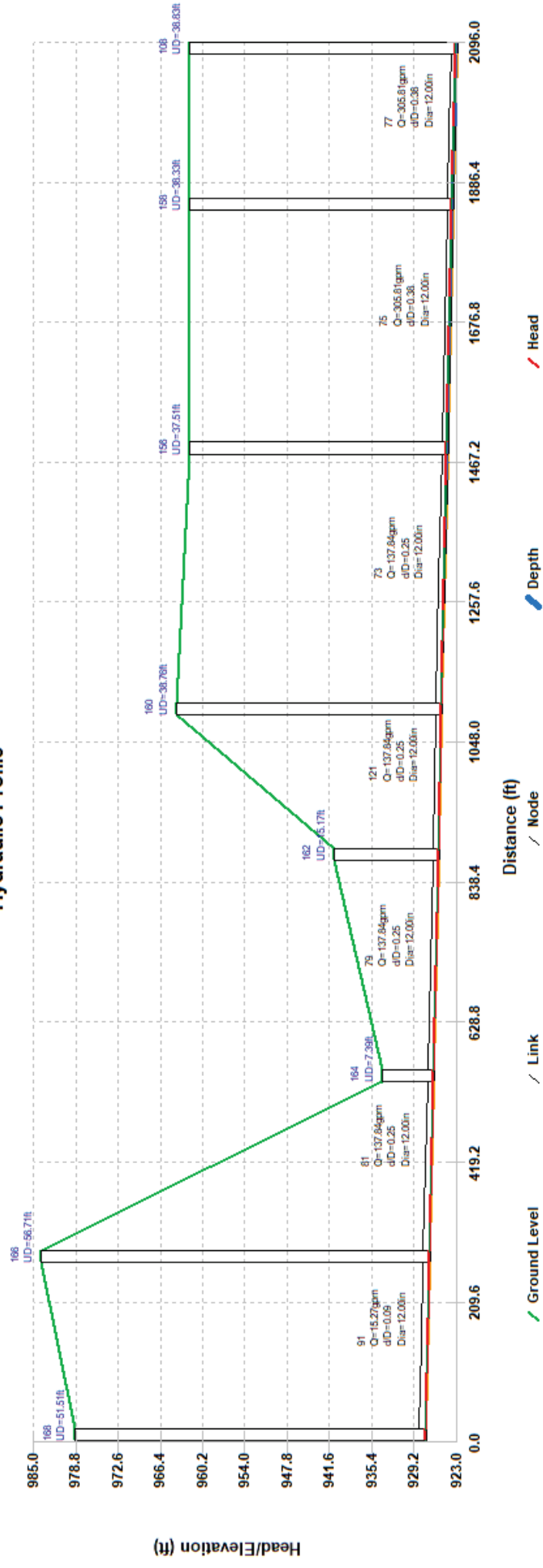
Hydraulic Profile



Scenario 4 Data Center and Data Center east of JCRR
Profile of sewer along 153rd St from Flagstaff Ave to JCRR



Hydraulic Profile



Scenario 4 Data Center and Data Center east of JCRR
Profile of sewer along 151st St from Flagstaff Ave to JCRR

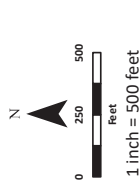


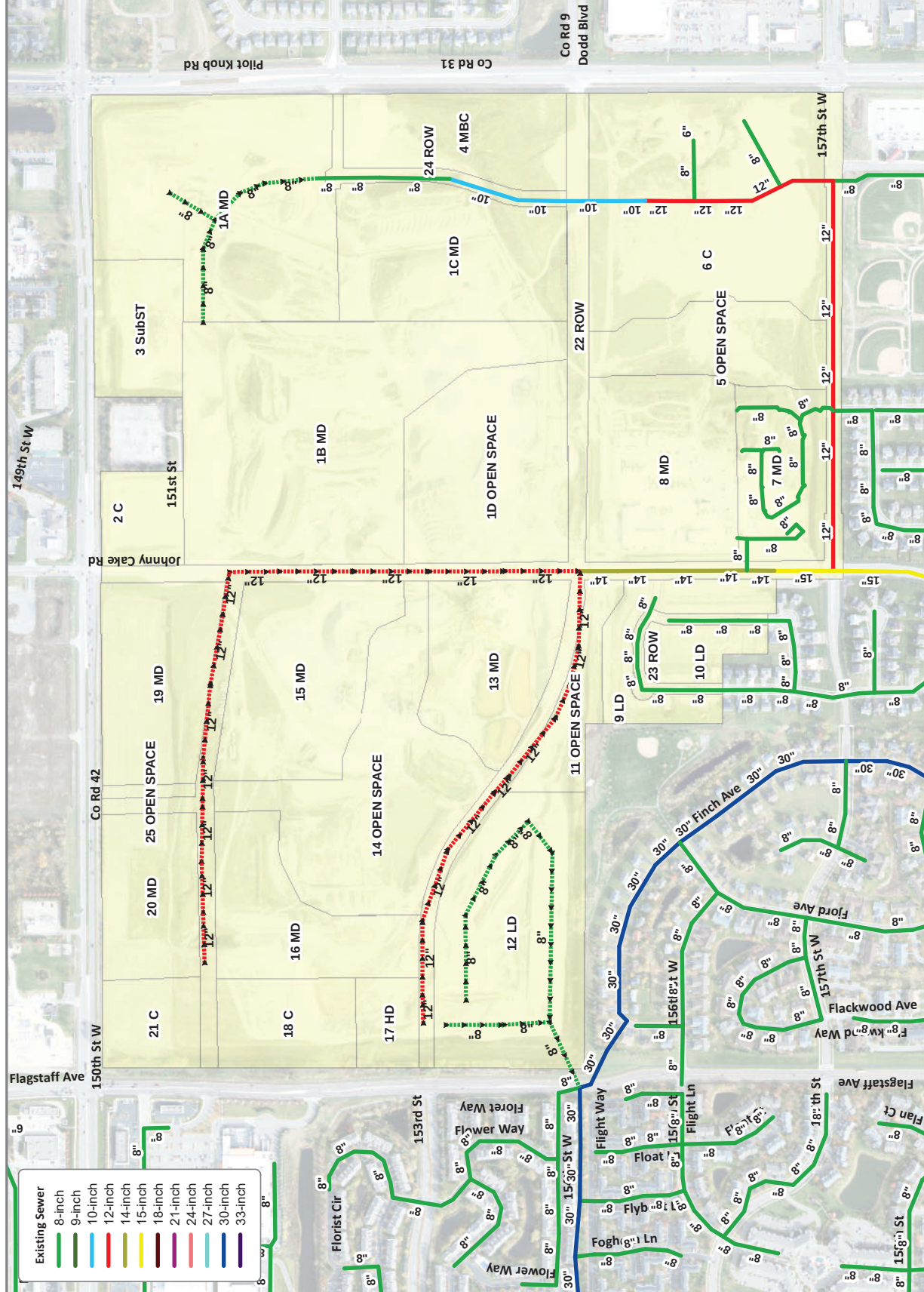
Exhibit 5

**CONCEPTUAL SEWER
LAYOUT**

SCENARIO 5

**MBC REPLACED
WITH MEDIUM
DENSITY
RESIDENTIAL**

Date: 3/26/2025



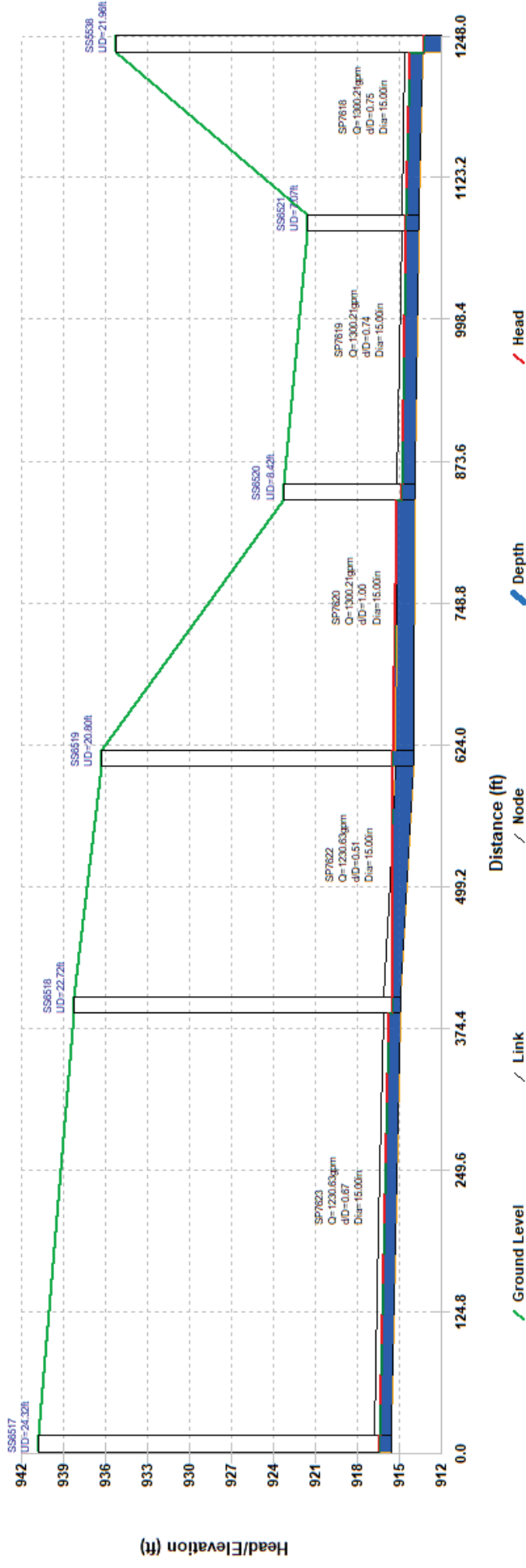
Information depicted may include data unverified by AES. Any reliance upon such data is at the user's own risk. AES does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: Dakota - county coordinates - english | Edited by: BWEISS | E:\Projects\Apple Valley\Sanitary Sewer System\Miscellaneous Analysis\Orchard Place - Analysis - 2024\Updated Analysis - 2025 March 25\Scenario 5 - MBC replaced with Medium Density Residential\Exhibit 5 - Scenario 5 - MBC replaced with MD Residential.mxd

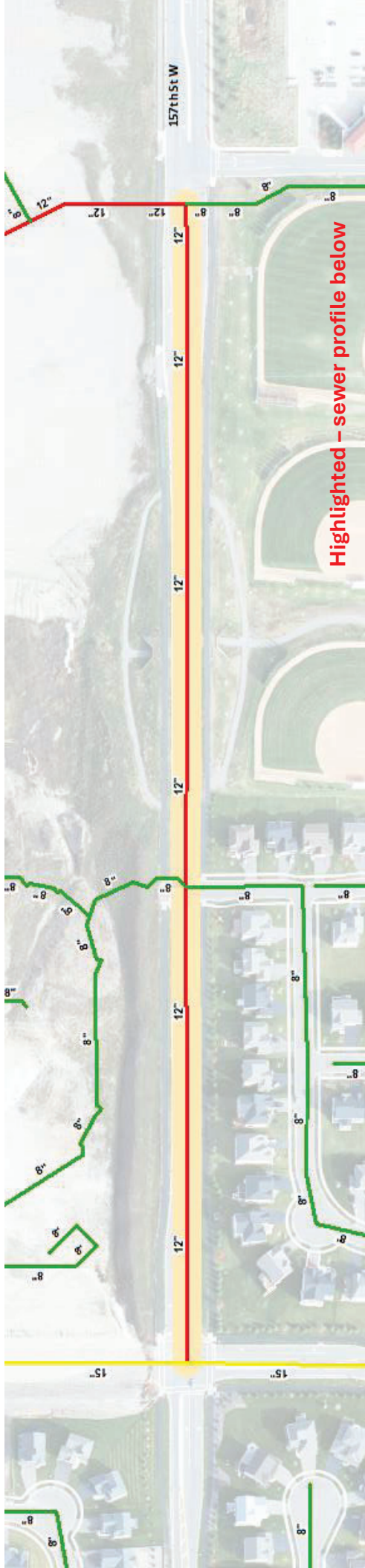


Highlighted – sewer profile below

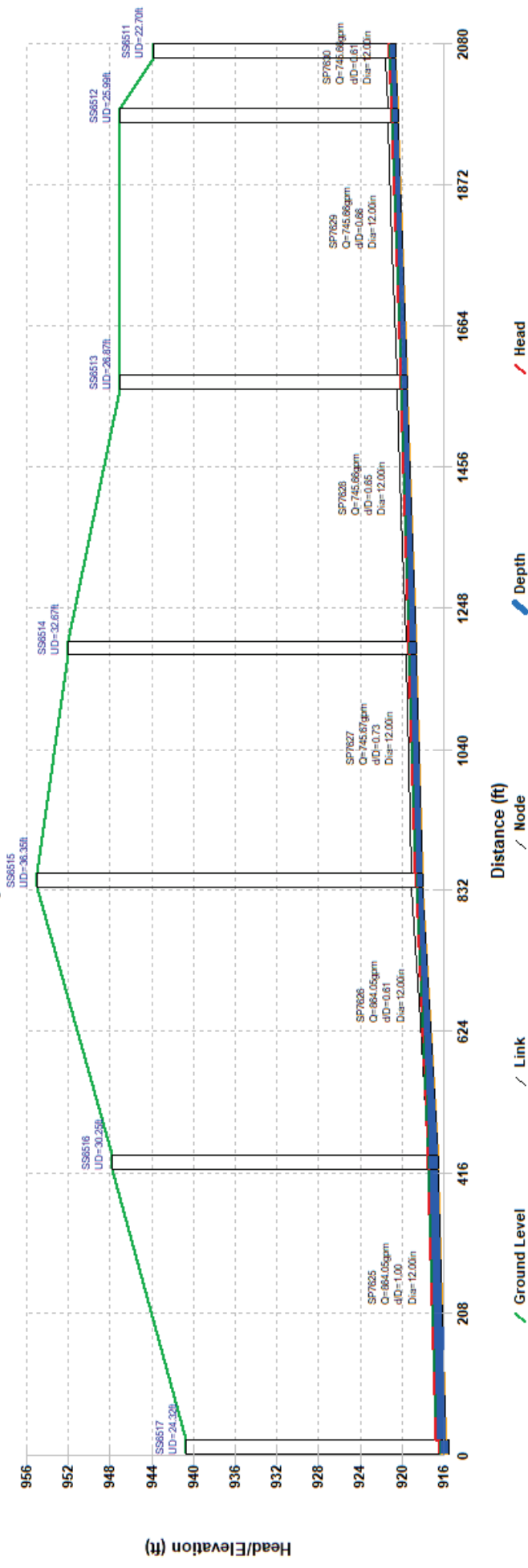
Hydraulic Profile



Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along JORR from Co Rd 46 to 157th St



Hydraulic Profile

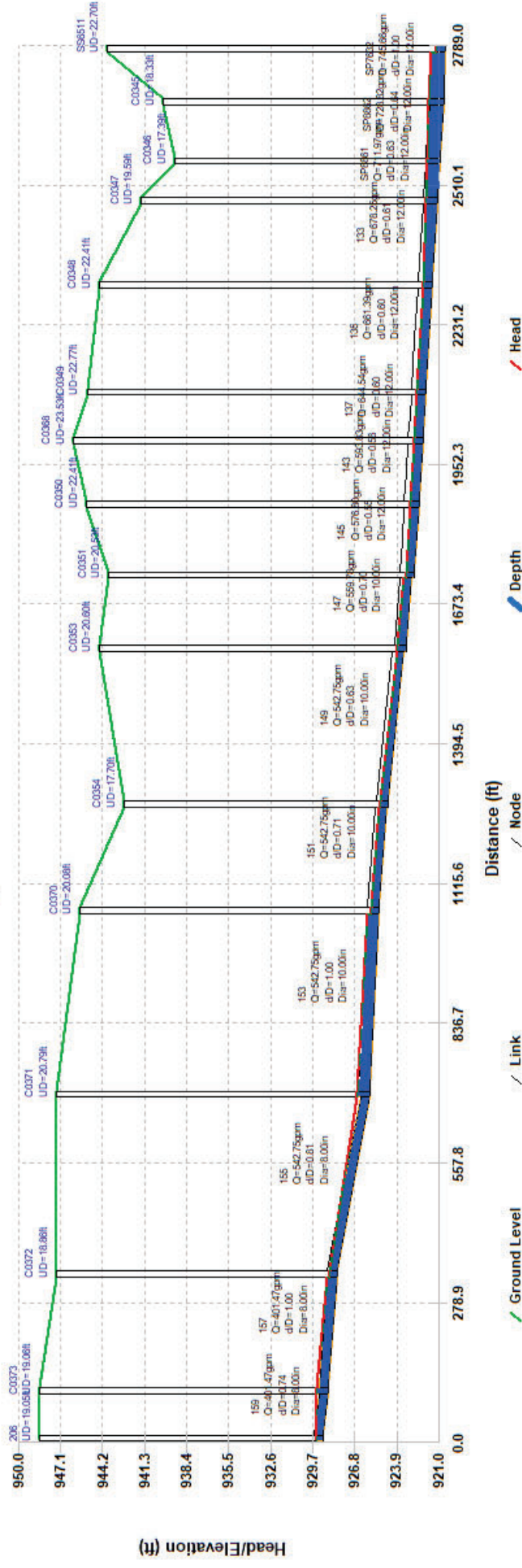


Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along 157th St from JCRR to English Ave

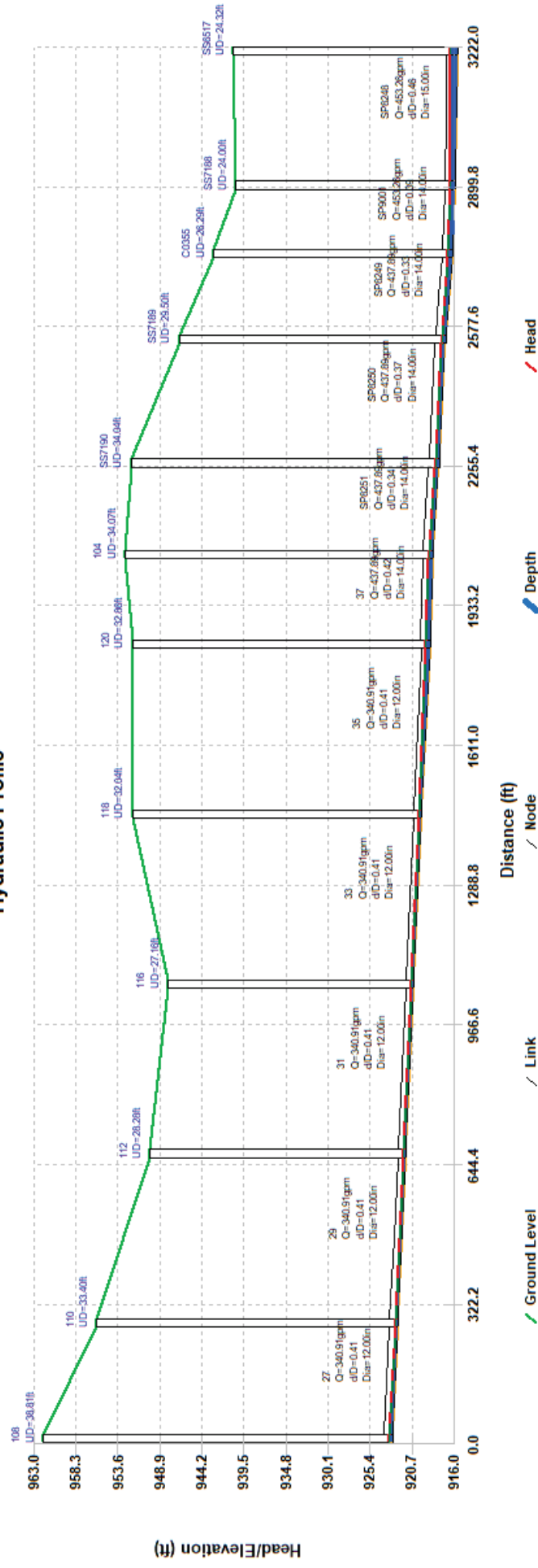
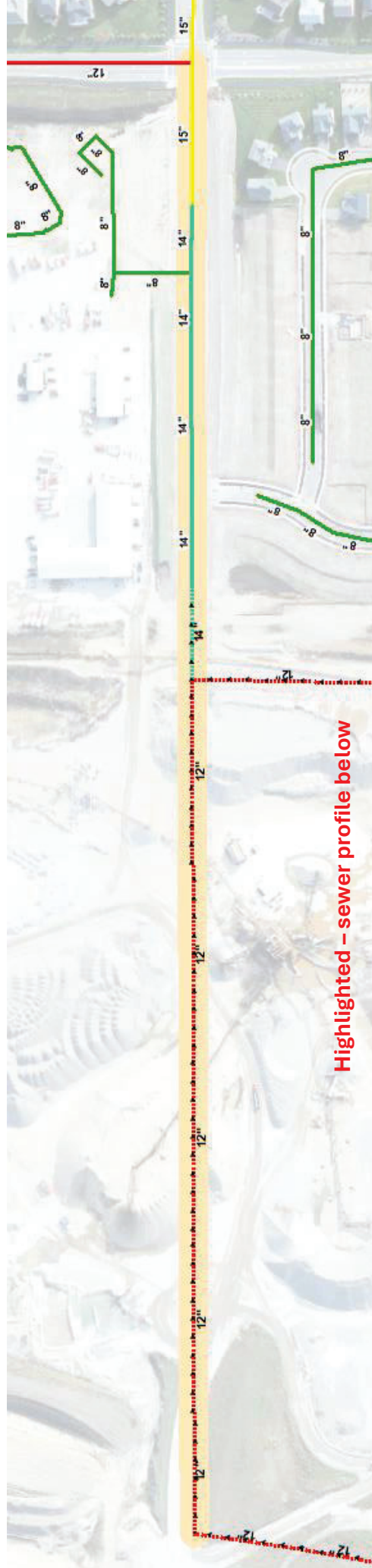


Highlighted – sewer profile below

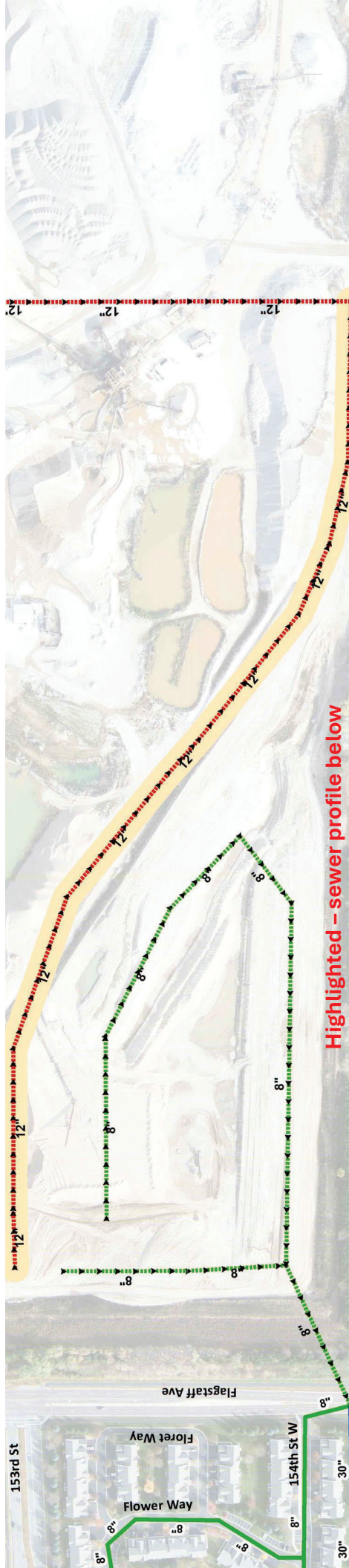
Hydraulic Profile



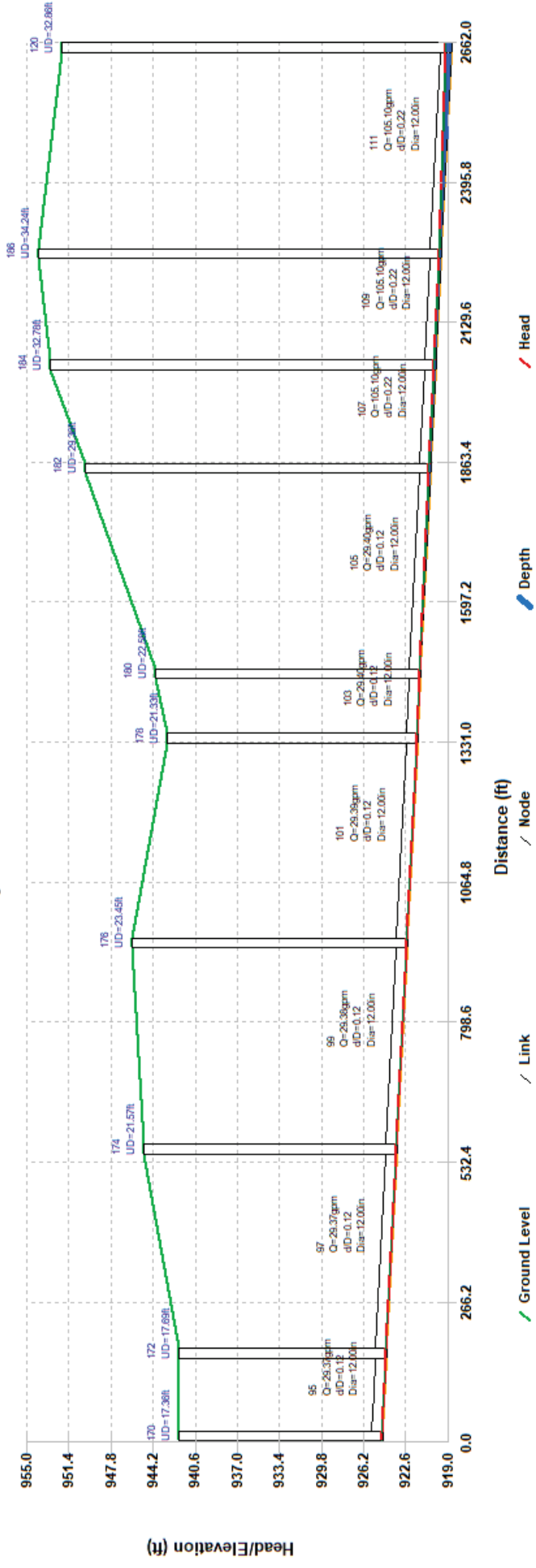
Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along English Ave from Data Center to 157th St



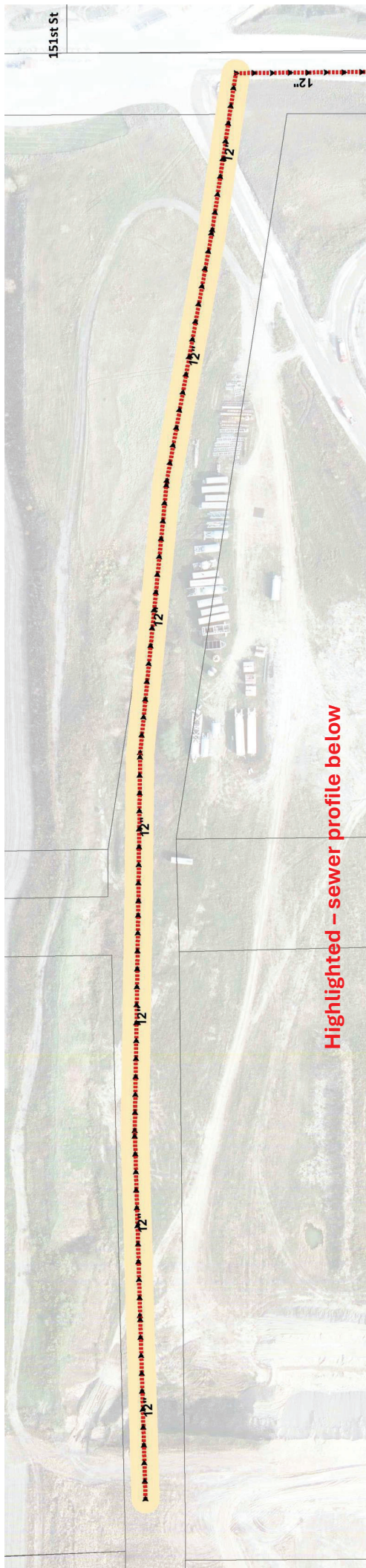
Scenario 5: MBC replaced with Medium Density Residential Profile of sewer along JCRR from Data Center to 157th St



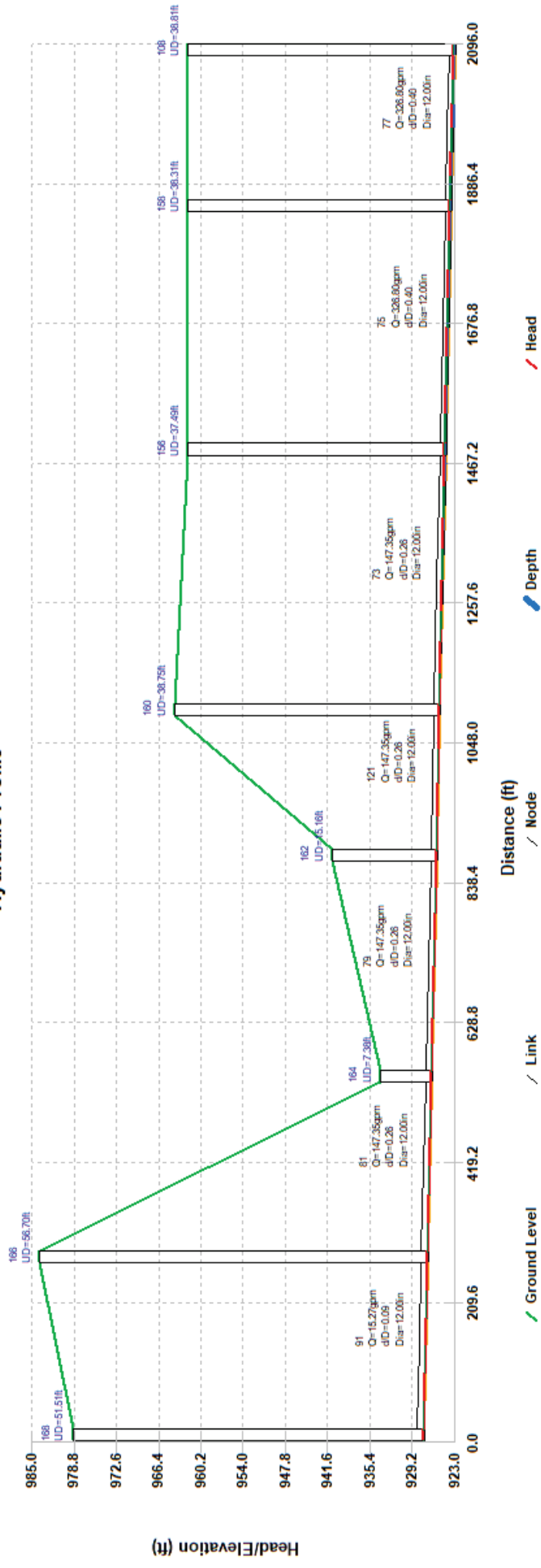
Hydraulic Profile



Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along 153rd St from Flagstaff Ave to JCRR



Hydraulic Profile



Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along 151st St from Flagstaff Ave to JCRR

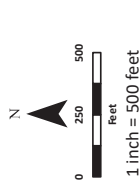


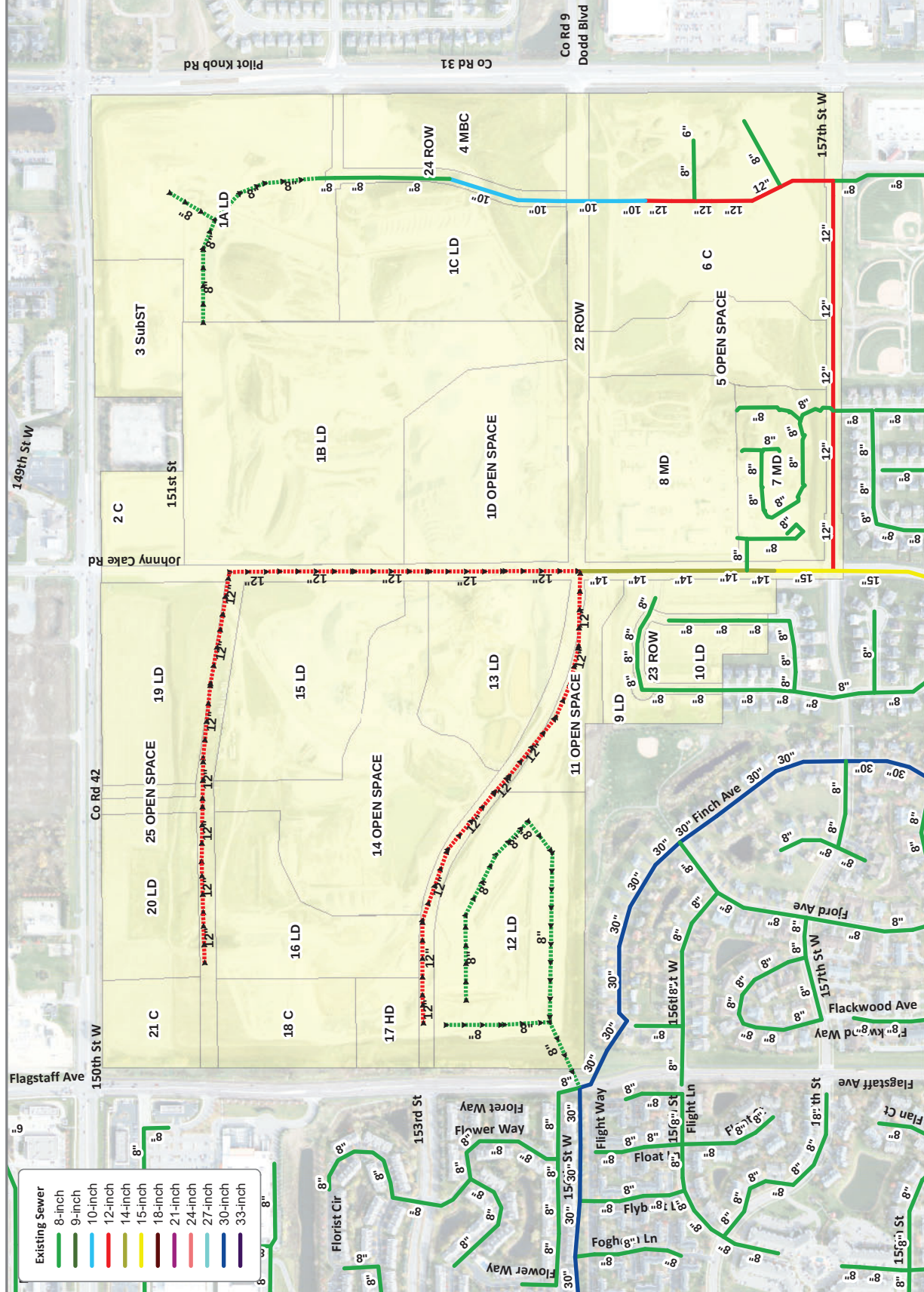
Exhibit 6

**CONCEPTUAL SEWER
LAYOUT**

SCENARIO 6

**MBC REPLACED
WITH LOW DENSITY
RESIDENTIAL**

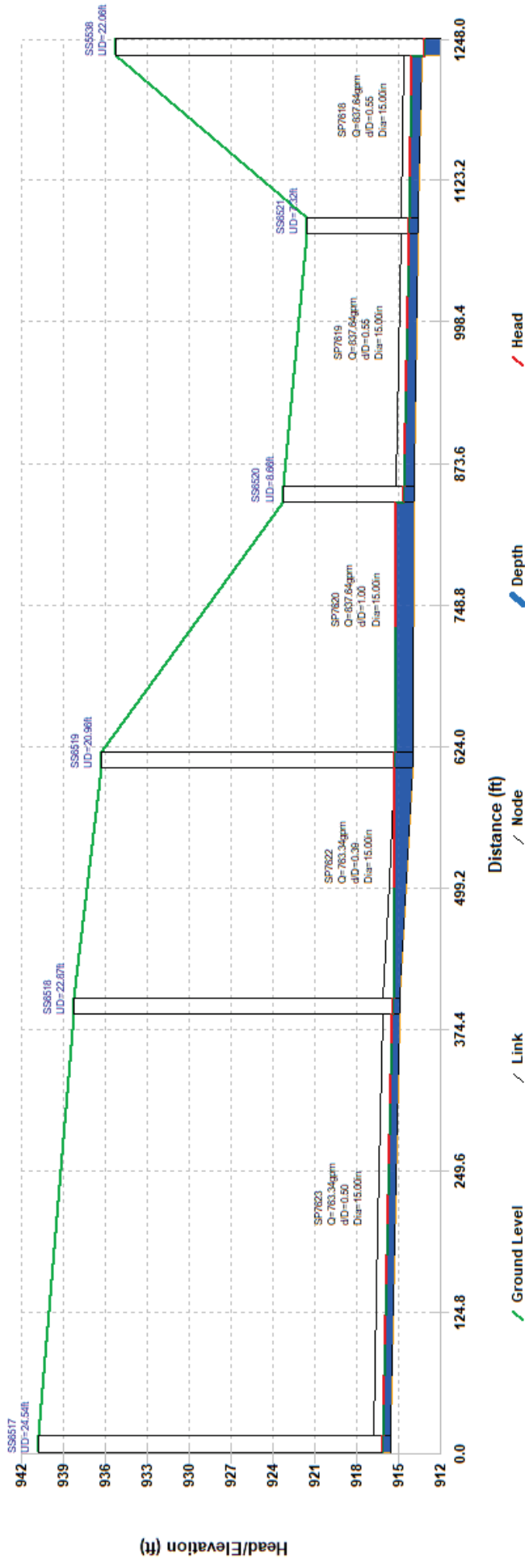
Date: 3/26/2025



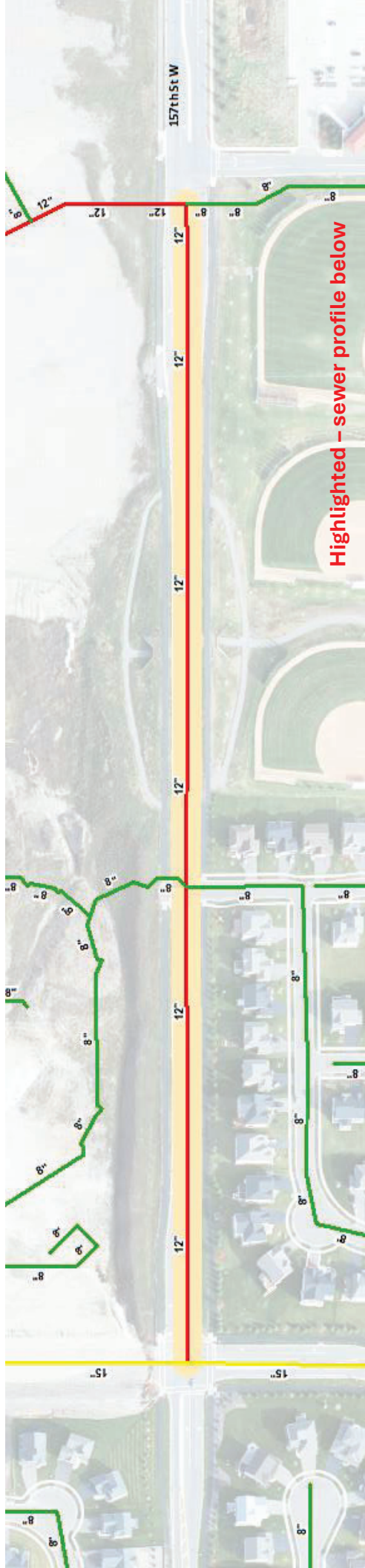


Highlighted – sewer profile below

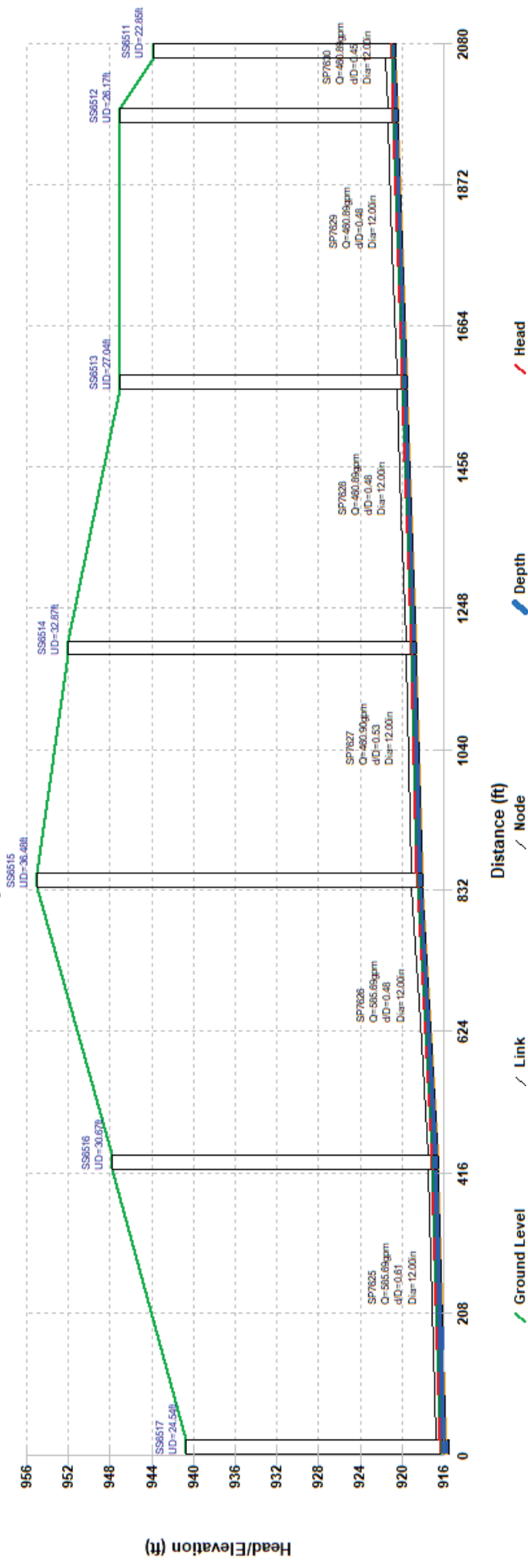
Hydraulic Profile



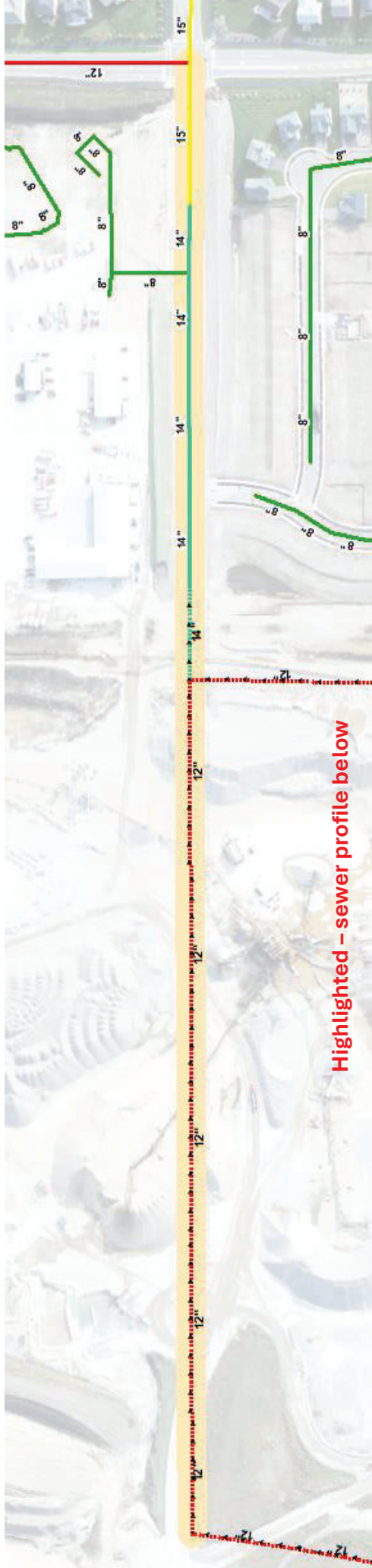
Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along JCRR from Co Rd 46 to 157th St



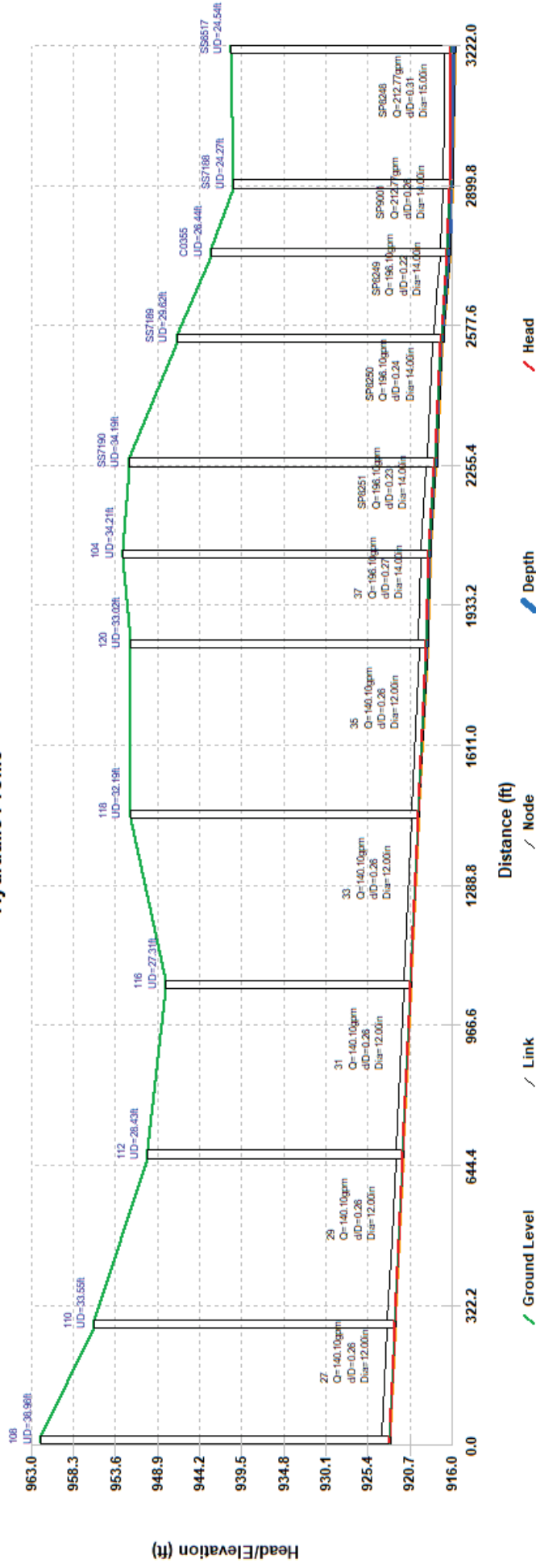
Hydraulic Profile



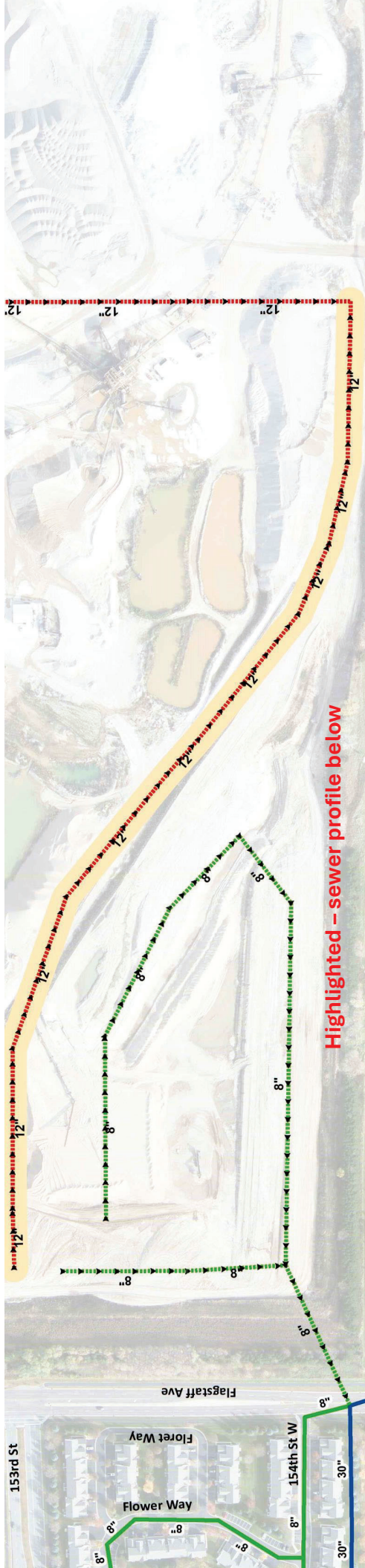
Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along 157th St from JCRR to English Ave



Hydraulic Profile

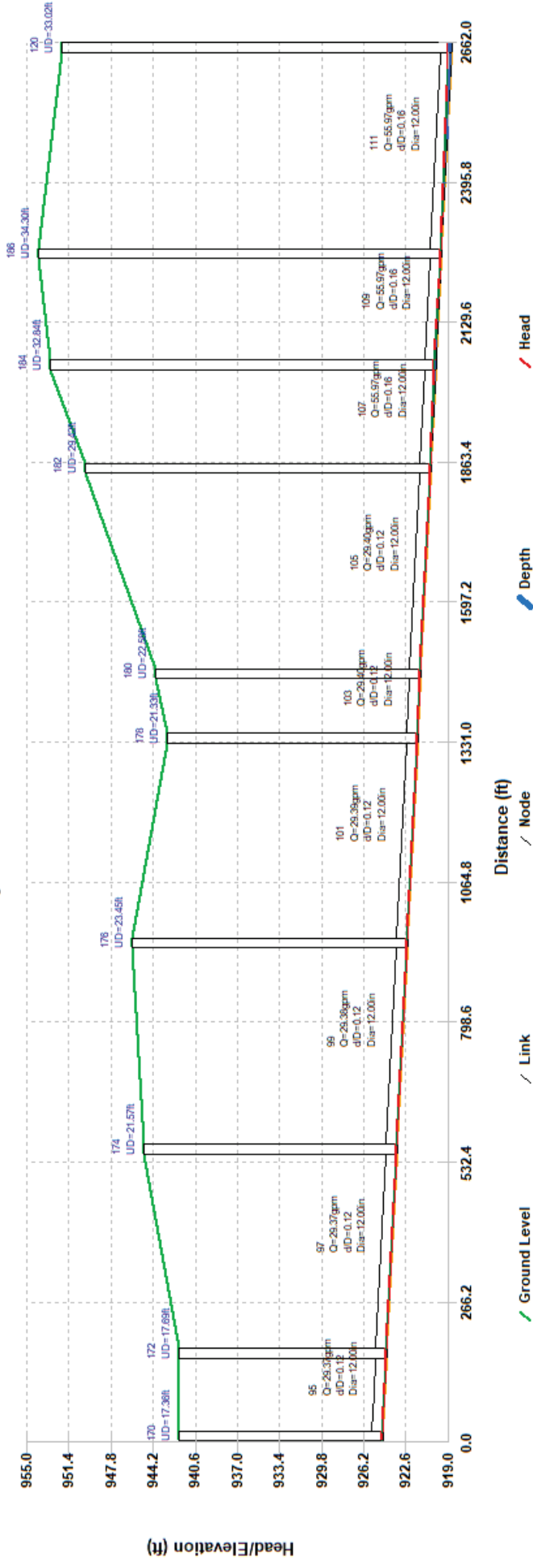


Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along JCRR from Data Center to 157th St

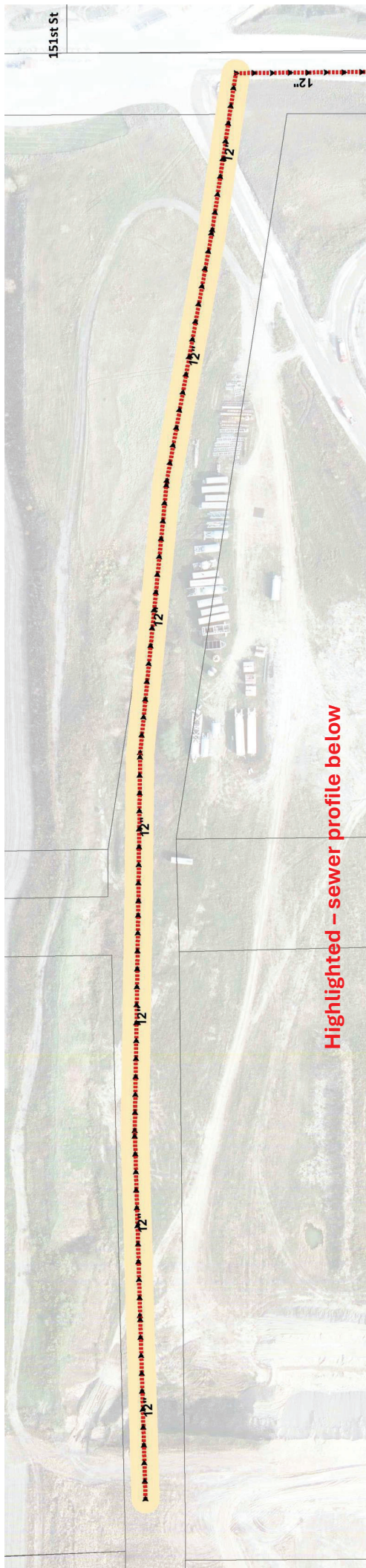


Highlighted – sewer profile below

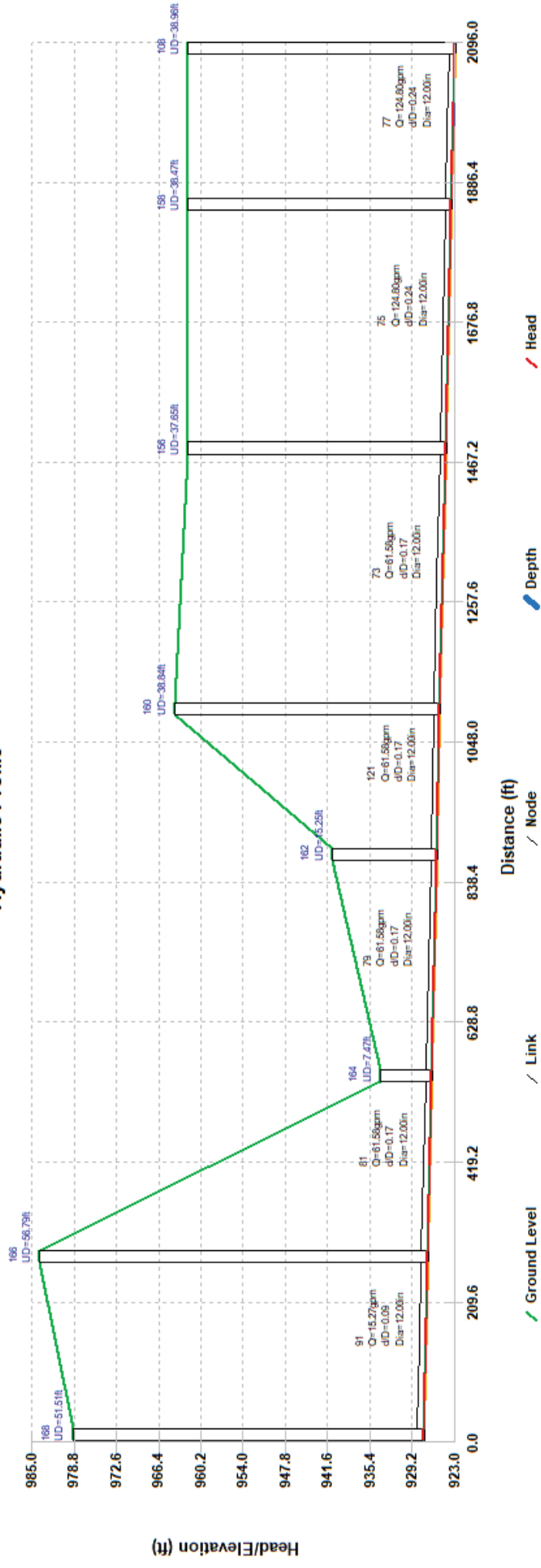
Hydraulic Profile



Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along 153rd St from Flagstaff Ave to JCRR



Hydraulic Profile



Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along 151st St from Flagstaff Ave to JCRR



Technical Memorandum

To: Brandon Anderson, PE, City Engineer
City of Apple Valley

From: Brian Weiss, PE, Hydraulic Modeling Engineer
AE2S

Re: Orchard Place Development – Water System Analysis

Date: March 25, 2025

Background

This analysis consists of evaluating the impacts to the Apple Valley water system based on current and proposed development within the Orchard Place Development. Figure 1 shows the boundary of the planning area considered in this analysis. This analysis includes the following scenarios:

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential

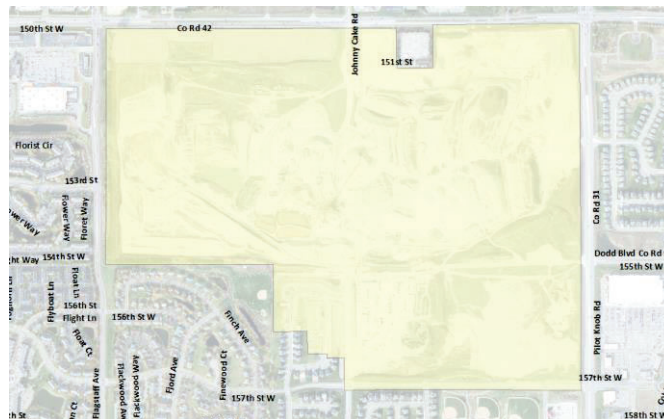


Figure 1: Planning Area Boundary

Water System Demands

Table 1: Summary of Water Demands for Each Scenario

Planning Scenario	Water System				
	Maximum Day Demand (MDD) (gpd)	Difference		Required WTP Capacity	
		(gpd)	(gpm)	(gpd)	(MGD)
Scenario 1: Comprehensive Plan - 2040	1,166,784	NA	NA	19,090,000	19.1
Scenario 2: Without Data Center	1,207,471	40,687	28.3	19,130,687	19.1
Scenario 3: With Data Center	1,426,927	260,144	180.7	19,350,144	19.4
Scenario 4: Data Center + Data Center east of JCRR	1,604,047	437,263	303.7	19,527,263	19.5
Scenario 5: MBC replaced with Medium Density Residential	1,531,960	365,177	253.6	19,455,177	19.5
Scenario 6: MBC replaced with Low Density Residential	923,543	-243,241	-168.9	18,846,759	18.8
Scenario 7: With Phase 1 of the Data Center	1,068,998	-97,786	-67.9	18,992,214	19.0

Scenario 1: Comprehensive Plan -2040

Table 2: Scenario 1 Demands

Scenario 1: Comprehensive Plan - 2040						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	164.5	1,725	N/A	283,822	2.50	709,555
COMMERCIAL	40.7	2,300	N/A	93,661	2.50	234,153
INDUSTRIAL - LIGHT		2,300	N/A	-	2.50	-
OFFICE		2,300	N/A	-	2.50	-
INSTITUTIONAL		2,300	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)			N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)			N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)			N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)			N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	33.8	725	N/A	24,515	2.50	61,288
MEDIUM DENSITY RESIDENTIAL			N/A	-	2.50	-
HIGH DENSITY RESIDENTIAL	20.9	3,100	N/A	64,715	2.50	161,788
OPEN SPACE	30.4		N/A	N/A	N/A	N/A
OPEN WATER	35.6		N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #4 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #6 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #9 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #10 - Defined Development			N/A	N/A	N/A	N/A
TOTAL	326.0			466,713		1,166,784

Technical Memorandum
Orchard Place Development – Water System Analysis
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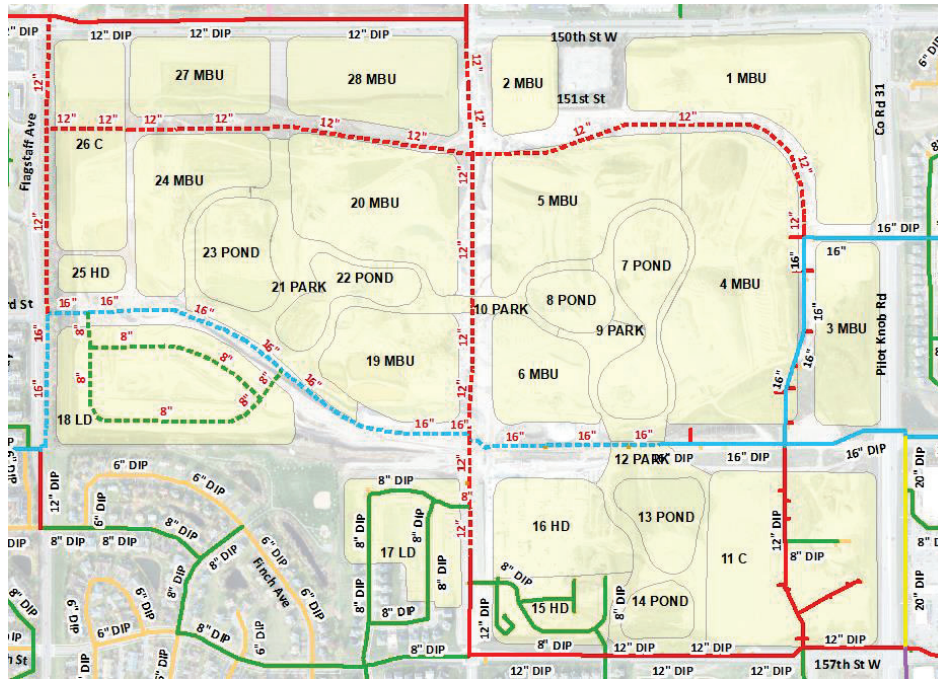


Figure 2: Layout of Scenario 1 – Comprehensive Plan - 2040

Scenario 2: Updated Planning without Data Center

Table 3: Scenario 2 Demands

Scenario 2: Future Planning - Without Data Center						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	162.2	1,500	N/A	243,367	2.50	608,417
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			482,988		1,207,471

Technical Memorandum
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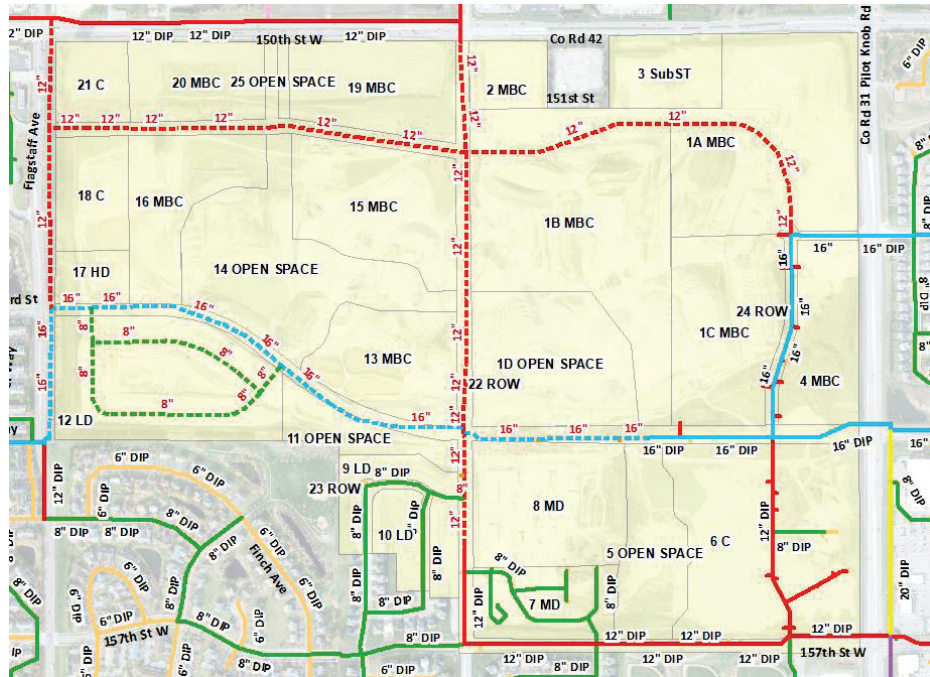


Figure 3: Layout of Scenario 2 – Updated Planning without Data Center

Scenario 3: Updated Planning with Data Center

Table 4: Scenario 3 Demands

Scenario 3: Future Planning - With Data Center						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	550,000	1.00	550,000
DATA CENTER - Domestic			N/A	6,750	2.50	16,875
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	2.50	-
MIXED-BUSINESS USE	69.6	1,500	N/A	104,400	2.50	260,999
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			900,771		1,426,927

Technical Memorandum
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March 25, 2025

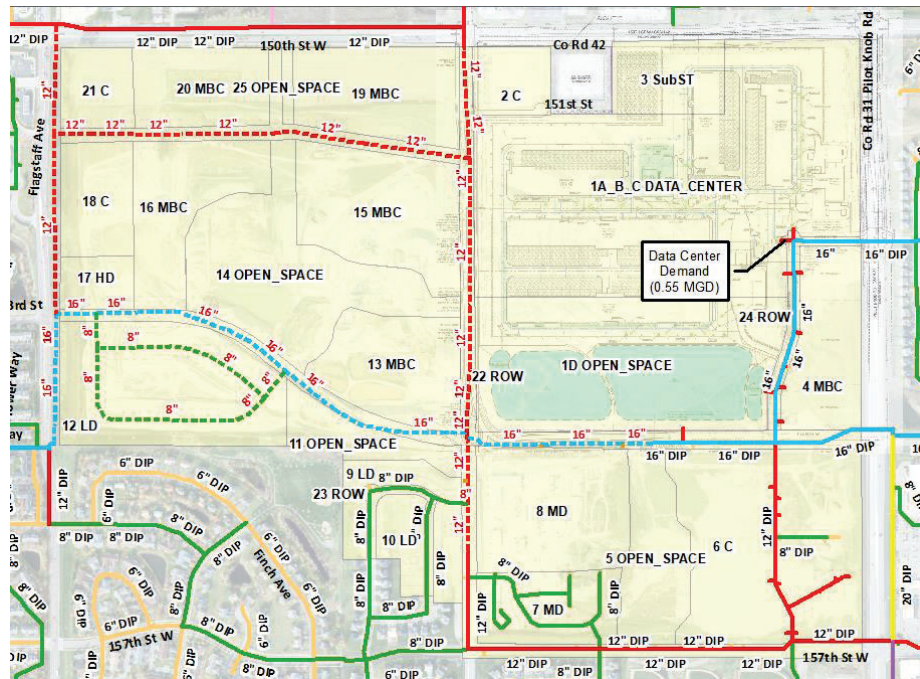


Figure 4: Layout of Scenario 3 – Updated Planning with Data Center

Scenario 4: Data Center and Data Center east of JCRR

Table 5: Scenario 4 Demands

Scenario 4: Future Planning - Two Data Centers						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	550,000	1.00	550,000
DATA CENTER - Domestic			N/A	6,750	2.50	16,875
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	335,500	1.00	335,500
DATA CENTER - Domestic - East of JCRR	45.0		N/A	4,200	2.50	10,500
MIXED-BUSINESS USE	24.6	1,500	N/A	36,847	2.50	92,118
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			1,172,919		1,604,047

Technical Memorandum
Orchard Place Development – Water System Analysis
March 25, 2025

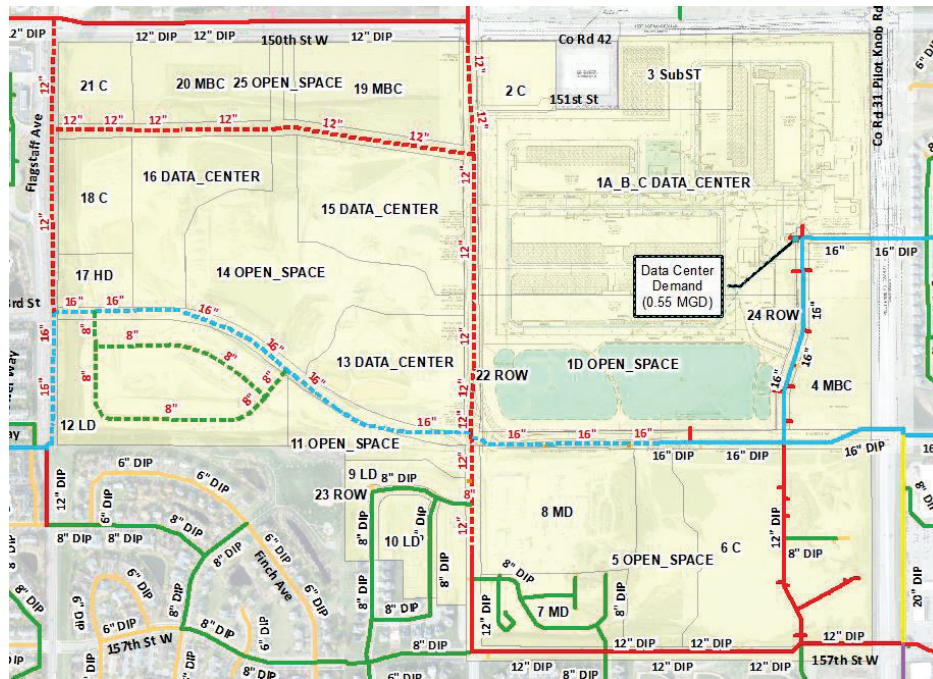


Figure 5: Layout of Scenario 4 – Data Center and Data Center east of JCRR

Scenario 5: MBC replaced with Medium Density Residential

Table 6: Scenario 5 Demands

Scenario 5: Future Planning - MBC replaced with MD Residential						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	0.0	1,500	N/A	-	2.50	-
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	190.4	2,300	N/A	437,903	2.50	1,094,758
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			612,784		1,531,960

Technical Memorandum
Orchard Place Development – Water System Analysis
March 25, 2025

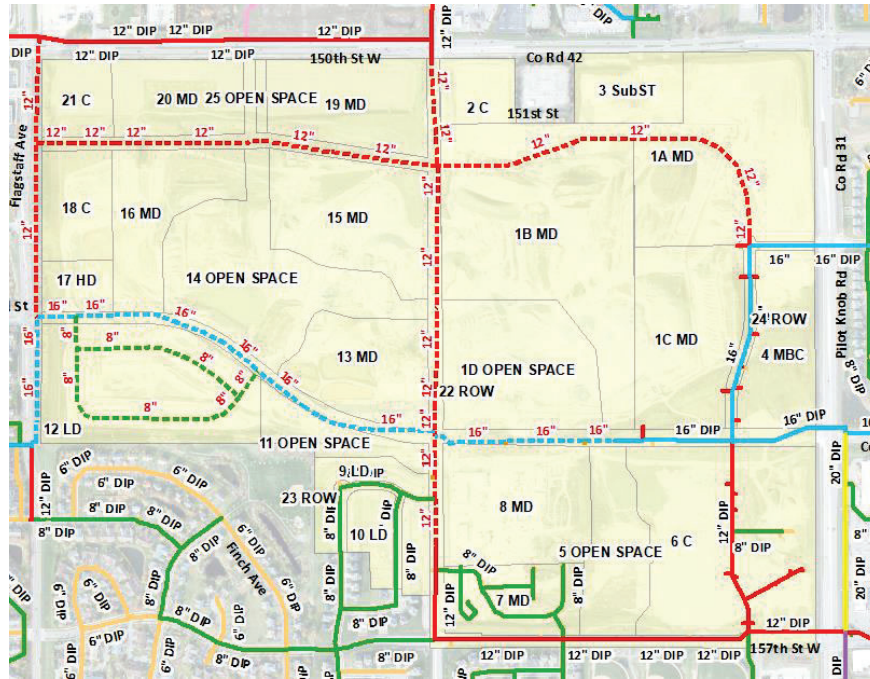


Figure 6: Layout of Scenario 5 – MBC replaced with Medium Density Residential

Scenario 6: MBC replaced with Low Density Residential

Table 7: Scenario 6 Demands

Scenario 6: Future Planning - MBC replaced with LD Residential						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	0.0	1,500	N/A	-	2.50	-
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	187.1	800	N/A	149,691	2.50	374,229
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			369,417		923,543

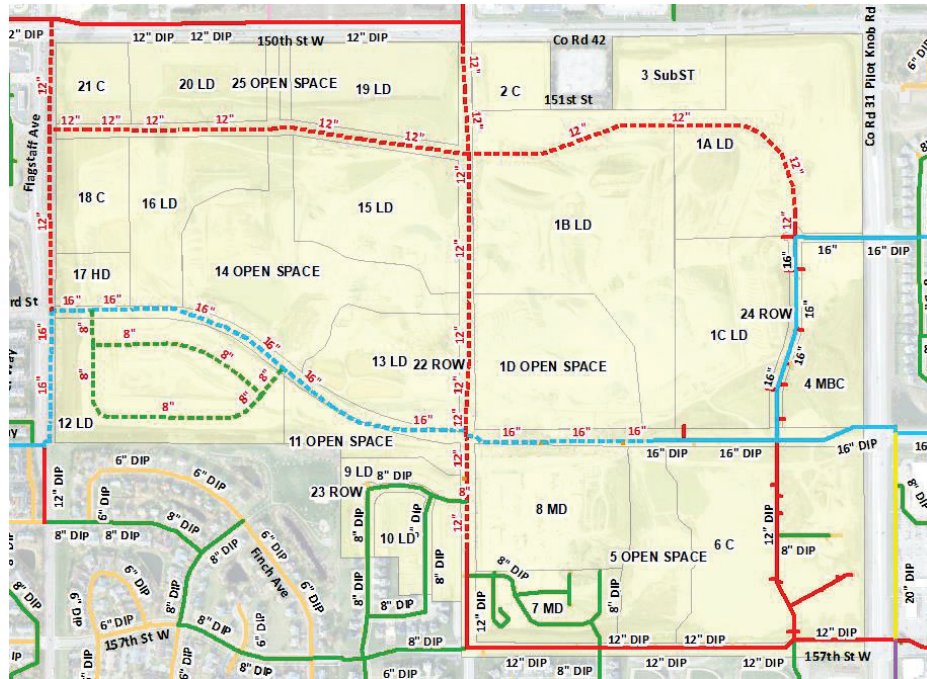


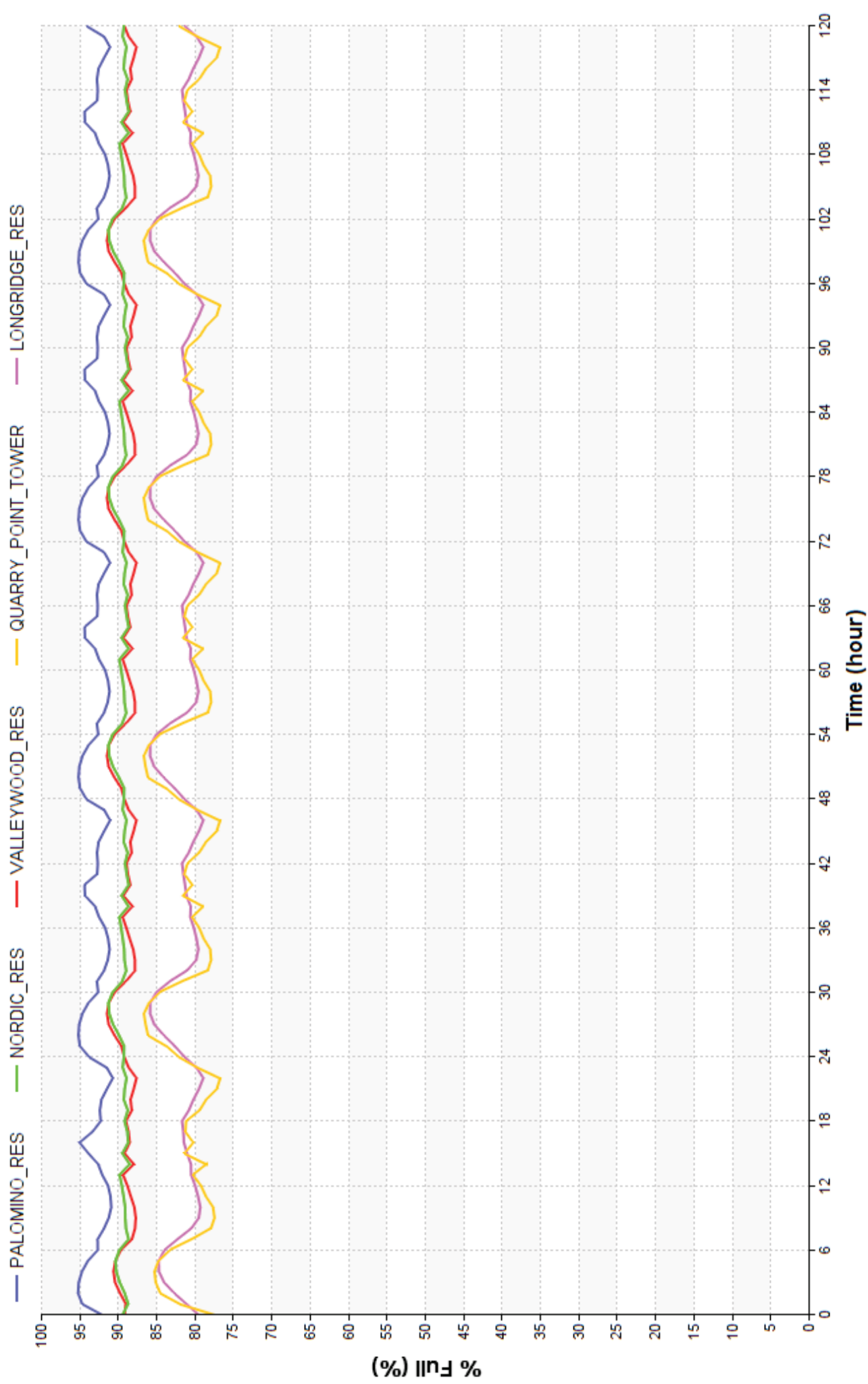
Figure 7: Layout of Scenario 6 – MBC replaced with Low Density Residential

System Analysis

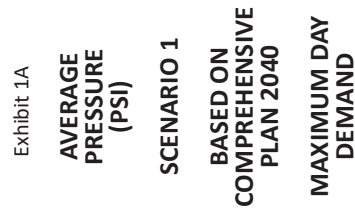
Analysis was completed for the following scenarios and provide information on average pressure, available fire flow and water storage. Exhibits and figures are attached that show the results of the analysis.

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential

Storage Analysis



Scenario 1 – Comprehensive Plan 2040
System Buildout of Future Water Main
Demand – MDD = 19.1 MGD



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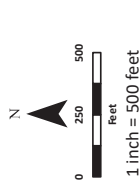


Exhibit 1B

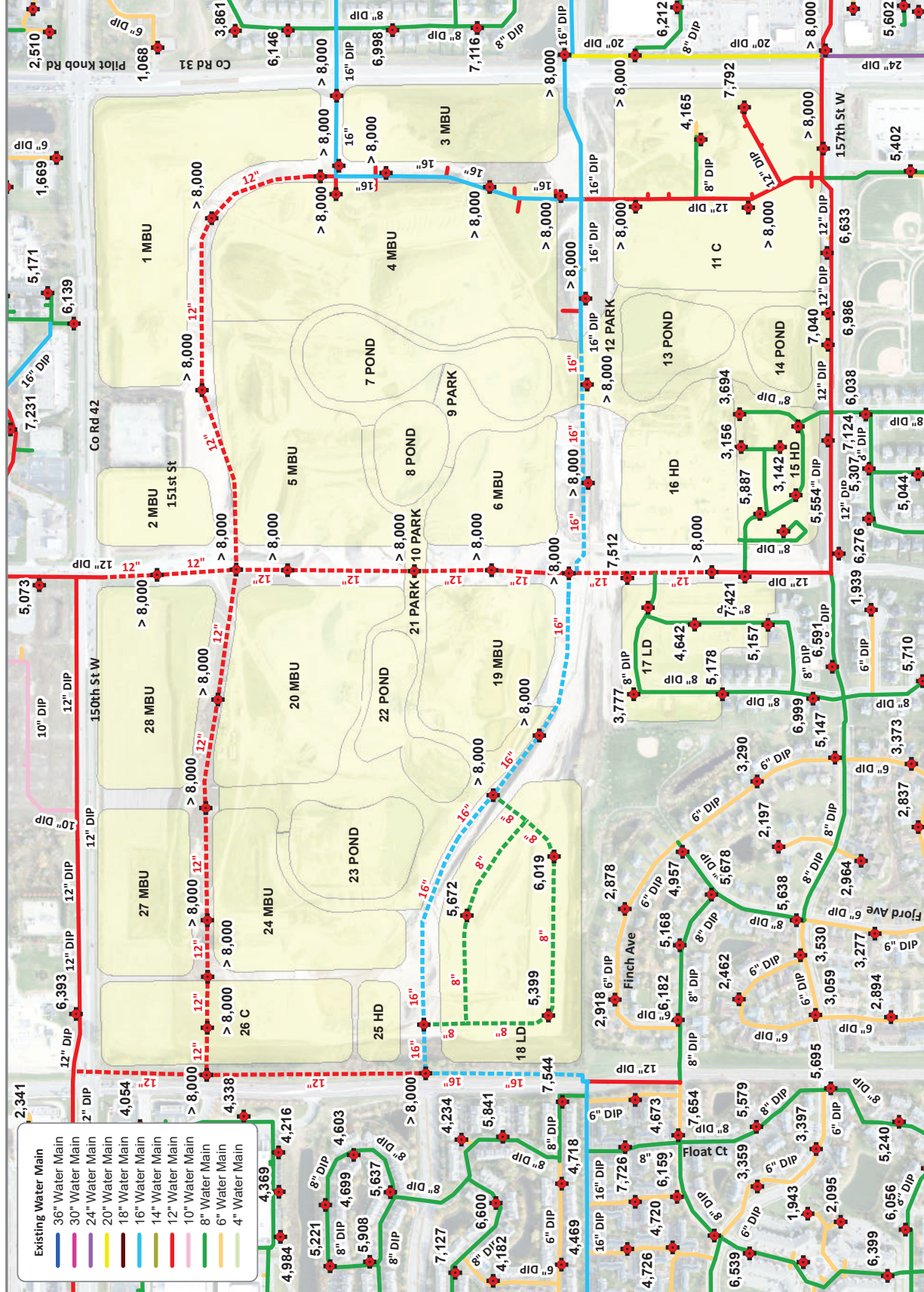
AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 1

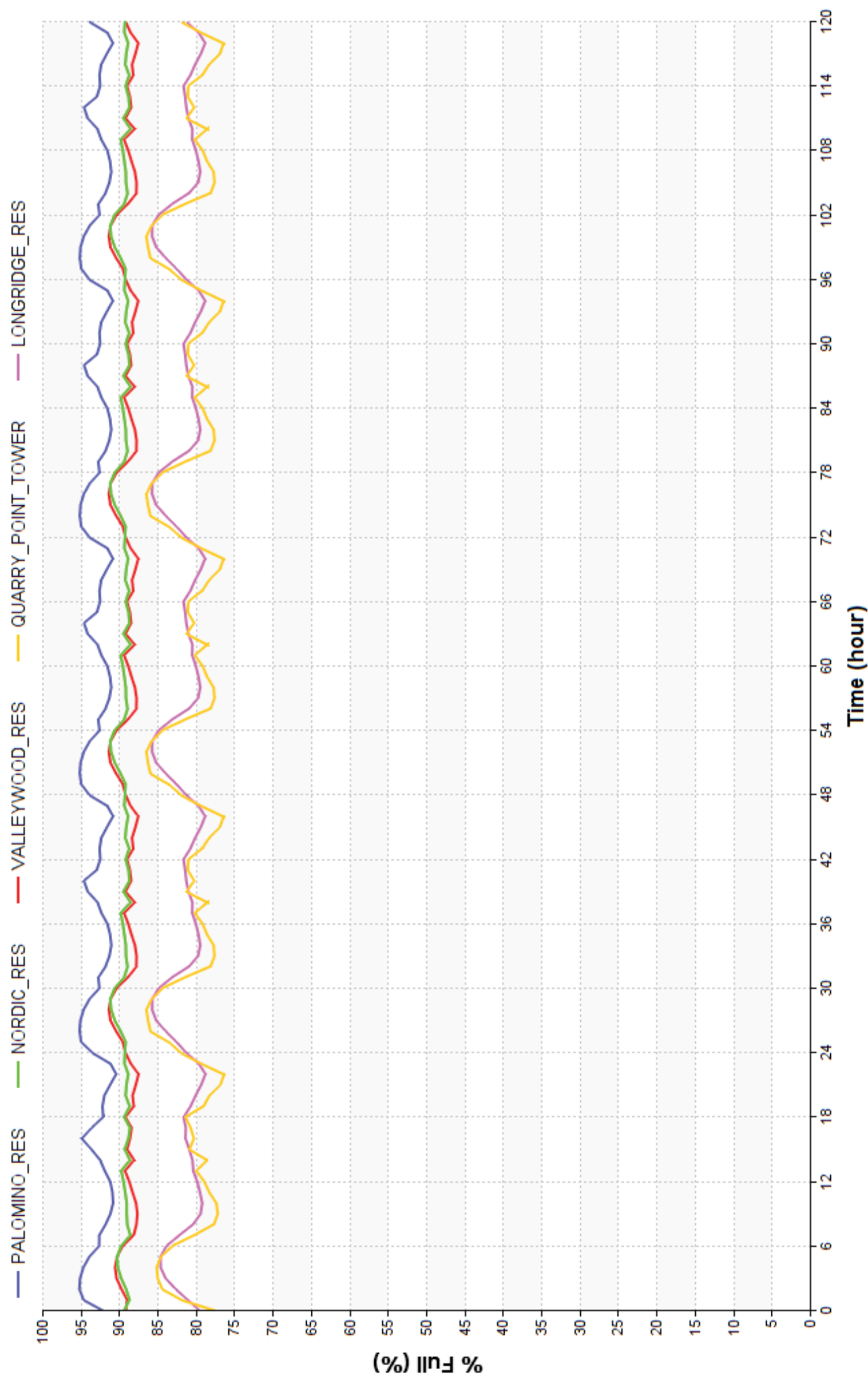
BASED ON
COMPREHENSIVE
PLAN 2040

MAXIMUM DAY
DEMAND

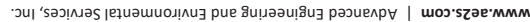
Date: 3/25/2025



Storage Analysis



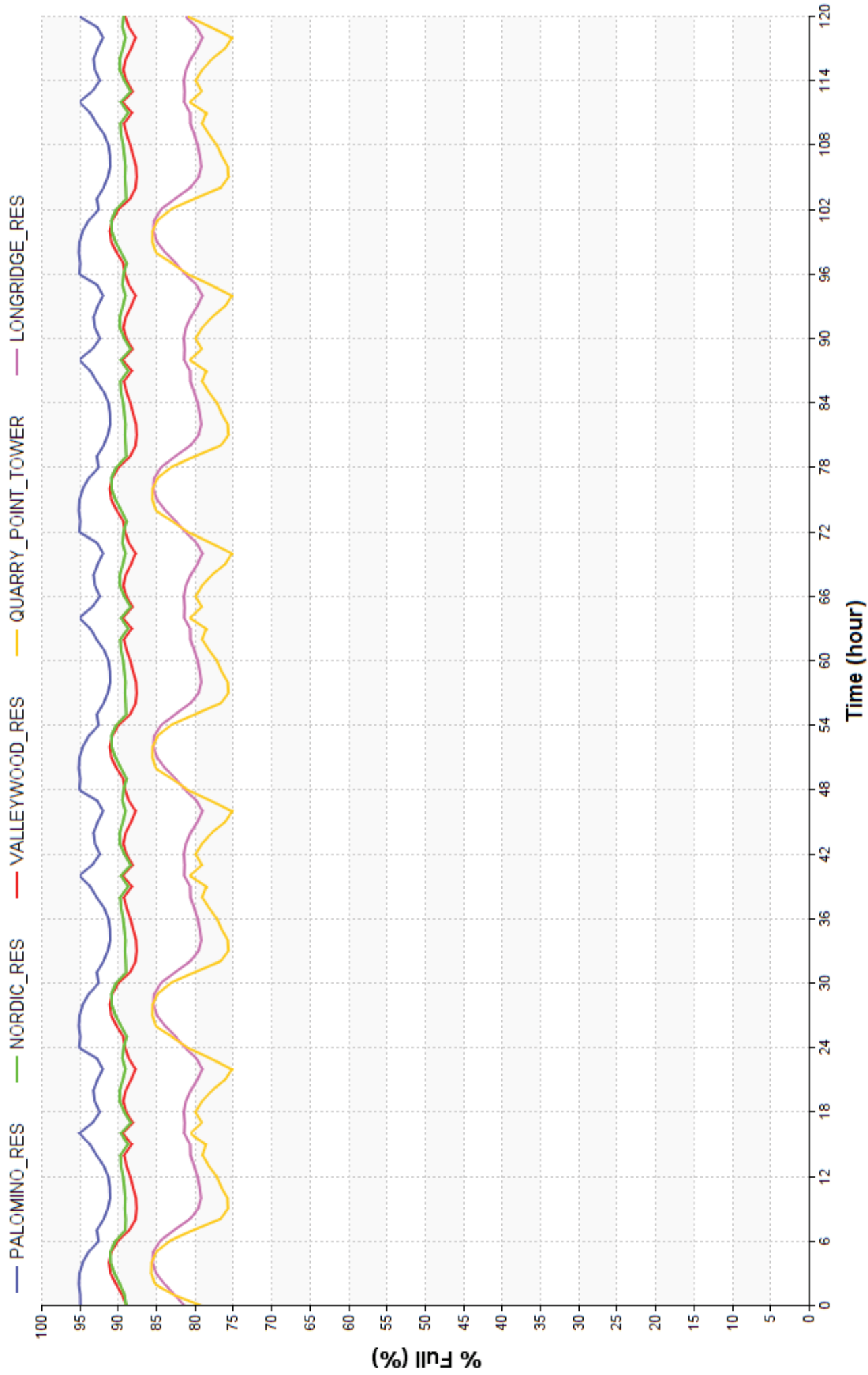
Scenario 2: Updated Planning with No Data Center
System Buildout of Future Water Main
Demand – MDD = 19.1 MGD



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Coordinate System: Dakota - county coordinates - english | Edited by: BWEISS | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 2 - Without Data Center\Exhibit 2B - Scenario 2 - AFF.mxd

Storage Analysis



Scenario 3 – Updated Planning with Data Center
System Buildout of Future Water Main
Demand – MDD = 19.4 MGD

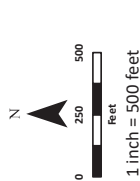


Exhibit 3A

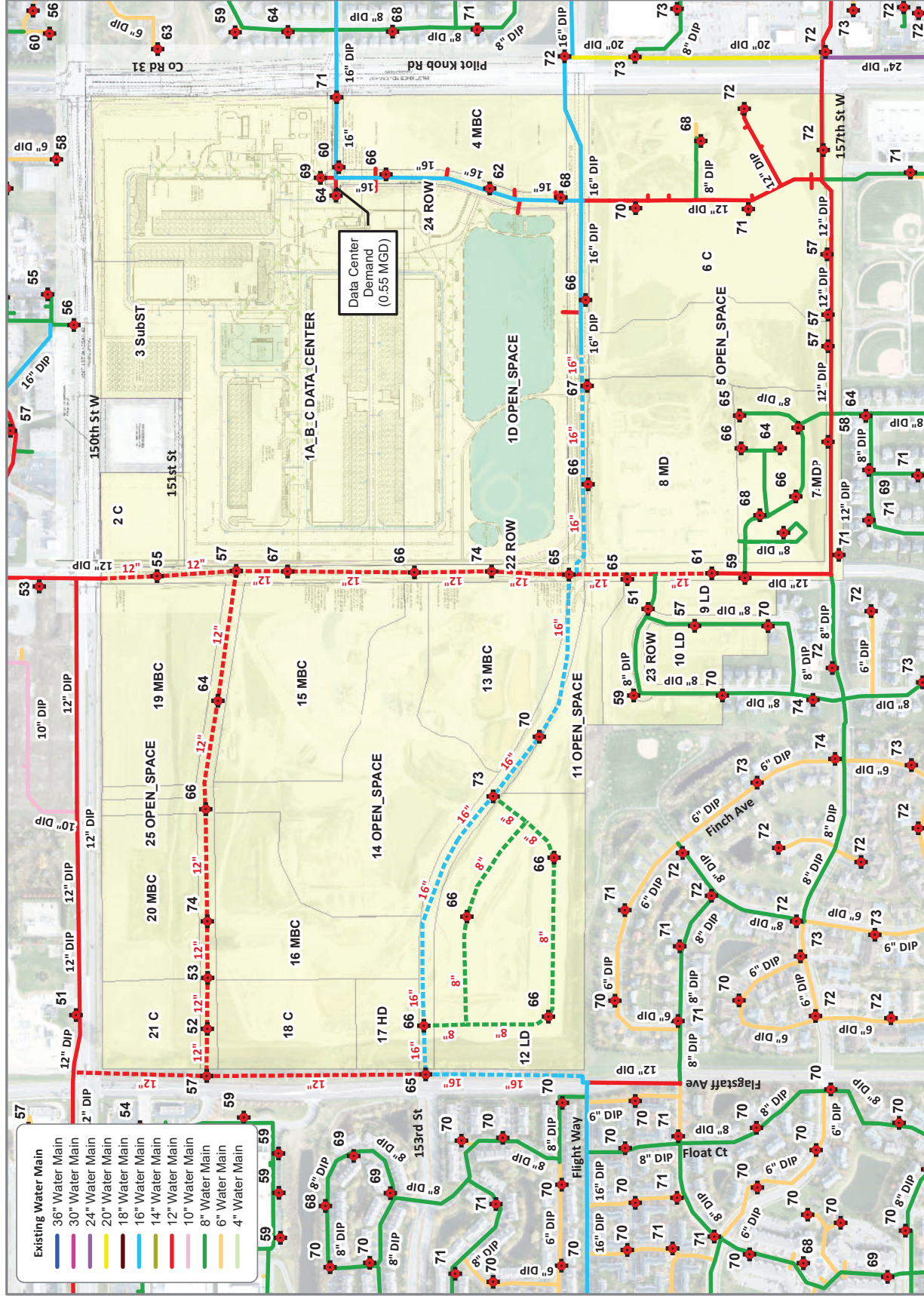
AVERAGE
PRESSURE
(PSI)

SCENARIO 3

UPDATED PLANNING
WITH DATA CENTER

MAXIMUM DAY
DEMAND

Date: 3/26/2025



Information depicted may include data unverified by AES. Any reliance upon such data is at the user's own risk. AES does not warrant this map or its features are either spatially or temporally accurate.
Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 3 - With Data Center\Exhibit 3A - Ave Pressure.mxd

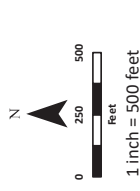


Exhibit 3B

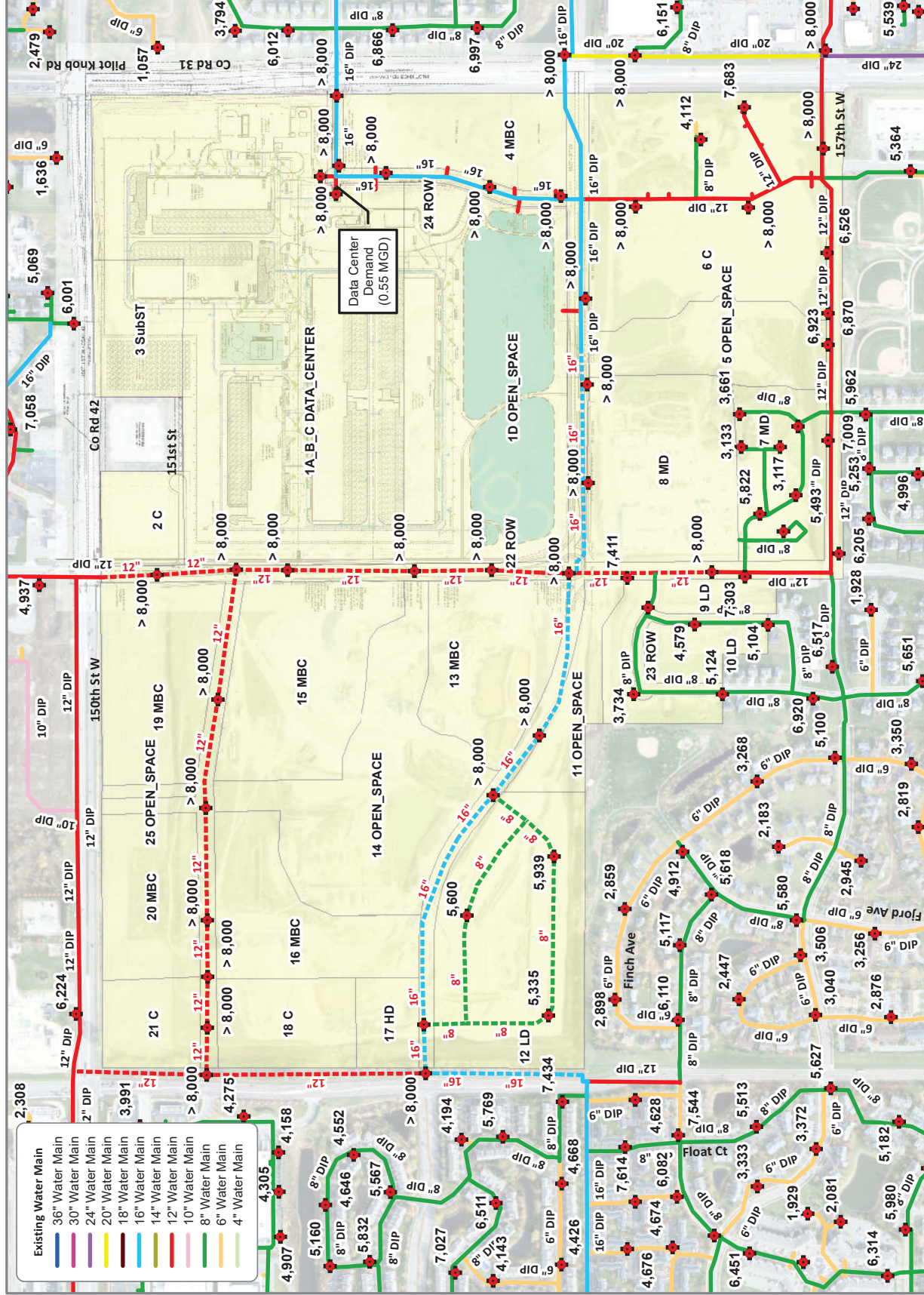
AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 3

UPDATED PLANNING
WITH DATA CENTER

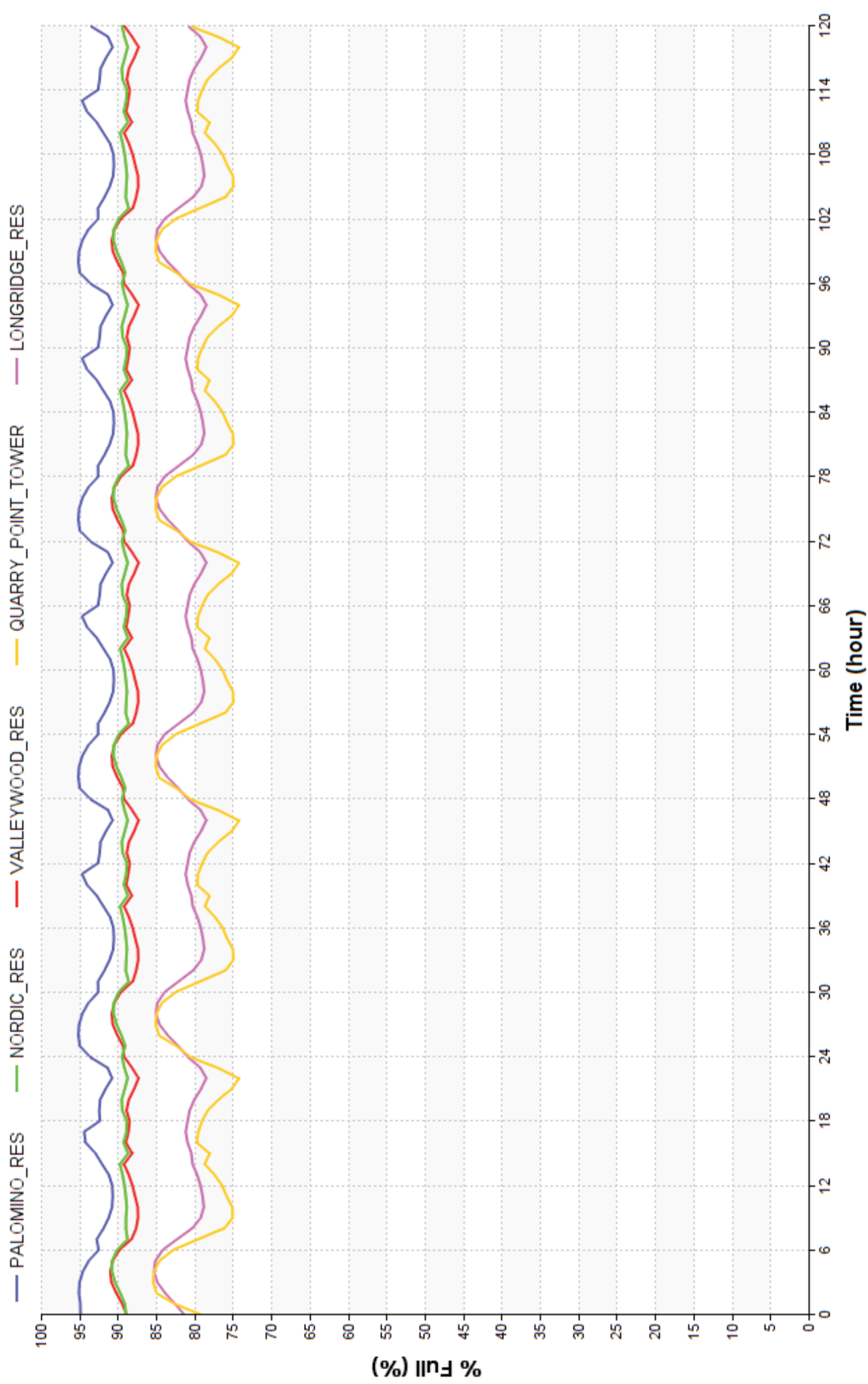
MAXIMUM DAY
DEMAND

Date: 3/26/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 3 - With Data Center\Exhibit 3B - Scenario 3 - AFF.mxd

Storage Analysis



Scenario 4 – Updated Planning with Data Center + Data Center east of JCRR
System Buildout of Future Water Main
Demand – MDD = 19.5 MGD

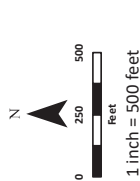


Exhibit 4A

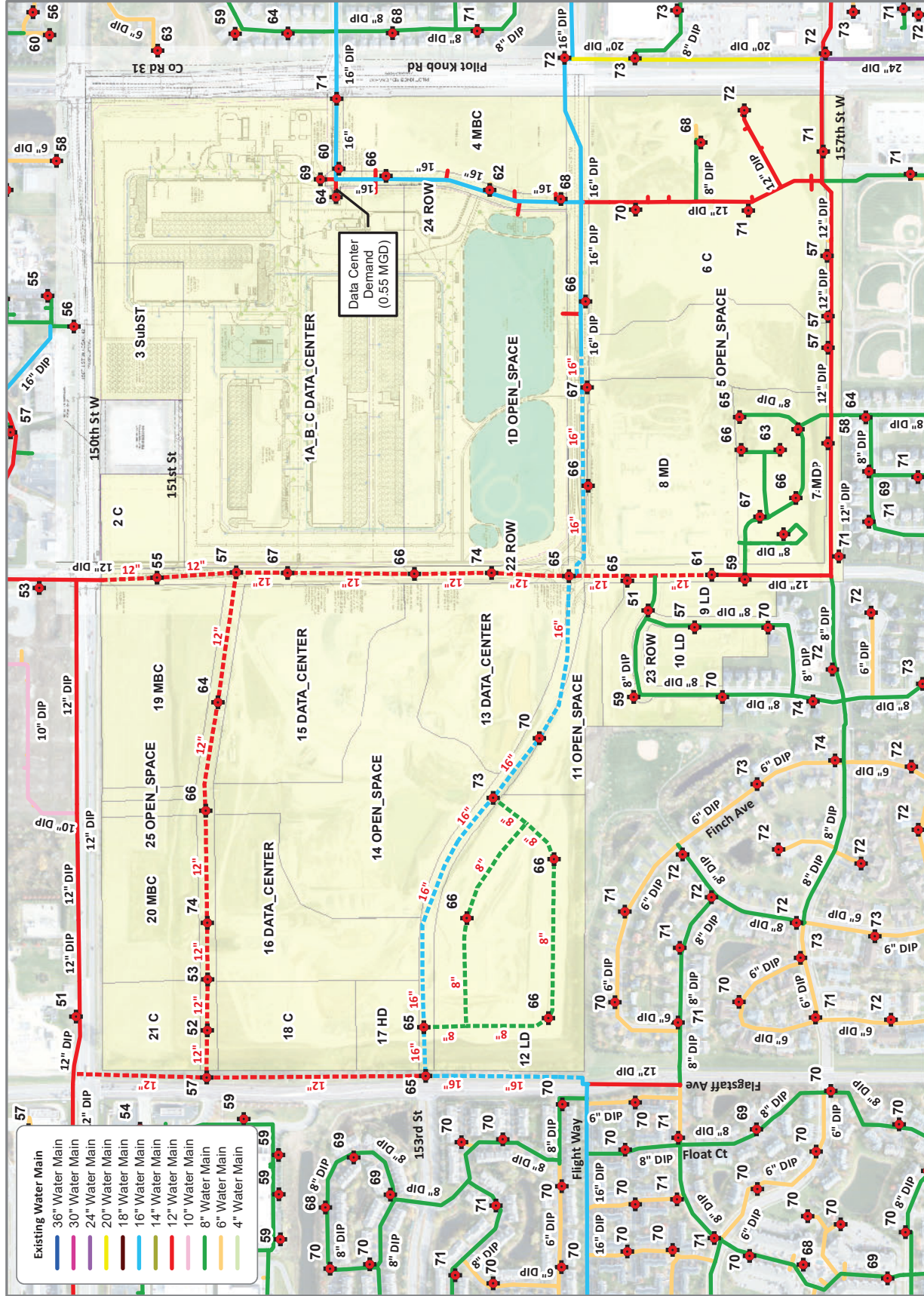
**AVERAGE
PRESSURE
(PSI)**

SCENARIO 4

**DATA CENTER &
DATA CENTER EAST
OF JCRR**

**MAXIMUM DAY
DEMAND**

Date: 3/26/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 4 - Data Center + Data Center east of JCRR\Exhibit 4A - Scenario 4 - Ave Pressure.mxd

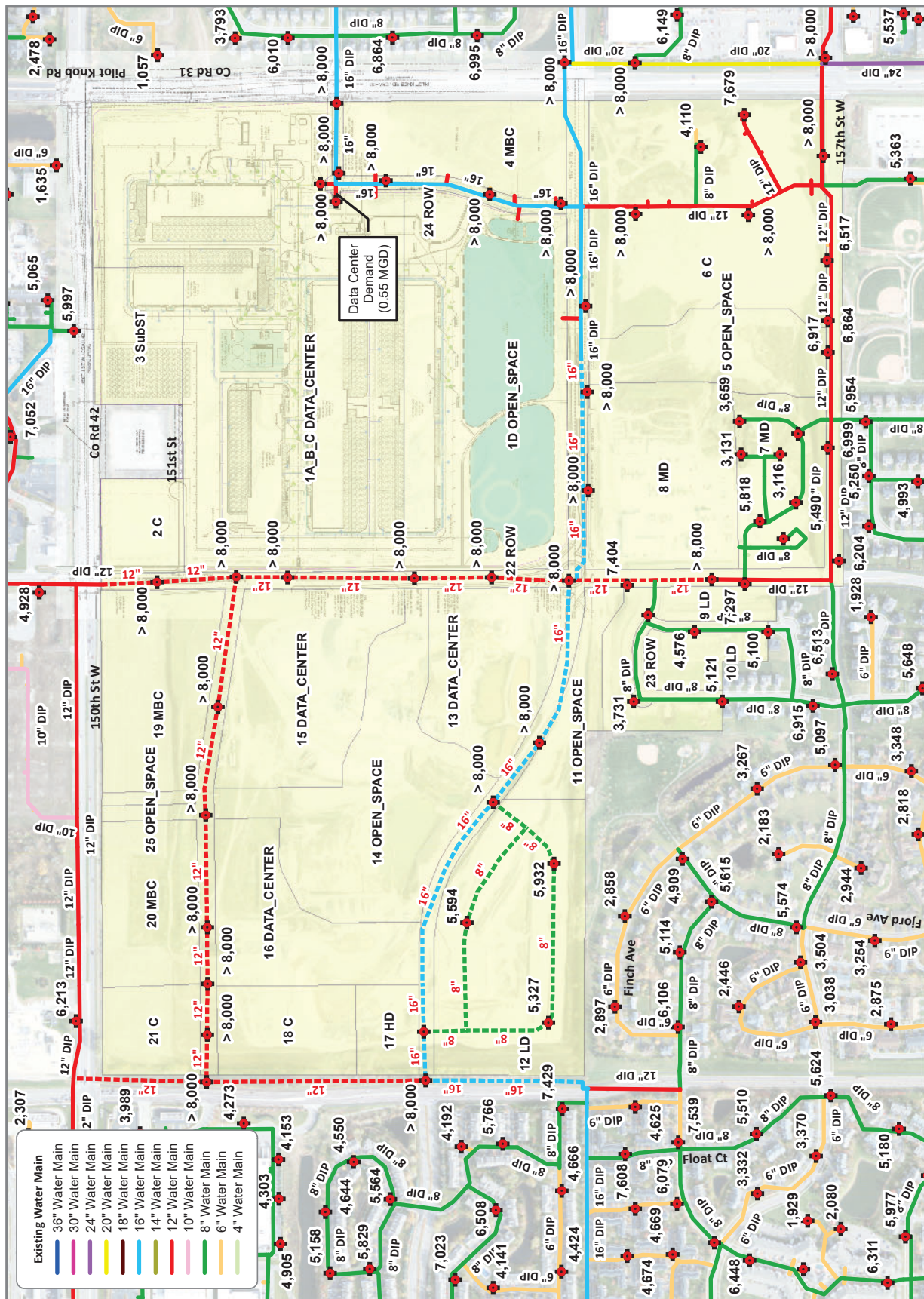
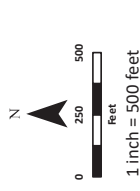


Exhibit 4B

AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 4

DATA CENTER &
DATA CENTER EAST
OF JCRR

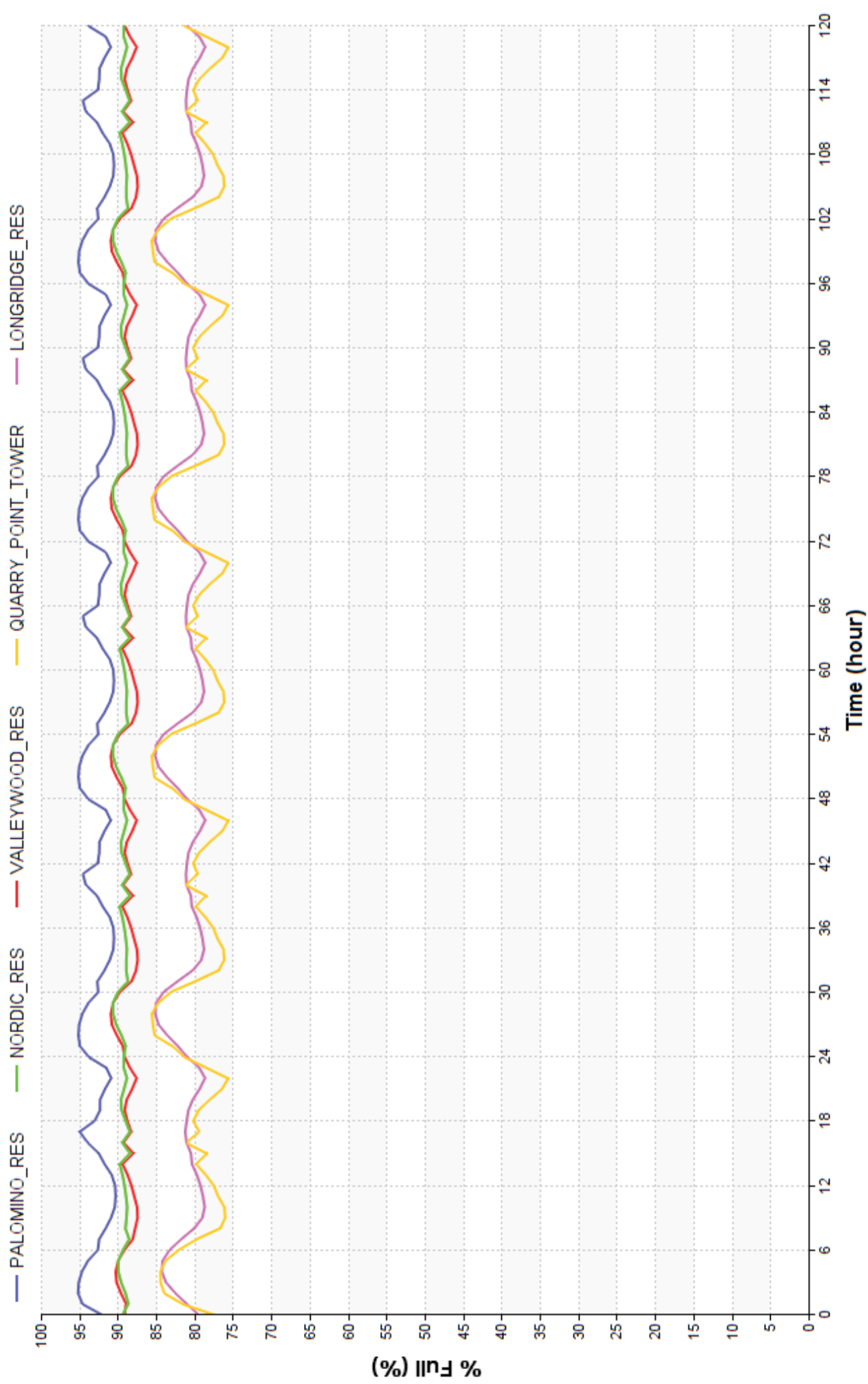
MAXIMUM DAY
DEMAND

Date: 3/26/2025



Information depicted may include data unverified by AES. Any reliance upon such data is at the user's own risk. AES does not warrant this map or its features are either spatially or temporally accurate.
Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 4 - Data Center + Data Center east of JCRR\Exhibit 4B - Scenario 4 - AFF.mxd

Storage Analysis



Scenario 5 – MBC replaced with Medium Density Residential
System Buildout of Future Water Main
Demand – MDD = 19.5 MGD



**AVERAGE
PRESSURE
(PSI)**

SCENARIO 5
MBC REPLACE
WITH MEDIUM
DENSITY
RESIDENTIAL
MAXIMUM DAILY
DEMAND

Date: 3/25/2025



Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 5 - MIBC replaced with Medium Density Residential\Exhibit 5A - Scenario 5 - Ave Pressure.mxd

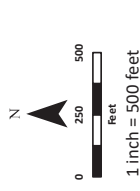


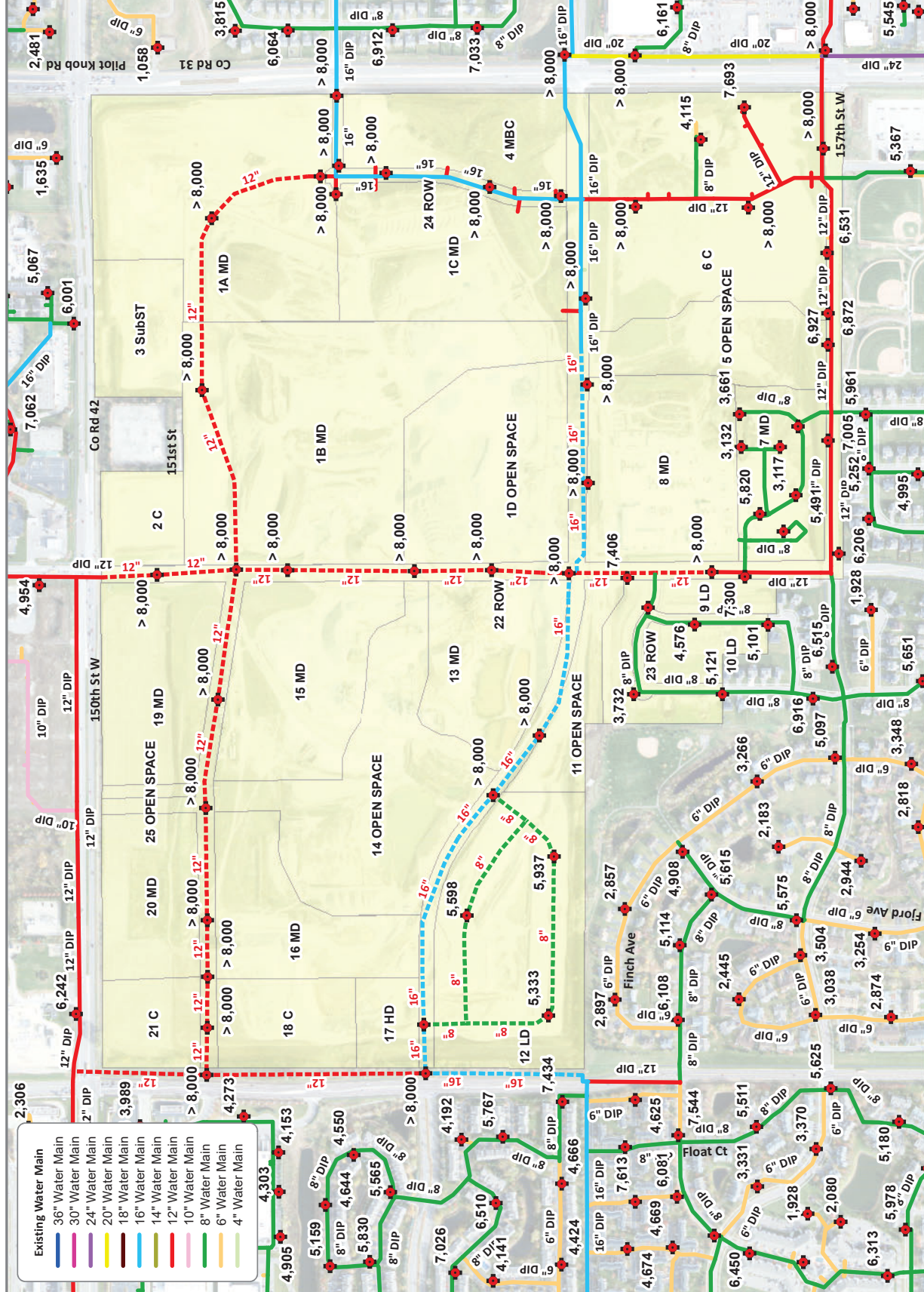
Exhibit 5B

AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

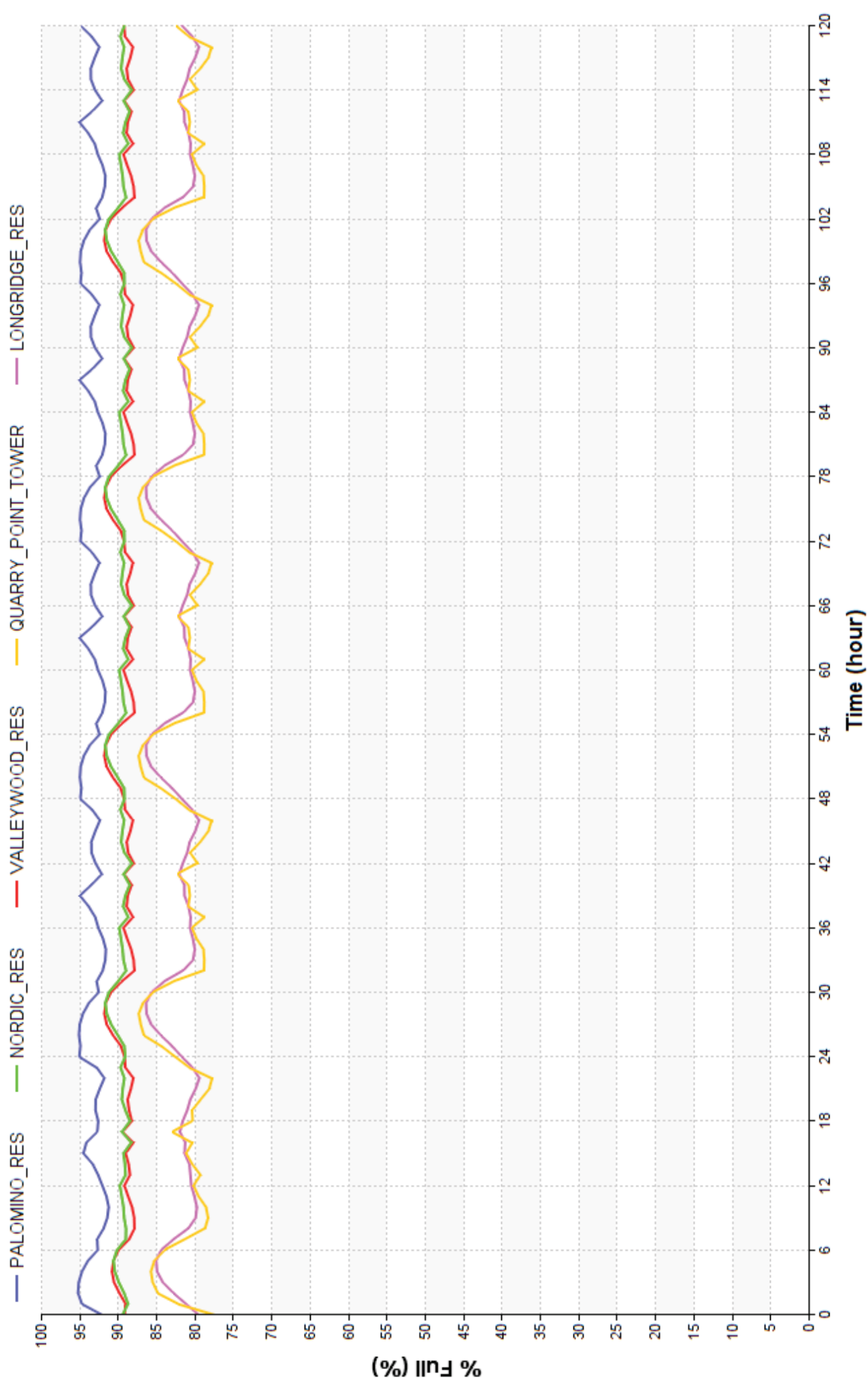
SCENARIO 5

MBC REPLACED
WITH MEDIUM
DENSITY
RESIDENTIAL
MAXIMUM DAY
DEMAND

Date: 3/25/2025



Storage Analysis



Scenario 6 – MBC replaced with Low Density Residential
System Buildout of Future Water Main
Demand – MDD = 18.9 MGD

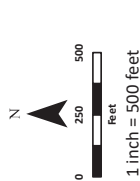


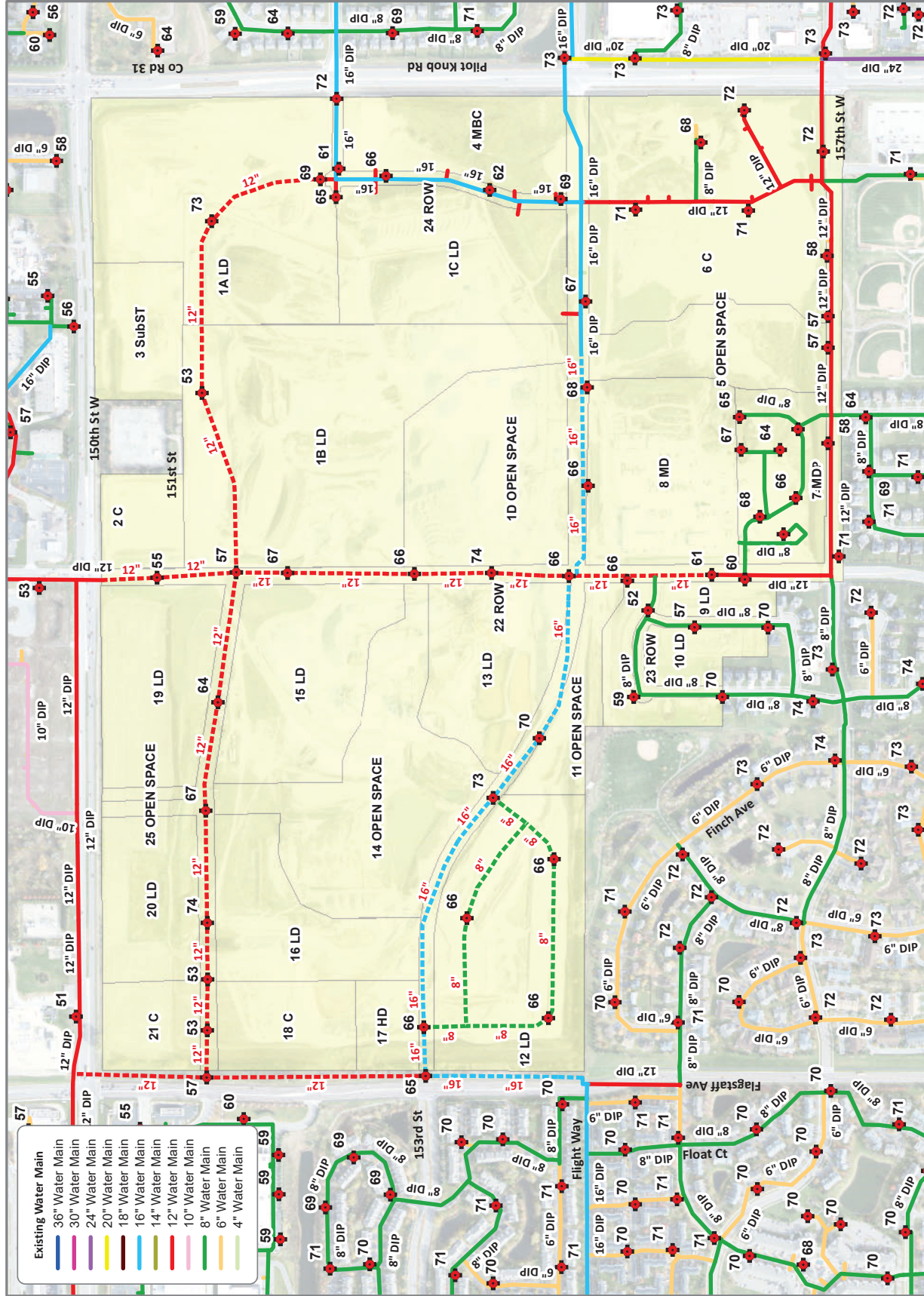
Exhibit 6A

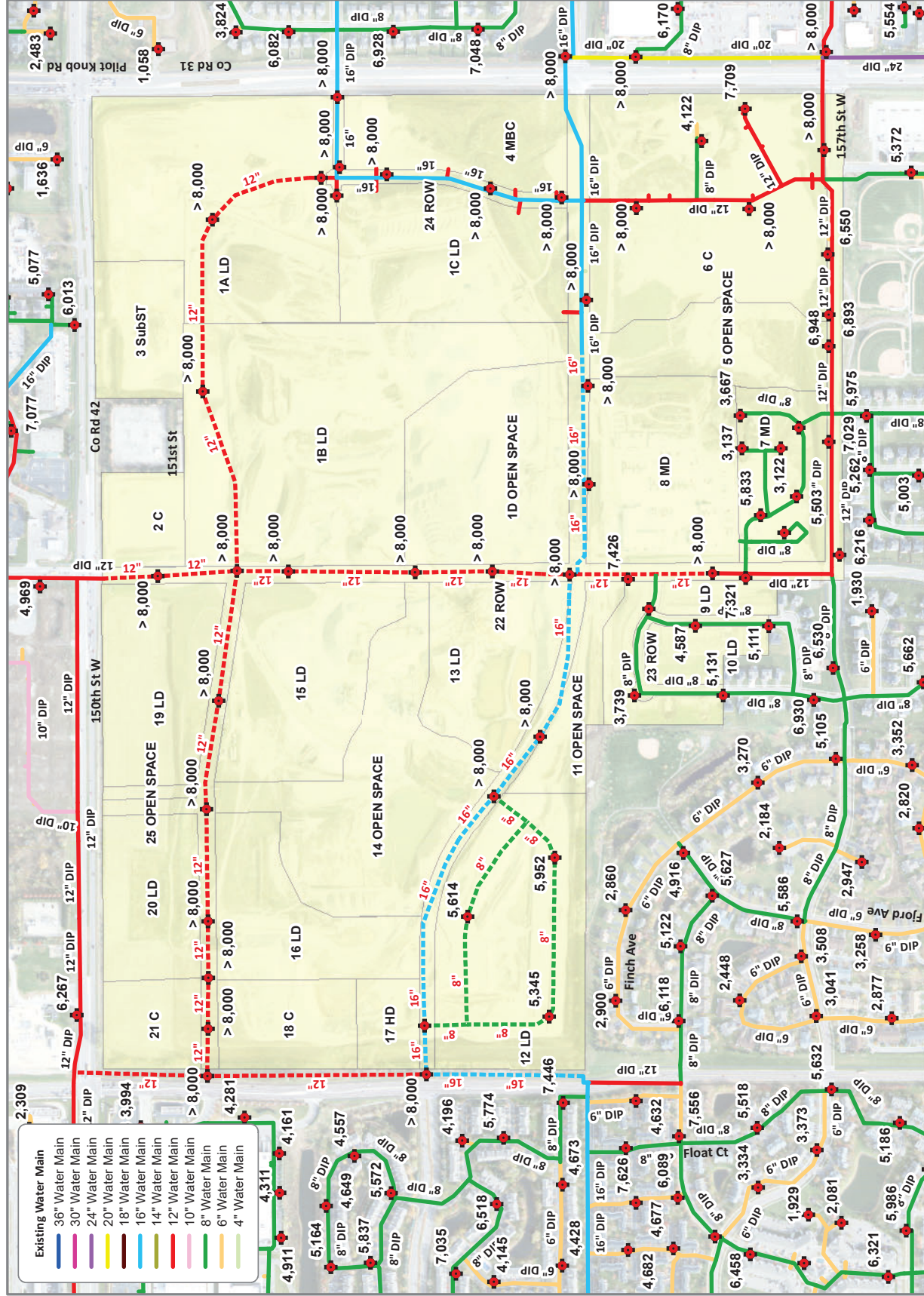
**AVERAGE
PRESSURE
(PSI)**

SCENARIO 6

**MBC REPLACED
WITH LOW DENSITY
RESIDENTIAL
MAXIMUM DAY
DEMAND**

Date: 3/25/2025





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Coordinate System: Dakota - county coordinates - english | Edited by: BWEISS | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Model\Ing Orchard Place Development\Scenario 6 - MBC replaced with Low Density Residential\Exhibit 6B - Scenario 6 - AFF.mxd



ITEM:

4.B.

PLANNING COMMISSION MEETING DATE:

January 15, 2025

SECTION:

Public Hearings

Description:

Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Staff Contact:

Alex Sharpe, AICP, City Planner

Department / Division:

Community Development Department

Applicant:

Rockport, LLC

Project Number:

PC24-21-P

Applicant Date: 12/10/2024

60 Days: 2/8/2025

120 Days: 4/9/2025

ACTION REQUESTED:

Open the public hearing, receive comments, and continue or close the public hearing. It is the policy of the Planning Commission to not take action on an item the evening of the public hearing.

SUMMARY:

Rockport, LLC has submitted an application for a Comprehensive Plan Amendment to the Mixed Business Campus (MBC).

The MBC is located primarily within the active gravel mining area bordered by Flagstaff to the west, CSAH 42 to the north, Pilot Knob Rd. to the east and the future 153rd and 155th to the south. The total acreage of this area is approximately 290 acres and is some of the last undeveloped land within the City. Future alignment of Johnny Cake Ridge Road will split this acreage down the center of the site.

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses. It is a long-range plan that emphasizes the character of Apple Valley and the City's vision for development. It also has larger implications on how the city designs essential infrastructure. Specifically this affects roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

The MBC was a focus of the 2040 Comprehensive Plan. An excerpt of the purpose of the district is below:

"The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster."

"Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care

facilities, health care training, general office, corporate office, and other higher-intensity employment uses. Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC."

Figure 4.2, which is attached to this report, provided guidance on the land uses permitted in each "cluster." Figure 4.2 was created by Rockport, LLC as a plan with a proposed developer. The plan broke down the uses within the MBC with specific percentages as seen below:

"The mix of uses in the MBC district includes the following:

- 55 – 65% office*
- 10 – 20% light industry/manufacturing*
- 10% office warehouse/showroom*
- 5% commercial and retail uses"*

The applicant's full narrative is attached, but there are essentially three requests supported by background included in the narrative. These requests are:

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"
2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road."
3. "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."

Further explanation of how each of these requests affects the 2040 Comprehensive Plan is within the background of this report.

BACKGROUND:

Comprehensive Guiding

The predominant guiding for the area is "MBC" Mixed Business Campus, as shown on the official guide map attached to this report. On the west side of the site are select areas that also include "C" Commercial, "HD" High Density Residential, and "LD" Low Density Residential.

Zoning

The site is predominately zoned "SG" sand and gravel and is an active mining area. On the west side of the site an approximately 15-acre site is zoned "RB" Retail Business from a prior application from Menards, which did not materialize.

Since the adoption of the 2040 Comprehensive Plan, staff has been working on a Mixed Use Business Campus (MUBC) ordinance. This ordinance must be consistent with the adopted

Comprehensive Plan. The ordinance is nearly complete and is consistent with current guidance.

The applicant and staff have met to discuss the proposed ordinance and the applicant's proposed amendments. Their proposal largely stems from a market study they commissioned after 2020, which highlighted the change to the office market in particular. The percentages of uses outlined within the Comprehensive plan called for up to 65% of the land to be office.

If the Planning Commission recommends, and the Council adopts the proposed Comprehensive Plan amendments, an adapted ordinance will be brought forward.

Applicant's Requested Amendments

As noted, the applicant has three primary requests. Each of these will be outlined with additional context and the effects these changes would have on the Comprehensive Plan.

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"

The comprehensive plan states that supportive uses should be adjacent to County Road 42, the direct quote from the Comprehensive Plan is below.

"Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses 2040 Comprehensive Plan update that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42."

Staff does not have a concern about the proposed language amendment as both are guidance rather than prescriptive. The applicant's narrative refers to the draft MUBC ordinance. This draft currently states that supportive uses not adjacent to County Road 42 would be a conditional use. The applicant's narrative states they are not in support of this proposal.

This application is for a Comprehensive Plan amendment. The ordinance will be reviewed at a future date.

2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road."

This request essentially seeks to remove Figure 4.2 for all MBC land west of Johnny Cake. The effect of this change would be that all land use types within the MBC would be permitted in this area in any location. This action essentially results in reverting to the adopted 2040 Comprehensive Plan map for the MBC. A list of all uses in the MBC is below:

- Office with biomedical manufacturing

- Warehouse
- Light industrial
- Health care facilities
- General office
- Hotel
- Commercial retail

The primary difficulty with this wide range of uses is planning for infrastructure needs. The large landmass of this area has significant implications if the site were to be 100% retail vs. 100% office vs 100% light industrial. While development is unlikely to be 100% of any single use, the City Engineer must model for the most intensive uses, such as industrial, to ensure City infrastructure can meet the demands. The City Engineer memo attached to this report provides additional information on this modeling.

3. “Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road.”

Area "C" on Figure 4.2 is designated for office, hotel, and medical uses. Area "C" is at the intersection of County Road 42 and Pilot Knob Road and runs adjacent to both. The applicant is seeking to add "industrial" as a land use category to this area. Area "G," which is immediately adjacent to area "C" but is more interior to the site, allows for industrial uses but would be significantly less visible from the primary roadways.

Staff Response

Requests two and three from the applicant are similar in nature and result in additional land uses being added to most of the MBC. Removal of Figure 4.2 for half of the MBC and utilizing Figure 4.2 for the other half is challenging.

If the Planning Commission is supportive of the applicant's request, staff suggests removal of Figure 4.2 entirely. This would revert the entirety of the MBC to the adopted 2040 Comprehensive Plan map, allowing all uses within the MBC anywhere within the MBC. This is not a staff recommendation but a clearer path to achieve the same outcome. As noted, this could result in a retail-heavy or industrial-heavy development pattern driven by market forces.

Removal of Figure 4.2 has larger implications than simply allowing all the land uses listed above. The adopted 2040 Comprehensive Plan includes several pages of text directly referring to or affected by Figure 4.2. Staff has identified all of these sections and included them as an attachment to this report.

Public Comments

All properties within 350 feet of this development were notified of the Comprehensive Plan Amendment. Public hearing signs were also placed on the corner of the property at prominent intersections. To date, staff has received two public comments, which are attached to this

report for the Planning Commission to review.

BUDGET IMPACT:

N/A

ATTACHMENTS:

Area Map
Comp Plan Map
Zoning Map
Applicant Letter
Exhibit
Exhibit
Correspondence
Correspondence
Memo
Memo
Memo

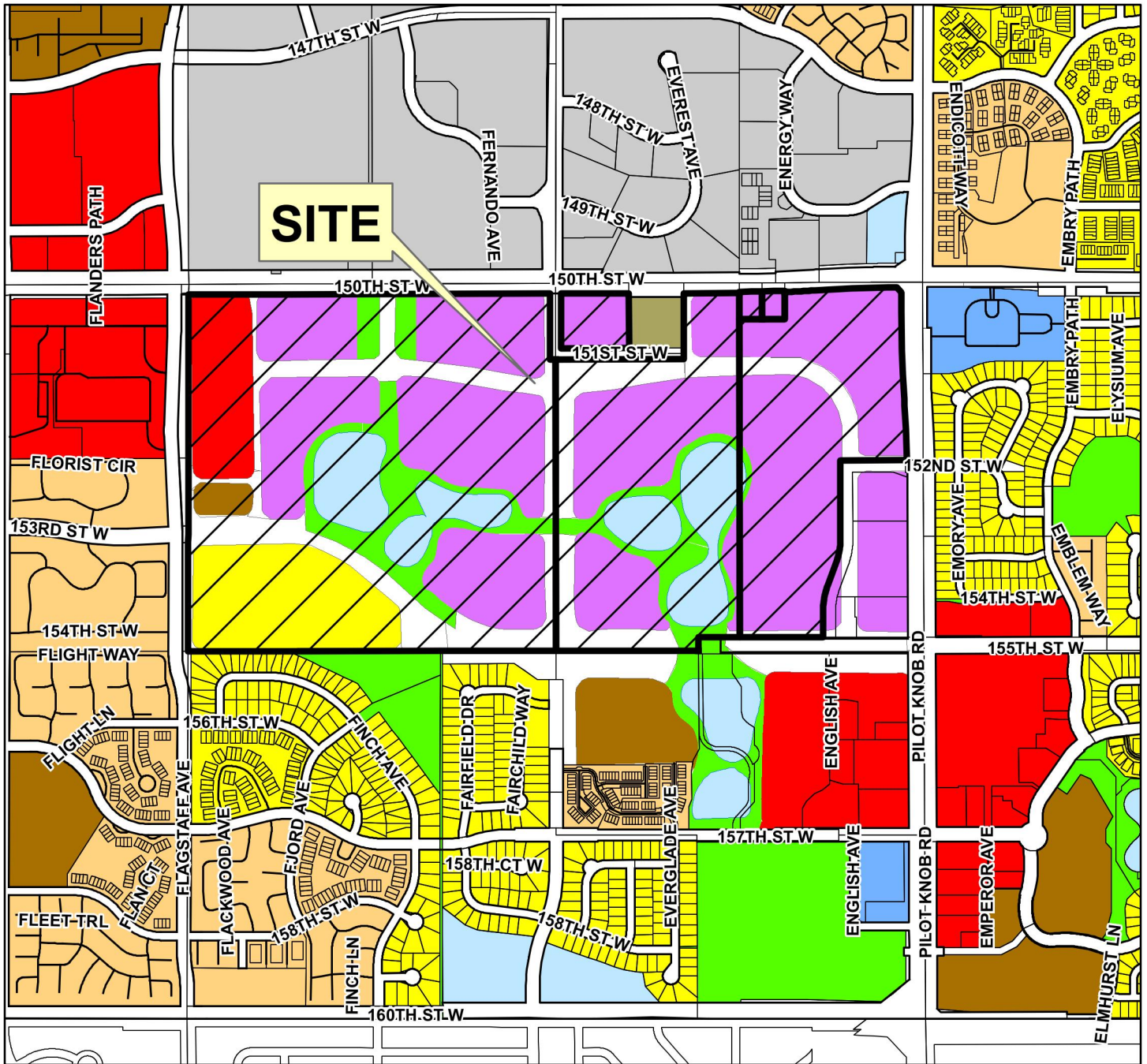


Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles



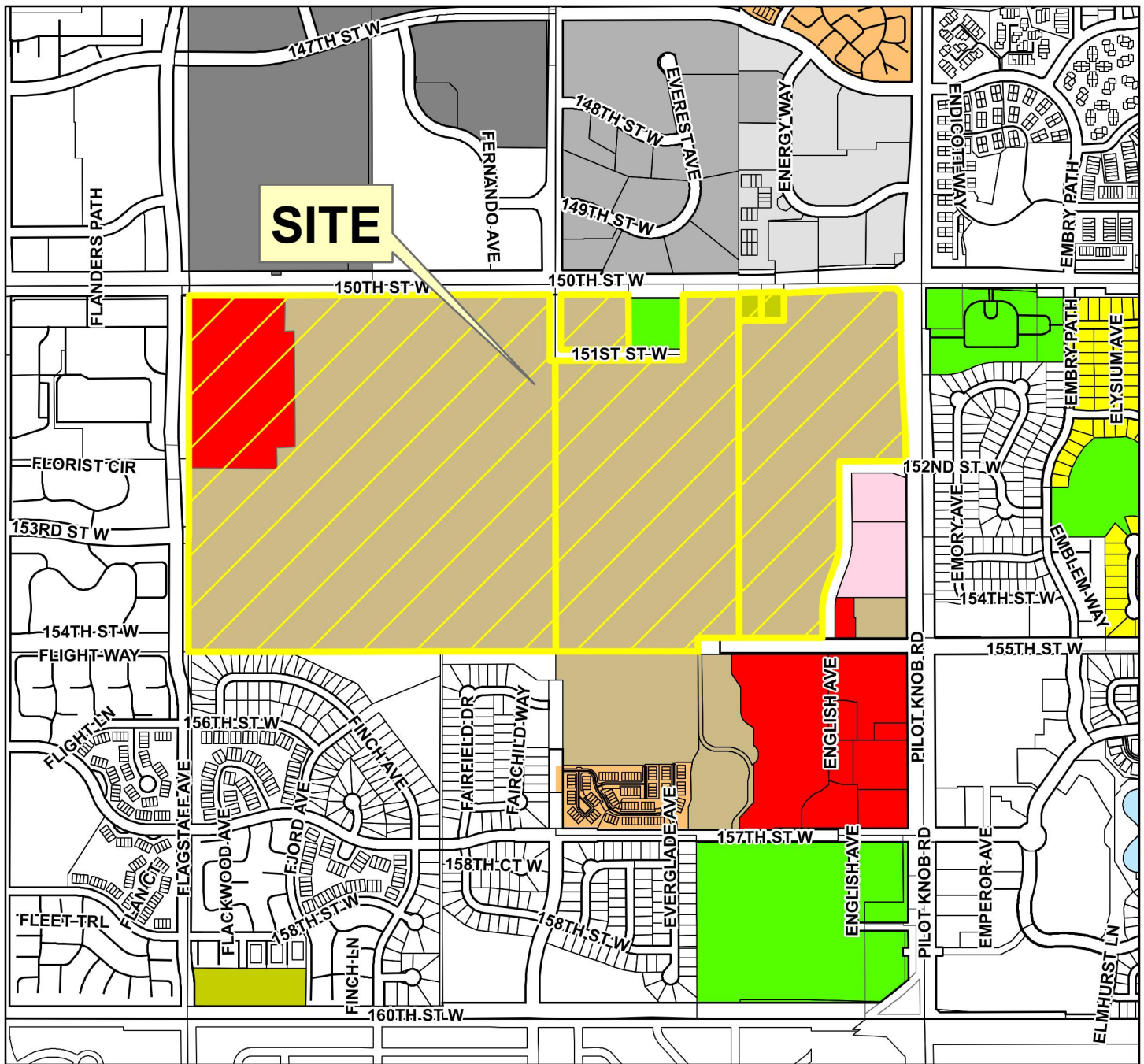


Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles





Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles



Rockport– Comprehensive Guide Plan Amendments

1. Revise the guidance stating that commercial retail uses are “preferred to be located along County Road 42.”
 - The City’s draft Mixed-Use Business Campus Ordinance (“MU-BC”) states, “[c]ommercial retail uses shall be located upon a parcel adjacent and oriented to [CSAH] 42, unless the City Council approves upon a showing of good cause.” *See* MU-BC 155.---(B), p. 5 of the October 2024 draft.
 - It was represented to Rockport that this directive comes from the Comprehensive Guide Plan Update, which states in relevant part, “[s]uch uses should generally be located along County Road 42.” *See* Comprehensive Guide Plan, Section 4, p. 29. This language in the Comprehensive Guide Plan is permissive in nature stating a preference. Therefore, the MU-BC Ordinance should properly reflect the “preference” for that location.
 - Rockport is also requesting that the “mix of uses in the MBC district” references be removed including removing the following percentages associated with the MBC district (also Section 4, p. 29 and references to these percentages in Economic Development Chapter (6)):
 - 55-60% office
 - 10-20% light industrial/manufacturing
 - 10% office warehouse/showroom
 - 5% commercial and retail uses
 - Rockport is requesting that the Guidance be updated to state the City’s “*preference*” for locating commercial retail uses along CSAH 42, rather than stating those uses “shall” be located along CSAH 42, without City Council approval “upon a showing of good cause.” And removing the percentages associated with the MBC district.
2. Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport’s property west of the future Johnny Cake Ridge Road. Specifically:
 - Rockport’s request is for Rockport property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. In the Comprehensive Guide Plan, the City did not differentiate between those parcels east and west of future Johnny Cake Ridge Road. Rockport believes these properties will

develop differently and is requesting that the City differentiate between those large parcels for purposes of the Comprehensive Guide Plan and specifically the City's use of Figure 4.2 to describe uses on those parcels.

- Simply put, Figure 4.2 is out of date, having been completed in August 2017. With Covid-19 pandemic in 2020, the uses, particularly the “Corporate Campus” and “Office” markets have been detrimentally impacted. As it relates to the Rockport parcels west of future Johnny Cake Ridge Road, Rockport believes that the “Office” use, among other described uses, and the City’s suggested “Density” or F.A.R. Range Goals” are not consistent with current use trends or market data. Accordingly, Rockport is requesting that references related to Figure 4.2 be removed from and not apply to Rockport’s property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. Instead, Rockport intends to market its property consistent with Rockport proposed revisions to the MU-BC draft ordinance currently being reviewed by the City.
 - Further, Rockport never intended to use this blob plan to develop the site. Additionally, this blob plan was reviewed by industry experts who determined that other uses and more flexibility when developing the site is recommended.
 - Finally, this blob plan was compiled as a discussion tool with a national developer, who eventually rejected it, after determining it was not economically viable. This developer walked away from further discussions with Rockport and this plan was scrapped. Providing further evidence that the City’s reliance on Figure 4.2, particularly for those parcels west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) East of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2, is not reasonable and is likely arbitrary and capricious.
3. Add the land use “Industrial,” to Area “C” in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road. Specifically:
- Rockport’s request is for Rockport property south of County State Aid Highway 42, east of future Johnny Cake Ridge Road, north of 155th Parkway, west of English Avenue, north of 152nd Street and west of County State Aid Highway 31 (Pilot Knob Road), described as Area “C” on Figure 4.2.
 - Figure 4.2 should be updated to include “Industrial” in area “C.”

Focus Areas

In the 2040 Comprehensive Plan, two locations receive significant attention. These areas include the Fischer Mine Area, which will become Orchard Place, and Downtown. **Figure 4.1** depicts these areas, which are adjacent to each other. Downtown is and will remain Apple Valley's commercial center, while the focus of Orchard place is on high-quality employment. While these areas have different opportunities and constraints for redevelopment, development should integrate a mixture of compatible land uses, a connected grid of "great streets", and a transit-supportive density. A preliminary step to facilitate this transition is to extend the existing Ring Route east through Orchard Place, as depicted in **Figure 4.1**. The following sections describe Orchard Place, Downtown, the Ring Route, and other aspects of Apple Valley's focus areas in more detail.

In 2040, Downtown and Orchard Place will feature a mixture of residential, commercial, and employment uses; a connected grid of "great streets"; and suburban-intensive transit-supportive density.

Fischer Sand and Aggregate Mining Area and Adjacent Infill

Figure 4.2 shows the concept plan for the Fischer Sand and Gravel Mining Area. The master plan, called Orchard Place, designates 262 acres for nonresidential, employment-based use. The 2030 Land Use Plan guided most of this acreage as Mixed Business Campus. The area is intended to be a high quality setting for general office, corporate office, research and development, light manufacturing, and office showroom. The City also has a strong desire to attract health facilities with related offices and clinics to this location given market support for this use.

The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster. The plan sets clear goals for density and floor area ratios (FAR), which establish general parameters to achieve the desired development. FAR requirements encourage a denser development pattern.

In addition to the Fischer Sand and Aggregate reclamation project, infill development will continue in the adjacent Cobblestone Lake area, located east of Pilot Knob Road. This Planned Development area is nearing buildout, with construction continuing in 2017. Remaining vacant parcels are planned for multifamily residential development.

Figure 4.2 – Orchard Place Concept



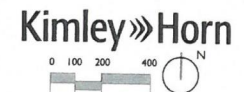
CONCEPTUAL LAND USE DIAGRAM

Acreage	Conceptual Land Uses Goals	Density or F.A.R. Range Goals
A 26.6	Office Hotel Medical Commercial Retail	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40 0.18 to 0.30
B 7.0	Office Hotel Medical Commercial Retail	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40 0.18 to 0.30
C 29.5	Office Hotel Medical	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40
D 14.5	Commercial Retail Office Medical	0.18 to 0.30 0.25 to 0.35 0.25 to 0.40
E 2.8	Multi-Family Residential Senior Housing	4.0 to 30.0 12.0 to 30.0
F 60.6	Office Industrial Medical	0.25 to 0.35 0.30 to 0.45 0.25 to 0.40
G 70.1	Medical Corporate Campus Office Industrial Commercial Retail	0.25 to 0.40 0.25 to 0.35 0.25 to 0.35 0.30 to 0.45 0.18 to 0.30
H 12.9	Commercial Retail Office Hotel Medical	0.18 to 0.30 0.25 to 0.35 0.35 to 0.50 0.25 to 0.40
I 27.4	Single-Family Residential	3.0 to 4.0
J 16.6	Single-Family Residential	3.0 to 4.0
K 24.4	Multi-Family Residential Senior Housing	4.0 to 30.0 12.0 to 30.0
L 30.7	Commercial Retail Office Medical	0.18 to 0.30 0.25 to 0.35 0.25 to 0.40

TOTALS

Non-Residential Uses	251.9 Acres
Residential Uses	71.2 Acres
Amenity Features	35 Acres

ACCESS KEY



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

Economic Development Potential

The Metropolitan Council projects that Apple Valley will support 17,100 jobs by 2040, an increase of 2,821 from the 2010 Census figure. However, the Economic Development Authority has set a goal of reaching 19,000 jobs. The City recognizes a significant opportunity to create high-quality jobs and retain local labor, given that most residents currently work in other jurisdictions. With its emphasis on employment-based uses, Orchard Place will substantially contribute toward this goal. Consistent with the keys identified as part of Apple Valley's vision, this employment-focused area will help provide a diversity of living-wage jobs and create opportunities for the City's residents to work closer to home. **The Mixed Business Campus land use category is intended to accommodate a mix of approximately 55% to 65% of office (1/3 of which would be targeted for health and medical related facilities), 10% to 20% light industry/manufacturing, and 10% office showroom or office warehouse. Because the area also includes other mixed uses, high-density housing and incidental retail and service, uses could also be considered to a limited extent.**

Transportation Network

The Orchard Place plan is centered around two internal collector roads, Johnny Cake Ridge Road and 153rd Street West/155th Parkway. Johnny Cake Ridge Road bisects the site from north to south, intersecting with 153rd Street

West/155th Parkway at a roundabout. These two streets provide the four primary access points to Orchard Place. They are each spaced approximately 1/2 mile from other signalized intersections. As the City looks to develop its east-west transit connection along County Road 42, a future transit station is envisioned at the intersection of County Road 42 and Johnny Cake Ridge Road, at the north entrance to the Orchard Place site. The City will engage the MTVA to develop future transit services.

Additional minor accesses are spaced at intervals of 1/8 mile to 1/4 mile around the perimeter of the site. The 153rd Street West/155th Parkway route is a vital east-west connection to Downtown. This road is a planned extension of the Ring Route. A gasline easement parallels the road to the south. An internal circulator route complements the primary north/south and east/west routes.

Environmental and Recreational Amenities

Three large ponds provide on-site storm water management and recreational amenities. The ponds are a practical use for the site, acting to counteract the effects of impervious surface runoff and reducing the amount of fill that is needed for development. Apple Valley's bedrock geology provides natural storm water filtration.

The ponds are connected through an internal trail system, three bridges, and two plaza/greenspace areas. One grade-separated trail connection is illustrated across 153rd Street, in the northwest quadrant of the site. Other midblock trail crossings should be explored.

Downtown

Downtown Apple Valley is located at the commercial crossroads of Cedar Avenue (CSAH 23/TH 77) and County Road 42. It contains a cluster of large retail uses and some smaller offices and services, as well as key institutions (City Municipal Center), high-density apartments, and some newer mixed-use development. Having developed largely during the 1970s and 1980s, Downtown was and continues to be primarily auto-oriented. The quadrants surrounding Cedar Avenue and County Road 42 consist of super-blocks containing big-box stores and large areas of surface parking. The scope of Downtown continues to evolve in form, use, and density. With the development of Central Village and the Fischer Marketplace, Downtown has expanded to the east. The highlighted Downtown Core on **Figure 4.1** contains approximately 600 acres.

One of the keys of this plan is a successful downtown. Apple Valley envisions a unique, identifiable, and thriving downtown. The building blocks are in place. Downtown is located adjacent to one of the busiest at-grade intersections in the state. It is served by the METRO Red Line Bus Rapid Transit (BRT) service, which connects riders to the central metropolitan region and other destinations. In 1990, the City invested in a series of road, sidewalk, and landscape improvements called the Ring Route; helping to further establish Downtown's identity and improve access to the area. There are large areas of

- Lighting is limited to parking lot and building illumination designed for customer and employee safety. Building and parking area lighting shall not be allowed during the time the businesses are closed, except as necessary for safety and security.
- Given its proximity to residential areas, hours of operation of the use(s) shall be limited.

Industrial and Mixed Business Employment Areas

As explained in the Community Context chapter (3), Apple Valley has a relative lack of high wage (above the hourly metro average) job opportunities. Therefore, it is important to designate property for the creation of jobs and to expand opportunities for people to live and work in Apple Valley. An overarching vision for the land use plan is to provide opportunities for higher-wage businesses and workers to thrive in the City. The land use plan does this by identifying ample areas that could be developed or redeveloped for business and employment purposes, including manufacturing facilities, office space, research and development sites, and medical and healthcare facilities. The Industrial (IND) and Mixed Business Campus (MBC) districts accommodate many of these uses, and help solidify the City's economic base.

Industrial (IND)

Use type examples: Goods manufacturing, processing, and warehousing



Industrial (IND) allows offices, assembly, warehouse, manufacturing, and other similar activities within an enclosed building to limit the amount of dust, noise, odor, and other adverse impacts. The current zoning district categories that regulate industrial uses include I-1, I-2, BP and PD. Performance standards in the Industrial district include the following:

- High-quality site design and building materials are expected to be used to promote pleasing off-site views of the development
- This land use designation shall not be located adjacent to residential land uses without a significant buffer, which consists of distance-berming, heavy landscaping, decorative fences/walls, or a combination thereof as determined by the area characteristics deemed adequate by the City. Loading and delivery areas shall be screened from off-site views.

- Landscaping shall consist of aesthetic treatment to provide interruption of long building walls and to soften parking lot areas.
- Exterior storage of materials and equipment shall be completely enclosed, or screened from all property lines by a fence or wall.
- Heavy freight vehicles are characteristic of uses in this land use category. Space for truck and vehicle maneuvering needs to be planned for these uses. Weekend trip attraction to industrial sites should be minimal.
- Driveway access to the development shall be from non-local streets or those designed for primarily non-residential traffic. No direct access to County Road 42 shall be allowed.
- Lighting is limited to parking lot and building illumination designed for employee safety.

Mixed Business Campus (MBC)

Use type examples: Research and development, office park, and hospital

Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses.

Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC. Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses

that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42.

The mix of uses in the MBC district includes the following:

- 55 – 65% office
- 10 – 20% light industry/manufacturing
- 10% office warehouse/showroom
- 5% commercial and retail uses

This modeling is further discussed in the Economic Development Chapter (6), which references land use percentages, FAR ratios, and job-creation goals.

The Mixed Business Campus is distinguished from Mixed Use by its economic development focus, higher intensity uses, and lower residential yield. The MBC area at Orchard Place will be developed through a site master plan and PUD process.

Parks, Institutions, and Open Space

Institutions (INST)

Use type examples: Schools, religious institutions, libraries, and civic buildings.

Institutional (INST) districts are public or quasi-public amenities, excluding parks that greatly impact the character of the community. Although public uses require public investment or donations and do not generate taxes of their own, the value of these amenities is reflected by increasing the



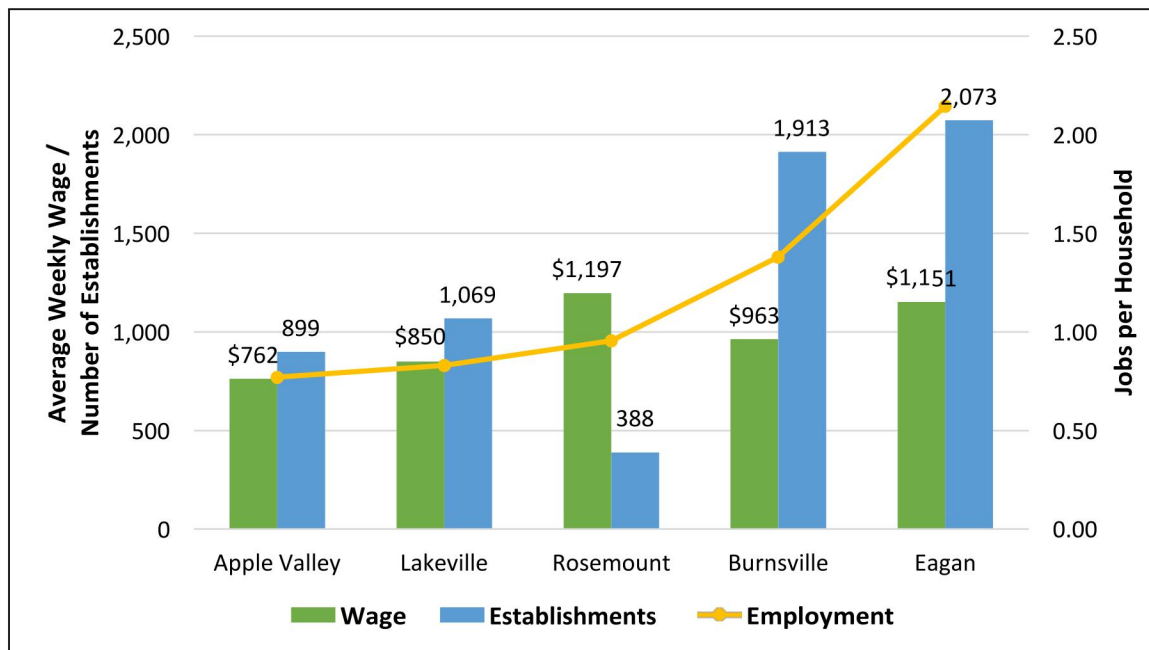
value of surrounding properties.

Schools, hospitals, and places of worship give neighborhoods definition. These uses are a source of community pride. They drive residential property values and neighborhood reinvestment. Apple Valley citizens are proud of their strong public school system. The largest institution is the Minnesota Zoo, which is an asset for the entire Twin Cities region. Government facilities are a prime example of institutional uses. The City Municipal Center, the Dakota County library, the Dakota County Western Services Center (WSC), and the US post office, etc., should be all concentrated in Downtown Apple Valley to best serve the community.

The City seeks to maximize the local benefits of regional park and institutional uses while avoiding expansion or changes in use that have a significant negative impact on adjacent residential properties. Undesirable impacts include traffic, light, and noise. Buffering techniques should be incorporated into the designs of planned institutional and similar land uses that are located adjacent to residential uses.

The implementing zoning districts for institutional properties are the P-Institutional District and the Planned Development (PD) district.

Figure 6.6 – Dakota County Wage and Employment Comparisons



Jobs/Housing Balance

A key consideration in the planning process is seeking a balance of jobs and housing in Apple Valley. This balance is both in terms of the number of jobs relative to the number of households, as well as the type of jobs relative to the education and interests of Apple Valley residents. Locating a wide range of housing close to employment may shorten commuting distances. High vehicle-miles traveled produces highway congestion and air pollution, reduces pavement life, and diminishes leisure time.

A standard measure of jobs-housing balance is the ratio of jobs to housing units. (This measure

is similar as the ratio of jobs to households.) The American Planning Association recommends a ratio of 1.3 to 1.7. However, in metropolitan areas where jobs are more regionally allocated, cities demonstrate a range of jobs-housing ratios (See **Figure 6.6**). From a regional perspective, the high degree of variance indicates that some communities have less than the ideal number of jobs given their number of households, while others have higher employment. This is more a regional issue than a local one – many communities have an imbalanced supply of housing and jobs. These imbalances should be addressed through compre-

hensive housing policy and transportation planning, as well as economic policy.

The Metropolitan Council projects 17,100 jobs and 24,900 households in 2040, for a jobs/household ratio of 0.69. This projection would be a reversal of current trends, which show improving jobs/housing balance. **With the addition of a job center in the mixed business campus area, Apple Valley is targeting a higher jobs goal – 19,000 jobs – for 2040. This goal reflects the Vision for Apple Valley that seeks to create more local jobs and more jobs with wages capable of sustaining a family and fostering greater economic resilience.**

Apple Valley seeks to expand job opportunities, prioritizing jobs which pay wages capable of sustaining a family. 

Commuting Costs

The jobs/housing relationship directly impacts quality-of-life. After housing, transportation is the largest cost for most households. The Housing and Transportation (H + T) Index provides a snapshot of these effects for Apple Valley (**Figure 6.7**). On average, Apple Valley households spend 27 percent of their income on housing and 20 percent of their income on transportation (for a total of 47 percent). For comparison, Lakeville households spend 53 percent of their income on housing and transportation, while Burnsville households spend only 43 percent of their income

with shared interest in economic development and redevelopment.

- Work with property owners to address unique development challenges including the maintenance, revitalization, and redevelopment of existing buildings and parking lots.
- Take advantage of opportunities to use public improvements and private development to enhance the image and identity of Apple Valley.
- Foster private investment and economic activity that supports sustainability and resiliency objectives.
- Attract development of regional industry clusters to Apple Valley.
- Develop the mixed business campus, Orchard Place, to improve the jobs/housing balance.
- Encourage Orchard Place to demonstrate energy efficiency objectives by incorporating renewable/local energy sources, such as solar, wind biomass on-site or in partnership with Dakota Electric.

Economic Development Policies

The City seeks to achieve its economic development goals through application of the following policies:

- Actively investigate and pursue opportunities to attract a medical center/campus district and other medical and health care businesses to Apple Valley.
- Engage with businesses that create jobs with incomes that can sustain a family.
- Develop business partners that share the objective of high-quality, sustainable, efficient development, expansion of the property tax base, match market desires and land use plans of Apple Valley.
- Periodically review and amend if necessary the Comprehensive Plan to ensure land resources leverage value and employment-producing.
- Encourage and facilitate infill commercial, industrial, and retail development on remaining vacant parcels to ensure the resource is fully utilized.
- Encourage and facilitate redevelopment of underutilized or distressed properties into viable commercial, industrial, or retail and horizontal and vertical mixed use developments by work-

ing with property owners and developers.

- **Create a medical campus district to encourage and facilitate development of medically related uses such as health services, bioengineering and manufacturing, and transportation or shipping supportive facilities.**
- Work with local businesses and industries in support of expansion strategies where the land resource is fully utilized.
- Work with local businesses, Dakota County, and the Minnesota Valley Transit Authority (MVTA) to provide transit services that support the economic development goals of Apple Valley.
- Encourage and promote the development of advanced, state-of-the-art telecommunication technology to and within Apple Valley.
- Work with service providers to ensure adequate supplies and reliable distribution systems for electricity and natural gas and increasingly emphasize renewables.
- Pursue ways to streamline the development approval process, while still maintaining high quality development standards.
- Review new and innovative economic development incentives for application in Apple Valley.

Implementation

Figure 6.8 shows the overall structure of the Economic Development Strategy. The top of the pyramid represents the highest achievements sought. The base of the pyramid represents the foundational work that is needed to succeed. The highest goal is to attract new business and industry to Orchard Place and Downtown. Apple Valley recog-

nizes that the framework for sustainable growth emerges from within, often referred to as organic growth over time. Retaining existing businesses and workforce talent is vital to demonstrate local potential to prospective employers. Developing within established and emerging clusters will help solidify the economic base and leverage the strengths of the region.

Figure 6.8: Economic Development Strategy



Extending the Strategic Plan

This chapter introduced six core pillars for economic development to 2040. To summarize, they are:

- Attract large employers
- Unify the Downtown
- Reinvest in Downtown
- Develop connections within the Twin Cities

Metro and beyond

- Support STEM-related businesses and workforce development
- Develop economic resilience



The following material expands on these themes.

1. Attract large employers primarily in the designated Mixed Business Campus area

The biggest economic challenge for Apple Valley is to increase the number of local jobs – specifically, to improve the jobs/household ratio. It is not uncommon for a metropolitan economy to produce clusters of employment that benefit some communities more than others, especially in suburban areas, resulting in a regional jobs/housing imbalance and complex commuting patterns. Because there are regional forces at work, Apple Valley will benefit through intergovernmental collaboration as much as through competition with other communities.

The economic potential of development proposals must be evaluated based on the number of jobs that businesses create and the wages they provide.

Potential economic development opportunities must be evaluated based on the number of jobs they create – both directly and indirectly – and the wages they provide. The amount of public incentives, if they are used to attract new employers or retain existing employers, should reflect these factors. The City will target employers which pay above area median income, especially businesses that are compatible with existing industry clusters or which represent emerging technologies.

In the near-term, the City will work to develop relationships with commercial, office, and industry partners in the community. Conducting periodic meetings with the largest employers will help the City identify opportunities and threats to its existing jobs base and develop local partnerships. This will help the City improve career development pathways, such as that used by Uponor, to meet industry needs. Another strategy is to expand local employment data, and the application of data, to monitor and communicate characteristics of the municipal workforce and local employers. The QCEW provides detailed data regarding the types of jobs that are located within a geography, but not the jobs which are held by the population of that geography. A survey of residents would give the City a clear-

er picture of local job resilience and workforce skills. It could also be used to demonstrate local demand for certain industries and cultivate jobs training programs.

Orchard Place

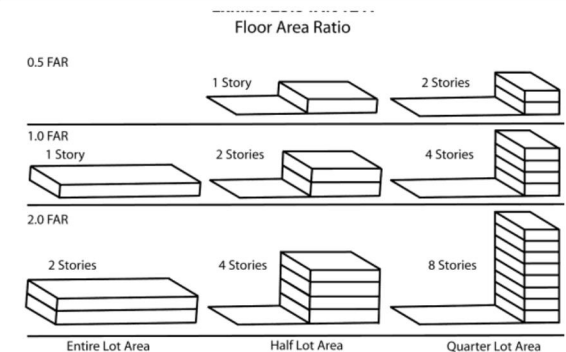
The long-term goal is to redevelop Orchard Place as a mixed-business employment center. The redevelopment of this 400-acre sand and gravel mining area will take several years. Strong systems of trails, transit, and parks offer amenity enhanced environment. The Orchard Place master plan captures this strategy by guiding acreage for open space, water features, pedestrian connections, and the supported network of great streets. Careful attention to preliminary design and promotion of the plan will attract larger specialty businesses to the site.

The Orchard Place concept plan guides approximately 400 acres for the Mixed Business Campus, supportive commercial rights-of-way, open space, and ponds. Based on historical development within the Metropolitan area, **it is suggested that at least 40 acres of the Mixed Business Campus be considered for the medical center campus.** The Orchard Place concept plan guides approximately 50 acres for the most iconic development to be located in the northeast corner of the site. Adjacent tracts are illustrated for potential medical-related uses; office, hotel, and commercial/industrial uses.

Utilizing FAR to guide development and model development intensity

One guiding principle for development intensity is floor area ratio (FAR). Floor-area ratio guides intensity by maximizing the amount of total floor space in all buildings on a given site. Within these parameters, developers maintain some flexibility to adjust building height and bulk and fully utilize available land. (Figure 6.9). Intensity increases with more building space and higher FAR.

Figure 6.9: FAR Graphic



FAR standards regulate density while giving developers greater design flexibility. The City's FAR guidelines help it project employment density, assess site impacts, and address traffic needs for future development.

Employment potential can also be correlated to FAR, since jobs are traditionally measured as the number of employees within a building area. **The conceptual plan for Orchard Place includes a range of FAR goals for each land use. Table 6.2 summarizes these goals.**

Table 6.2: FAR Goals for Orchard Place

Use	FAR Range
Corporate Campus	0.25 to 0.35
Medical	0.25 to 0.40
Office	0.25 to 0.35
Industrial	0.30 to 0.45
Commercial Retail	0.18 to 0.30
Hotel	0.35 to 0.50

As of March 2017, the concept plan for Orchard Place retains flexibility for further refinement. The precise acreage for each use and the intensity of development will be further evaluated in cooperation with the land owner and the project developer. In the meantime, these numbers are useful for conceptualizing a range of intensity scenarios, refining economic development objectives, and developing an understanding of likely traffic impacts and utility needs. If, for example, a 50-acre corporate campus were constructed to 0.35 FAR, there would be 17.5 acres of floor space, or approximately 762,300 square feet. A typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. As actual development potential is determined, Apple Valley can adjust its FAR and/or acreage assumptions accordingly to promote the most efficient use of the Fischer site.

The Metropolitan Council projects 17,100 jobs in 2040, with only 1,300 additional jobs from 2020 to 2040. This forecast may prove to be an underestimate of both need and opportunity. Instead,

Apple Valley would like to increase employment to 19,000 jobs by 2040. It is estimated that the Mixed Business Campus yields about 75 percent of the growth in jobs. Upon completion of the Mixed Business Campus, about 25 percent of all jobs in the City would be located there. Implementing the FAR framework will help the City achieve the desired development intensity – and associated employment growth – for Orchard Place and other sites.

If a portion of the site is developed at lower-than-average FAR, then the City knows that the remaining space must be developed at a higher intensity to produce the desired jobs outcome. The present marketplace readily builds at .25 to .30 FAR. Building at higher intensities may require the application of financial incentives and/or modifications to City code.

2. Unify Downtown by taking advantage of future redevelopment opportunities, using Cedar Avenue and County Road 42 and transit system improvements as catalysts

Downtown is the engine of Apple Valley's economy. Improvements that unify Downtown, support greater development intensity, and enhance connectivity will improve economic potential. Future redevelopment opportunities can be supported by transit and other transportation improvements in the Cedar Avenue corridor and the County Road 42 corridor. The Cedar Avenue Transitway Implementation Plan guides improvements to the Red Line from 2010 to 2040, with five stages for devel-

opment. Stage 1 was completed in 2013 when BRT service was launched, connecting Apple Valley to the Mall of America transit station hub. Stage 2 is programmed for 2015-2020 and calls for expansion of the Apple Valley transit station and bicycle and pedestrian improvements. Stage 3 is programmed for 2020-2025, and calls for a new station at Palomino Drive with potential Park and Ride expansion. Stages 4 and 5 are scheduled for completion by 2040, with extension to Lakeville.

The City is targeting land use and transportation improvements that unify the Downtown and mitigate the physical barriers presented by traffic volume and multiple lanes of traffic on Cedar Avenue and County Road 42. Enhanced pedestrian connections across these thoroughfares, coupled with stronger connections to transit, are sought. The addition of bus rapid transit to the transportation network has already supported several development projects in the Cedar Avenue transitway. However, significant opportunities remain, especially in the four major quadrants surrounding the intersection of Cedar Avenue and County Road 42 and the expansion of east/west transit services to the mixed business campus in cooperation with Dakota County. Momentum from transit-supportive development and the extension of the Red Line south to Lakeville will eventually influence these superblocks as well.

Lid Concept

A 2008 study of transit-oriented development in-

Alex Sharpe

From: Community Development
Sent: Thursday, January 2, 2025 11:11 AM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

Sent: Tuesday, December 31, 2024 1:54 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

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Dear Sir/Madam:

I am in receipt of your notice of public hearing scheduled for January 15, 2025, regarding the proposed amendments related to The Rockport, LLC.

I have lived south of this section since 2004. It would be great if a large portion of this area remain undeveloped due to the presence of wildlife living in the area. There is an active coyote pack that has made the area their home for several years. Additionally, I have witnessed the presence of deer, Great-Horned owls and eagles.

The City of Apple Valley has an overabundance of liquor stores, medical facilities, fast food establishments, etc.

It would be great to retain an area within the city for wildlife.

I appreciate the opportunity to voice an opinion.

Thank you.

Sincerely,

Amy PirkI
[REDACTED]

Alex Sharpe

From: Community Development
Sent: Thursday, January 9, 2025 1:35 PM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

See below.



Breanna Vincent | Planning Department Assistant

☎ (952) 953-2575

✉ breanna.vincent@applevalleymn.gov

🌐 www.applevalleymn.gov

📍 7100 147th Street W. | Apple Valley, MN 55124

From: [REDACTED]
Sent: Thursday, January 9, 2025 1:21 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

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City of Apple Valley
Community Development Department

Good afternoon and thank you for the opportunity to provide comment on the proposed amendments to The Rockport LLC sand and gravel mining area and Mixed Business Campus in advance of the hearing scheduled for January 15, 2025.

We are homeowners adjacent to the parcel for which the amendment to the land use is proposed, as owners of 15233 Florist Circle, Apple Valley, MN 55124. As homeowners next to the proposed land use change, we would like to provide our comments and discontent with the proposed changes.

Our neighborhood is residential and very family oriented. There are many elementary and secondary school children living in the neighborhood and who walk to bus stops and to the pool within our community. When we purchased this property, that family, residential feel was a major reason we selected this neighborhood. This amendment to the land use of the adjacent property concerns us, in that an increase from a majority office use to industrial use would impact the quality of life in our neighborhood.

The increase of industrial development would likely bring more noise, pollutants, and large truck traffic to our community. We purchased this home with the understanding that the adjacent property was zoned for mostly office space. I understand the notice mentions that after COVID the demand for office space decreased, however more and more employers are requiring staff to come back into the office, and the pendulum appears to be swinging back toward in office work for many businesses.

Please consider the community and adjacent homeowners and do not amend the land use to allow for an increase in industrial use of this property. The neighborhood is more appropriate for office, retail or residential use. We previously lived in Rosemount, MN and are very familiar with the community concerns surrounding the refinery and industrial areas by homeowners there. We are very disappointed to be faced with a potential increase in industrial land use to be permitted next door to our property in Apple Valley. This proposed amendment in land use would negatively impact the nature of our neighborhood and our property values.

Thank you,

Rebecca Arsenault Herize
Luis Herize Lopez

TO: Alex Sharpe, AICP, City Planner

FROM: Evan Acosta, Assistant City Engineer

DATE: January 10, 2025

SUBJECT: Orchard Place Comprehensive Plan Amendment

Alex,

The following are comments regarding the Orchard Place Comprehensive Plan Amendment.

The requested land use changes in the comprehensive plan amendment require additional watermain and sanitary sewer modeling to understand the potential impacts to water distribution and sanitary sewer flow with the applicant's request.

TO: Alex Sharp (AICP) City Planner

FROM: George Dorn, Building Official

DATE: January 2, 2025

SUBJECT: Apple Valley Technology Park east of the future Johnny Cake Ridge Road, north of 155th St. W South of CSAH 42 and East of Pilot Knob Road.

- 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.
- 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.
- Per MSAC 1104.4.1 at least one accessible route shall connect each accessible story, mezzanine, in multilevel buildings.
- Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
- Platting the property lines must be completed prior to permit issuance.
- Architectural, Structural and Civil plans are required to be signed with the permit application.
- The domestic and fire suppression water supply is required to be split outside the building with separate shut off valves. Contact our City Engineer for acceptable connections.
- The allowable area and building heights will be determined once the code analysis has been completed.
- Mechanical equipment and appliances on roofs or elevated structures shall be accessed in accordance with the 2020 Minnesota Mechanical Code 306.5. Depict on your plans how you intend to access mechanical equipment if it is to be elevated.
- Include roof top screening drawings with the plan submittal.
- The City of Apple Valley has adopted the 2020 MSBC 1306, subpart 3 Special Fire Protection systems. This section would require the buildings to have an automatic sprinkler system installed based on occupancy type and square footage.
- Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
- Per MSAC 502.4.4, the access aisles for the accessible areas shall be marked with a designation sign that says "no parking. Review areas under consideration for accessible parking areas.
- Accessible parking required will be required per the Minnesota State Accessibility Code Table 1106.1.
- Provide energy and lighting compliance calculations at the time of permit submittal.

January 27, 2023

MEMORANDUM (EXECUTIVE SUMMARY)

TO: Rockport, LLC

FROM: Ms. Mary C. Bujold
Maxfield Research and Consulting, LLC

RE: Update of Market Conditions for Office and Industrial Space and Land Use
Allocations for Mixed-Use/Business Campus Property in Apple Valley, MN

Introduction

This Executive Summary presents an overview and update of current and long-term market conditions for development and acceptance and absorption of various uses, including those articulated in the City of Apple Valley's proposed Mixed Use-Business Campus (MU-BC) ordinance for Apple Valley and a broader review of the surrounding communities in the Market Area including Burnsville, Eagan, Lakeville and Rosemount. Based on current and projected market conditions in the Market Area submarket, we comment on the proposed land uses for the Mixed-Use/Business Campus zoning on the Rockport property immediately south of County Road 42 and the proposed land use allocation.

Maxfield's review of the City's proposed MU-BC Ordinance concludes that the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations contained in the MU-BC Ordinance for office and industrial uses are not realistic over the next ten years on Rockport's Property or even the broader Market Study area. In sum, Maxfield concludes that the MU-BC Ordinance as drafted will have a negative development impact on Rockport's Property, including reducing market interest in the Property, decreasing potential development on the Property, and ultimately reduce Rockport's expected development opportunities and income.

Overall, the MU-BC's proposed use percentages do not reflect market conditions for development in the area and should be rejected in favor of market uses and trends that are present in Apple Valley and surrounding Market Study Area. Based upon Maxfield's review of the Market Study Area, the proposed MU-BC Ordinance percentage allocations should be rejected entirely or revised significantly to reflect current and projected market trends.

(612) 338-0012 fax (612) 904-7979

2823 Hamline Avenue North, Roseville, MN 55113
www.maxfieldresearch.com

MAXFIELD RESEARCH AND CONSULTING, LLC

Office Market***Metro Area Summary***

In 4th Quarter 2022, the direct office vacancy rate rose by 8.7%, accounting for most of the newly vacant space. Sublet space however, rose by a dramatic 33%.

Almost all office tenants with leases coming up in 2023 will elect to downsize their footprint.

The 4th Quarter 2022 posted a negative absorption of just over 1.5M square feet of space.

In 4th Quarter 2022, despite a decline in asking rents, there was still year-over-year rent growth. Class A office vacancy however, particularly in suburban locations rose above Class B and C space. The overall Class A vacancy rate was 15.8% as compared to 12.4% for Class B space and 7.5% for Class C space.

There is a concern that declining office building values may lead to a drop in property taxes which loss may then be transferred onto homeowners in Minnesota.

Vacancies have spiked upward in response to large users downsizing. Many have chosen to vacate and sublease. No new buildings were delivered and office construction continues to decline.

More buildings are up for sale or are having loans debt restructured considering current market conditions.

Class A office proposals are down significantly, companies have vacated or not even occupied new space and notices have been placed that some corporate campuses will be downsized and/or redeveloped.

Lease transactions in 2022 were down 50% from 2021's transaction activity which was about 1,200 transactions Metro-wide.

The Twin Cities medical office market however, has remained strong throughout the pandemic. The overall market remains very stable with an on-campus vacancy rate of 8.6% and an off-campus rate of 10.6%. There is strong demand for off-campus locations for non-acute care for location access and cost savings. Rents have increased due to continued demand and higher costs for new construction. Providers are focused on expanding close to their customer base, providing full-service medical hubs offering outpatient surgery and specialty services to communities while offering low-cost care away from a hospital campus.

According to a recent medical office report, outpatient volumes in Minneapolis are expected to grow by nearly 33% in Minneapolis making it one of the most promising medical office markets in the US.

According to conversations with commercial office brokers, some tenants are taking an opportunity to “move-up” in the market to obtain higher quality space at a concession price. While this creates turnover in the market, it is not expected to lead to an increase in new construction of office space for some time. Office users are continuing to sort out their space needs considering the “new workplace.”

Although owners are hopeful that the recession will be shallow and that rising unemployment rates will draw works and subsequently, demand back to office buildings, the current return-to-work landscape has not occurred as rapidly as was expected. Tenants are likely to continue to downsize when given the opportunity.

Dakota Co Submarket Summary

Office vacancy increased substantially in 2022 as more companies downsized or vacated space in the submarket. Class A office vacancy rose to 40% as several large spaces became available and new deliveries went unleased or unoccupied. Companies are placing vacant space on the market to sublet, but with a greater number of smaller users than larger ones, it will take a longer time to absorb vacant space.

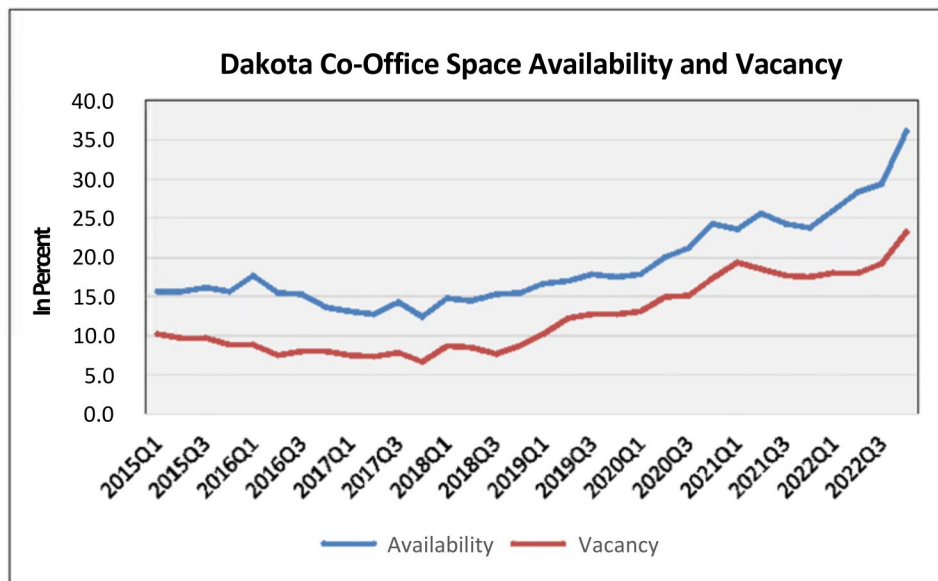
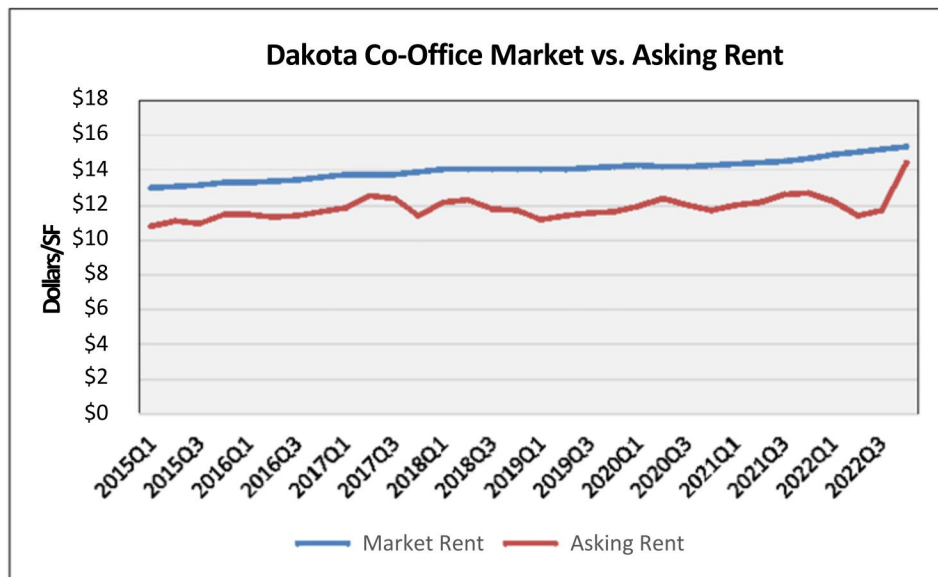
As mentioned previously, vacancy increased in 2022 in the submarket and negative absorption ranked third among the Twin Cities submarkets behind Minneapolis CBD and the I-494 Corridor.

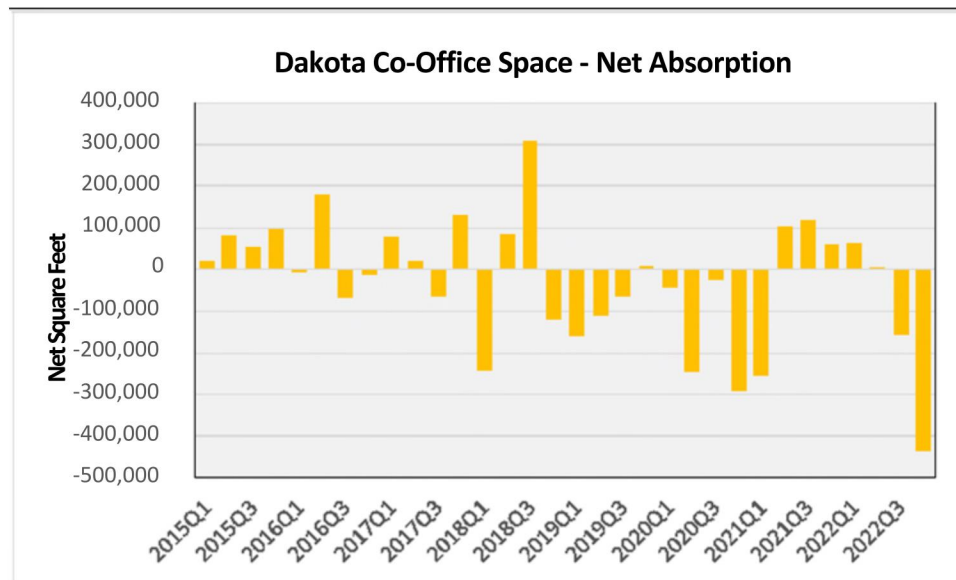
In terms of leasing activity and overall vacancy rates, suburban submarkets are faring better than the central business districts. Some owners are renovating Class C and Class B spaces trying to attract tenants to better quality. This is a difficult balance to achieve given the costs of upgrading and higher interest rates. Between 2021 and now, absorption has consisted primarily of smaller spaces in smaller buildings (less than 60,000 square feet). Many larger buildings remain substantially vacant or entirely vacant.

Health care vacancies are much lower than for traditional office space and there has been continued leasing activity in the medical space sector. New medical space is under construction and it is anticipated that new clinics are likely to attract smaller health care tenants that will tap into the traffic generated by the larger clinic. Small health care tenants however are likely to occupy in-line spaces in retail commercial rather than office space in traditional format buildings.

Prime Therapeutics, a health care benefits company, which was to have moved into its two new buildings in Eagan, decided it no longer needed the new headquarters considering employees working remote and have decided to place the buildings on the market for sublease.

Thompson-Reuters, the largest employer in Eagan, recently announced it is downsizing its corporate office space and will carve up its existing campus to make way for incorporating other uses on the site including residential, industrial and retail space. This will enhance the ability of Eagan to accommodate more space in the city.





Industrial

Twin Cities Metro

The Industrial real estate market in the Twin Cities is moving toward a buyer's and tenant's market. Tenant demand for small to mid-size warehouse-distribution spaces continues to exceed supply, but other market challenges such as labor stagnation, rising interest rates and reduced demand from larger users are placing pressure on the constant growth over the last two years. This is placing tenants in a stronger position to negotiate lease terms.

Office-showroom space is bearing the brunt of these forces. Vacancies in this segment of the market are struggling to fill as owners and users of flex space experience a wide gap in expectations regarding acceptable lease terms. Much of the office-showroom inventory in the metro was built over 40 years ago. These older properties need improvement to attract tenants away from the competition, but with increased challenges in lending, the proportion of office and warehouse space in these buildings determine their potential upside in the market.

Much of the office showroom space in the market has more office finish than what tenants want, therefore placing landlords in a tough position to reduce office space and increase warehouse space while maintaining operational viability. Without improvements, flex space cannot command market rents and rental rates on office showroom space have fallen from the previous quarter. The ongoing demands of more warehouse, less office space and tenant improvements are making economics difficult on both the landlord and tenant sides.

Construction of new industrial space continues to push forward in the Metro Area, as opposed to little to no new construction of office space. Seven million square feet of warehouse distribution space is scheduled to deliver in 2023. As a potential recession nears, vacancy rates are expected to rise across the board, and new developments are likely to have competition in vacated older warehouses.

Although the Twin Cities Metro Area currently has one of the lowest unemployment rates in the US and the lowest of other larger Midwestern cities such as Chicago, Milwaukee and Des Moines, concern is increasing about the long-term growth of Minnesota's labor pool.

Land prices are falling and, in some cases, by as much as half the value. Despite the drop, land deals are stopping across the market because of the inability to make the economics work. Outdoor storage is still a tight market with high demand, but this use faces significant zoning challenges outside of locations along Highway 13.

Rental rate expectations are changing as the market dips and asking rents are increasingly negotiable for landlords to lease up space. Asking rates in office-showroom buildings have dropped by one dollar in the last three quarters of 2022. Office-showroom space was asking for more than \$10 per square foot, which rate has now dropped to \$9 per square foot. By contrast, Manufacturing and Warehouse/Distribution rental rates rose. The bulk of new construction is warehouse/distribution space still demands a premium as the market for small and mid-sized warehouses continues to tighten.

Absorption for warehouse and distribution buildings in 2022 was down 58% and there are fewer larger users looking for space of more than 100,000 square feet. There is concern about the demand for larger warehouse spaces over the next two to three years.

Financing new construction is increasingly difficult as supply chain shortages have created extended delays in obtaining the necessary materials and equipment. Although there has been some let up in these shortages, it is not enough to push additional supply into the market.

South Central Submarket

A survey of market conditions as of the 4th Quarter 2022 for the South Central submarket identified that the industrial/flex space segment of the market remains relatively strong with generally low vacancy rates, although the vacancy rate for office/showroom space has increased to 6.4% from 5.7% back in late 2021. In addition, this segment experienced negative absorption year-to-date.

The only industrial space segment to have experienced deliveries in 2022 was the warehouse/distribution segment, which had 462,500 square feet of space open during the period. There is an additional 1,255,416 square feet of warehouse/distribution space under

construction. There is no pending development of office/showroom or manufacturing space in the submarket and no deliveries in either of these two segments in 2022.

Lease rates by industrial segment as of 4th Quarter 2022 were as follows:

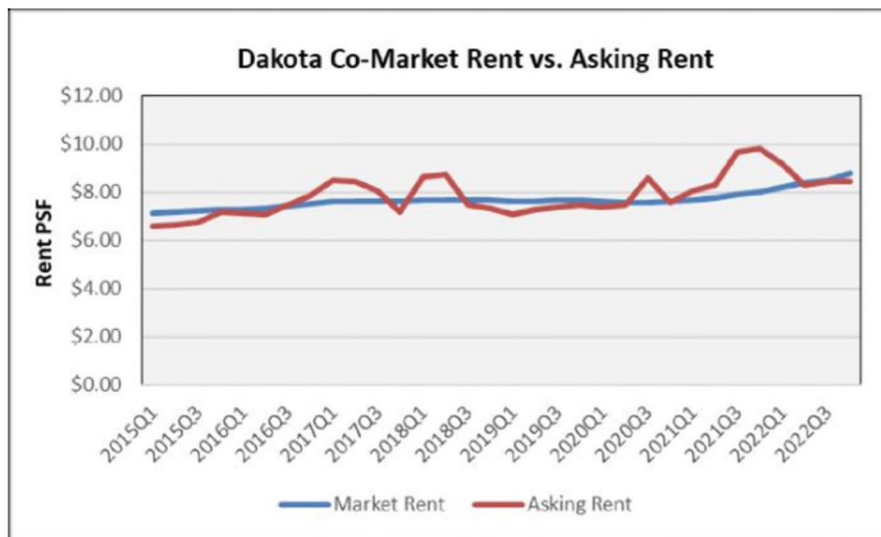
\$9.63 psf – Manufacturing

\$7.47 psf – Office Showroom

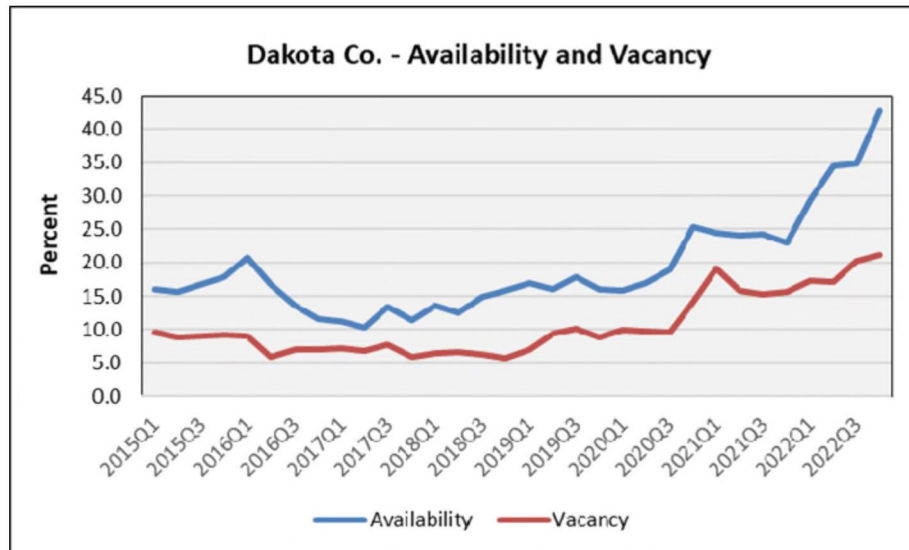
\$7.44 psf – Warehouse/Distribution

Market Rent vs. Asking Rent

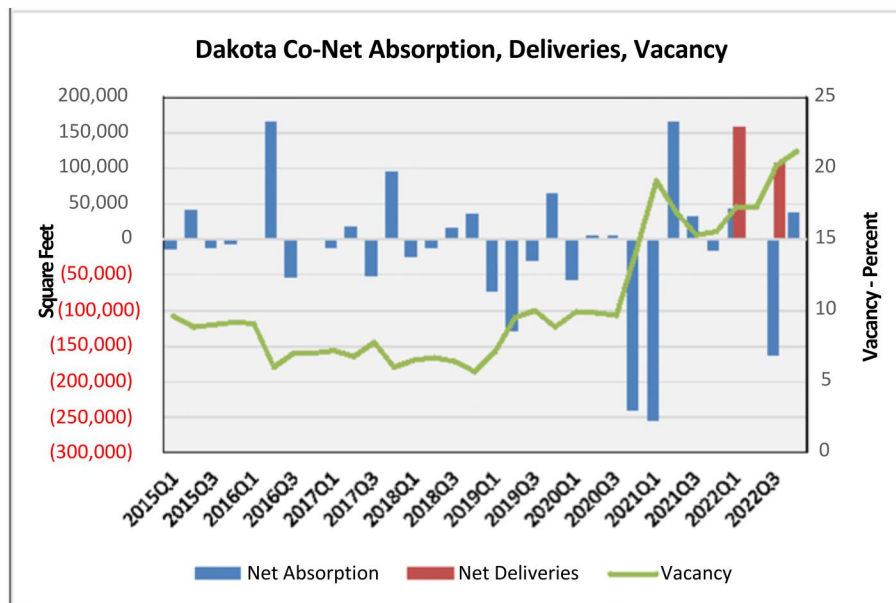
Asking rents increased over market rents in mid to late 2021 as demand increased. Asking rents dropped off in 2022 as demand slacked off, primarily in the office showroom category, although demand in all segments have dropped.



As shown below, availability and vacancy climbed in 2022 with availability surging above vacancy.



Net Absorption has been mixed but as new deliveries came on board in 2021 and 2022 and economic conditions have faltered, rents have dropped and vacancies have increased.



Proposed Land Uses and Allocations in the City's Proposed Ordinance

Based on Maxfield's review of the City's proposed uses contained in the Mixed Use-Business Campus (MU-BC) Ordinance, the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations for office and industrial uses are not realistic for the foreseeable future at the designated location and will detrimentally impact development on Rockport's Property for the foreseeable future.

Maxfield specifically reviews the following proposed uses within the context of acceptance and absorption in the Market Study Area:

- Corporate offices or headquarters
- Research or testing laboratories conducted in a building
- Professional offices and offices of a general nature where the operations do not include over-the counter retail sales or warehousing
- Marketing and research buildings
- Clinics for human care
- Hospital
- Comprehensive, intensive or full care facility
- Hotel
- Restaurants, Class I and Class III only
- On-sale Wine and/or 3.2% liquor in conjunction with a restaurant facility;
- Fitness centers, gyms or athletic clubs when contained within a hotel or office building
- Banks and savings and loan
- Day care centers
- Municipal buildings

- Institutional uses such as a library, swimming pool, church, public school, religious center and community building

Regarding current market conditions for these types of uses, many of these uses should be allocated to other commercial districts such as restaurants, banks, day care centers, hotel and health care facilities. Although medical office is expanding in Apple Valley, as reflected by recent development activity, including HealthPartner's proposed building on a portion of Rockport's property, these uses are locating in areas adjacent to other commercial retail areas. Generally, these medical office uses prefer areas with high commercial traffic. Clusters are likely, but a large-scale hospital is unlikely to be attracted to Apple Valley as other health care facilities are already in place or will be in place soon. Also, area hospitals are expanding, renovating, and remodeling existing area facilities, which makes it even less likely that a hospital user would be attracted to the area for development of a new hospital building.

Based on our recent discussions with real estate professionals in the market, and specific to the Market Study Area, many corporate campuses are downsizing and corporate offices will have a different style and design moving forward. All the market indicator numbers are consistent, with high vacancy rates and negative net absorption, and that is even more acute in the Market Study Area. A number of markets are seeing existing corporate office buildings being converted to or proposed plans to construct corporate office buildings that are shifting to residential, hospitality or commercial uses. Further, the cost to support new corporate headquarters buildings in today's market is precipitously high, generally requiring significant tax incentives, abatement, or other public money tools to entice developers to consider development in particular areas. Without this public/private partnership, it is extremely unlikely that development of corporate campuses will locate within the Market Study Area, including Apple Valley. Making it even less likely for development of corporate campuses, is the continuing infrastructure considerations, difficulty with access to highways/interstates and traffic concerns in and around the Apple Valley area.

Markets fluctuate regularly and City land use considerations should be compatible with adjacent and surrounding land uses and reflect current market trends, market absorption, and development expectations. Specifically in Apple Valley, buildings are anticipated to be filled with small to mid-size users with smaller footprints with compatible and complimentary uses such as commercial, retail, and service type uses that attract people to the area. This is also true of warehouse/distribution space which is seeing an increase in the number of small to midsize users, while office/showroom space (flex) is exhibiting lower demand, unless specific users are identified and the buildings are built to user specifications.

Compatible land use planning should be considered in conjunction with current uses rather than relying on arbitrary proportional allocation by percentage with no consideration for market trends, demands, or development potential. Using arbitrary percentages will likely be rejected by the market and dissuade developers or users from considering Rockport's Property because of the prospect of increased costs to change zoning or guidance to better reflect expected or anticipated uses on the Rockport Property. Further, market trends and development potential demonstrate that flexible zoning and land use designations will enable the property owner and developers to work together to provide compatible development with surrounding land uses, including on Rockport's Property. In conclusion, the MU-BC Ordinance must be rejected as drafted and likely revised significantly to properly track with market trends and development potential in Apple Valley, including removing percent allocations and expanding potential permitted uses, and more broadly the Market Study Area. If not, the MU-BC Ordinance will have a detrimental impact on development in Apple Valley and, more specifically, on Rockport's Property.

Maxfield recommends that the City remove from MU-BC Ordinance the percent use allocations entirely and focus on expanding permitted uses to reflect current market trends, absorption, and development expectations. Expanding permitted uses will provide the necessary market flexibility to capture market trends and development Rockport's Property at the highest and best use for Apple Valley and the Market Study Area.

C. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Consultant Planner Haskamp provided a brief presentation.

Commissioner Scanlan asked for clarification on if the approval of this amendment would alter the 19.1 MGD water treatment plant capacity.

Assistant City Engineer Acosta and *City Engineer Anderson* provided additional details regarding the water treatment plant (WTP) capacity and issues that are currently impacting the City's water and stated that there would be mitigation required if any applicants come forward that exceed that number. The 19.1 MGD figure is the goal the City is committed to reaching.

Commissioner Prewitt asked how close the City is to achieving the 19.1 MGD goal.

City Engineer Anderson believed that the maximum daily demand (from about June to August) is 15 to 15.5 MGD.

Commissioner Prewitt asked what mitigation options there would be.

City Engineer Anderson stated that the main concern is the WTP and mitigation would need to be able to expand the capacity of the WTP and further review would need to occur.

The attorney for Rockport LLC, Matt Duffy (Monroe Moxness Berg), was present for additional questions and comments.

Chair Kurtz opined that if the water supply cannot be accommodated, then it is not feasible to make the change. There was a vision behind the 2040 Comprehensive Plan, and this does not seem to complement that vision.

Commissioner Prewitt stated that this Comprehensive Plan amendment feels linked to the data center.

Commissioner Sandahl agreed with the City's infrastructure not supporting this change.

Commissioner Scanlan voiced concerns over whether this Comprehensive Plan Amendment was the best option for the applicant to achieve their goals while keeping the goals of the City intact and in line with the 2040 Comprehensive Plan.

Commissioner Schindler stated that he would be okay with the Comprehensive Plan Amendment as it would only take away the restrictions of how the land is used and the data center would still need to come forward as a separate item for approval.

Commissioner Hlas agreed with Commissioner Schindler on the fact that the data center would still need to come forward separately and provide mitigation options if the WTP cannot accommodate.

Commissioner Sandahl asked for clarification regarding the addition of Industrial uses being proposed.

Consultant Planner Haskamp stated that the Industrial use is only being proposed to be added in Area C of Figure 4.2.

MOTION: Chair Kurtz moved, seconded by Commissioner Sandahl, to recommend denial of the requested Comprehensive Plan Amendment with the following findings: water supply issues, sanitary issues, noise, and altering the vision of the 2040 Comprehensive Plan, as supported with the facts of the report. Roll call vote: Ayes – 5 – Nays – 1 (Schindler).

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, April 16, 2025, 7:00 p.m. The next City Council meeting is Thursday, April 10, 2025, 7:00 p.m.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Sandahl, to adjourn the meeting at 10:08 p.m. Roll call vote: Ayes – 6 – Nays – 0.

Respectfully submitted,

Breanna Vincent

Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 04/16/2025.



Paul Scanlan, Vice Chair

shared that her group has made a documentary regarding data centers and provided contact information, if the Commission would like more information on it.

Resident Martin Mitrenga (4760 138th St. W.) asked for City staff to consider the low frequencies and any electromagnetic frequencies that could interfere with aircraft traffic.

Resident Julie Murray (4684 138th St. W.) implored that the Commission and City staff do more research on other communities and their experience with data centers.

Resident Will Griesbach (6411 157th St. W.) asked for clarity on the amount of water usage expected as the numbers did not appear to line up (peak time vs. annual usage).

Chair Kurtz kept the public hearing open so that further comments from the public could be obtained if needed.

5. LAND USE

A. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

This item was pulled from the agenda and will be discussed at a later date.

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, February 19, 2025, 7:00 p.m. The next City Council meeting is Thursday, February 13, 2025, 7:00 p.m.

CD Director Benetti shared that City Planner Alex Sharpe has accepted a new position at the City of Wayzata as their Community Development Director and will be resigning effective February 14, 2025.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Mahowald, to adjourn the meeting at 10:36 p.m. Roll call vote: Ayes – 6 – Nays – 0.

MOTION: Commissioner Sandahl moved, seconded by Commissioner Hlas, to recommend approval of a setback variance to allow a class-II restaurant within 1,000 feet of a residential use. Roll call vote: Ayes – 6 – Nays – 1 (Scanlan).

MOTION: Commissioner Sandahl moved, seconded by Commissioner Schindler, to recommend approval of a site plan/building permit authorization for a 3,859 sq. ft McDonalds restaurant on Lot 2, Block 1, McDonalds Orchard Place. Roll call vote: Ayes – 6 – Nays – 1 (Scanlan).

B. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Chair Kurtz opened the public hearing.

CD Director Benetti provided a presentation.

Commissioner Schindler was unclear as to why the applicant would want to make this change as the uses are already allowed under the original comprehensive plan.

Chair Kurtz reasoned that the applicant likely is not getting many commercial inquiries as a lot of things have changed post-Covid.

Commissioner Scanlan commented that he would like to see more job creation from this area. Commissioner Scanlan asked if there would be limited access points from CR 42.

CD Director Benetti stated that the access points shown on the “blob plan” were conceptual and not set in stone. The two access points on the northeast part of the site will likely not be needed if the proposed use is approved.

Commissioner Prewitt asked if the applicant had provided any new percentages for the different uses.

CD Director Benetti stated that the developer could best answer but that the consultant advised that the uses be re-evaluated as the market has changed and other large office users have needed to close.

City Attorney Hills clarified that the request this evening is to remove Figure 4.2 from the Comprehensive Plan. This Figure shows the uses that are allowed and where they are to be placed. If the Figure is removed from the Comprehensive Plan, any of the allowed uses can go in any of the parcels.

Commissioner Scanlan asked if staff and the applicant could compromise on the percentages and bring that forward at the next meeting.

City Attorney Hills stated that application presented to the City must be acted on as-is. The City does not get to make revisions to it.

Commissioner Schindler asked if there have been companies turned away from these sites because of Figure 4.2 being included.

CD Director Benetti deferred to the applicant.

The applicants, Matt Duffy (Monroe Moxness Berg) and Russ McGinty (North Central Commercial Real Estate) were present for additional comments and questions.

The Planning Commission had a five-minute recess.

Chair Kurtz asked if there were any comments from the public.

Resident, Cindi Dayus (169 Strese Lane), stated some considerations the City and applicants should follow regarding environmental best practices for this site.

With no further comments, Chair Kurtz closed the public hearing. This item will be brought forward at the next meeting.

5. LAND USE

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, February 5, 2025, 7:00 p.m. The next City Council meeting is Thursday, January 23, 2025, 7:00 p.m.

7. ADJOURNMENT

Vice Chair Scanlan asked for a motion to adjourn.

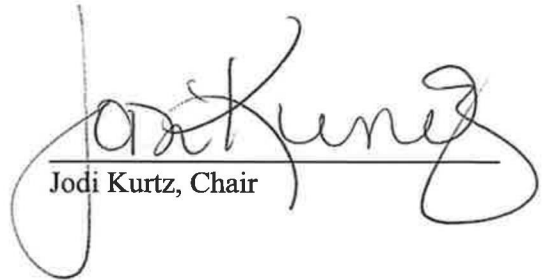
MOTION: Commissioner Scanlan moved, seconded by Commissioner Hlas, to adjourn the meeting at 9:10 p.m. Roll call vote: Ayes – 7 – Nays – 0.

Respectfully submitted,

Breanna Vincent

Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 02/05/2025.



Jodi Kurtz, Chair

Alex Sharpe

From: Community Development
Sent: Thursday, January 2, 2025 11:11 AM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

Sent: Tuesday, December 31, 2024 1:54 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

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Dear Sir/Madam:

I am in receipt of your notice of public hearing scheduled for January 15, 2025, regarding the proposed amendments related to The Rockport, LLC.

I have lived south of this section since 2004. It would be great if a large portion of this area remain undeveloped due to the presence of wildlife living in the area. There is an active coyote pack that has made the area their home for several years. Additionally, I have witnessed the presence of deer, Great-Horned owls and eagles.

The City of Apple Valley has an overabundance of liquor stores, medical facilities, fast food establishments, etc.

It would be great to retain an area within the city for wildlife.

I appreciate the opportunity to voice an opinion.

Thank you.

Sincerely,

Amy PirkI
[REDACTED]

Alex Sharpe

From: Community Development
Sent: Thursday, January 9, 2025 1:35 PM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

See below.



Breanna Vincent | Planning Department Assistant

☎ (952) 953-2575

✉ breanna.vincent@applevalleymn.gov

🌐 www.applevalleymn.gov

📍 7100 147th Street W. | Apple Valley, MN 55124

From: [REDACTED]
Sent: Thursday, January 9, 2025 1:21 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

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City of Apple Valley
Community Development Department

Good afternoon and thank you for the opportunity to provide comment on the proposed amendments to The Rockport LLC sand and gravel mining area and Mixed Business Campus in advance of the hearing scheduled for January 15, 2025.

We are homeowners adjacent to the parcel for which the amendment to the land use is proposed, as owners of 15233 Florist Circle, Apple Valley, MN 55124. As homeowners next to the proposed land use change, we would like to provide our comments and discontent with the proposed changes.

Our neighborhood is residential and very family oriented. There are many elementary and secondary school children living in the neighborhood and who walk to bus stops and to the pool within our community. When we purchased this property, that family, residential feel was a major reason we selected this neighborhood. This amendment to the land use of the adjacent property concerns us, in that an increase from a majority office use to industrial use would impact the quality of life in our neighborhood.

The increase of industrial development would likely bring more noise, pollutants, and large truck traffic to our community. We purchased this home with the understanding that the adjacent property was zoned for mostly office space. I understand the notice mentions that after COVID the demand for office space decreased, however more and more employers are requiring staff to come back into the office, and the pendulum appears to be swinging back toward in office work for many businesses.

Please consider the community and adjacent homeowners and do not amend the land use to allow for an increase in industrial use of this property. The neighborhood is more appropriate for office, retail or residential use. We previously lived in Rosemount, MN and are very familiar with the community concerns surrounding the refinery and industrial areas by homeowners there. We are very disappointed to be faced with a potential increase in industrial land use to be permitted next door to our property in Apple Valley. This proposed amendment in land use would negatively impact the nature of our neighborhood and our property values.

Thank you,

Rebecca Arsenault Herize
Luis Herize Lopez

Breanna Vincent

From: Denise Siewert [REDACTED]
Sent: Monday, January 27, 2025 11:51 AM
To: Community Development
Subject: Rockport LLC Hearing

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To whom it may concern,

I have received notice of the hearing and I am unable to attend. I wanted to point out that there is an active Eagles nest in the area in or next to the property being discussed. The nest is in a tree on the boundary of the quarry and Regatta Park. It is a young nest that I had the pleasure of watching the Eagles build. I wanted to make sure that the city was aware as I believe that is where the eventual expansion of 155th street will be.

We enjoy being able to watch the eagles and photograph them. We just want to be sure that the appropriate actions are taken to protect them.

Denise Siewert
15579 Finch Ave

February 1, 2025



Apple Valley City Council Members

Apple Valley Planning Commission

Apple Valley City Administrator

Apple Valley Community Development Director

The Fischer Family

Rockport, LLC

Senator Erin Maye Quade

Rep. Robert Bierman

Rep. John Huot

State and City Leaders, Commissioners, and Property Representatives,

Apple Valley Eco Advocates (AVEA) is a community-based volunteer organization whose members are actively restoring and maintaining natural spaces in local parks, providing outreach on sustainable practices, and advocating in the public, business, and private sectors to promote sustainability for a resilient community. As President of AVEA and a resident of Apple Valley and Minnesota, I am writing to you about data centers. According to the City of Apple Valley's website, a technology center with a total of five data center structures is proposed at the Orchard Place development. Our neighbors in Rosemount, Farmington, Eagan, and Hampton are in various stages of developing their own data centers. While such developments bring technological advancement and economic growth, it is essential to carefully assess and mitigate their potential impacts on the community and environment. I appreciate recent efforts at the legislative level with HF 245 to restrict data center development to industrial zones under a Conditional Use Permit (CUP). This is a fair approach to allow public input on the data centers coming into their neighborhoods. Minnesotans have made significant investments in clean energy. It is vital that our progress towards net-zero carbon emissions by 2050 and 100% carbon-free electricity by 2040 is not compromised by high-energy land use.

I attended the January 15th Planning Commission Meeting, and I appreciate the thoughtful questions and careful consideration shown by the Commissioners to the requested changes to the 2040 Comprehensive Plan. It was clear to me that the decision makers are concerned about our community with this high-energy, large-scale proposed development being presented for approval. With a significant number of data centers proposed in Dakota County, the concern is mounting over how to meet the incredible amount of energy required to operate so many facilities in a condensed geographic area, while also supporting clean energy initiatives in other sectors such as transportation and building heating/cooling.

A second concern with data center development is the environmental impact of the facility's cooling method. To reduce energy consumption for cooling, some data centers pull water from groundwater aquifers. The DNR's response to the AUAR 2024 Update highlighted this concern we share – it is unknown what impact multiple data centers, located in the same general area and fed by the same aquifer, will have on the community's drinking water supply. The Met Council projects significant reduction in stormwater infiltration due to urbanization by 2040 (Page 30: [Met Council Water Supply Planning](#)). I appreciate that the AUAR 2024 Update includes more robust water reuse strategies with the addition of water storage tanks and with an enlarged volume of holding water in the stormwater ponds. Water harvesting and greywater systems are integral to include in development to ensure communities have access to safe and healthy drinking water with our region's projected decline in water infiltration due to urbanization.

*Advocating for practices that preserve the environment
avecoadvocates@gmail.com*

In the City of Apple Valley's 2040 Comprehensive Plan, it emphasizes the importance of sustainable growth, water conservation, renewable energy integration, and habitat preservation. To ensure that the Orchard Place development aligns with community and environmental priorities, we respectfully ask:

1. Whether a data center or other development is built at Orchard Place, integrate sustainable energy systems and energy-efficient technologies to minimize grid impact and to support Minnesota's zero-carbon commitments.
2. Whether a data center or other development is built at Orchard Place, integrate sustainable water systems that protect and conserve our drinking water, and reduce wastewater generation.
3. Whether a data center or other development is built at Orchard Place, integrate native grassland and tallgrass prairie into the site to help support the Rusty Patched Bumblebee and other pollinators.

Minnesota residents and businesses have stepped up for our environment by investing in net-zero carbon initiatives. With the unprecedented climate realities we are currently experiencing – intense rains and flooding impacts, periods of drought and dangerous heat waves, increased number of poor air quality days, more intense and destructive wildfires – we cannot backtrack on our progress towards clean energy. It is vitally important that the commitment to 100% carbon -free electricity by 2040 not be compromised in the name of data centers. Attached to this letter is more information on the impact data centers have on the environment, and potential strategies to consider in mitigating those impacts, as Minnesota contemplates more of these developments.

We urge all stakeholders to prioritize sustainability measures in the Orchard Place project to ensure a harmonious integration of this project into our community and ecosystem. Thank you for considering these recommendations. We look forward to the continued work of the legislature to protect our communities and their environments, and we welcome an Orchard Place that reflects the values of our livable community here in Apple Valley.

Sincerely,

Cindi Dayus

Cindi Dayus

Apple Valley Eco Advocates

President

Key Environmental Issues Associated with Data Centers and Potential Mitigation Strategies

Until technological innovations are developed to reduce energy consumption of data centers, a region-wide Comprehensive Plan would help guide decision makers on the impact of multiple data centers concentrated in close geographic proximity.

- **Energy Consumption:** Data centers are among the largest consumers of energy globally, with a typical facility consuming 50 to 100 MW annually—equivalent to powering tens of thousands of homes (<https://energyinnovation.org/expert-voice/how-much-energy-do-data-centers-really-use/>). Without sustainable energy strategies, reliance on fossil fuels exacerbates carbon emissions and strains the energy grid. Failing to implement sustainable energy strategies in data center operations can hinder Minnesota's renewable energy goals by increasing the demand for non-renewable energy sources. This not only counteracts efforts to transition to clean energy but also contributes to higher greenhouse gas emissions, undermining the State's commitment to achieving net-zero carbon emissions by 2050 and 100% carbon-free electricity by 2040.

Sustainable Energy Strategies:

- **Renewable Energy Integration:** Renewable energy options are just one component of a sustainable energy strategy to support Minnesota's renewable energy and carbon reduction goals. Data centers could invest in renewable energy production, coupled with battery storage, to reduce grid reliance (<https://www.whitecase.com/low-carbon-data-center>).
- **Heat-to-Power Conversion:** Waste heat from servers can be reused (<https://datafloq.com/waste-heat-usage>).
- **Water Usage:** Traditional water-cooled systems consume millions of gallons annually, often pulling from drinking water aquifers. This not only reduces local water availability but also generates wastewater requiring municipal water treatment.

Water Conservation Strategies:

- **Closed-Loop Cooling Systems:** These systems recycle water within the facility, significantly reducing water consumption and wastewater generation (<https://www.datacenterknowledge.com/closed-loop-cooling>).
- **Liquid Immersion Cooling:** In this method, servers are submerged in a thermally conductive but electrically insulating liquid. This approach drastically reduces water usage and can improve cooling efficiency by directly managing heat at the component level (<https://datacenters.lbl.gov/liquid-cooling>).
- **Direct-to-Chip Cooling:** This technology uses liquid-cooled plates attached directly to server chips to transfer heat away. Direct-to-chip cooling minimizes water use and is significantly more efficient than traditional air cooling (<https://www.datacenterknowledge.com/direct-chip-cooling>).



Primrose School of Apple Valley
15455 Embry Path
Apple Valley, MN 55124
952.683.9595
fax 952.222.3983
PrimroseAppleValley.com

4/2/2025

To: City of Apple Valley Planning Commission, City Council, and all City Staff involved in planning, development, and land use decisions

From: Primrose School of Apple Valley; Vincent Schultz

Re: Proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site

Dear Members of the Apple Valley Planning Commission and City Staff,

We are writing as concerned Apple Valley business owners to urge you to reject or delay the proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site. While we recognize the potential for economic growth, the project's significant risks to our community's resources, quality of life, and long-term planning outweigh its promised benefits. We respectfully request that you consider the following issues before moving forward.

First, the data center's resource demands threaten our infrastructure. At a peak water usage of 4 million gallons per day—even with an annual estimate of 8 million gallons—this project could strain our local aquifers at a time when groundwater sustainability is a growing concern across Minnesota. The state's 2023 water use already neared its appropriation limit (2.32 billion gallons vs. 3 billion), and adding data centers risks tipping the balance. Similarly, the power demands, likely in the tens of megawatts, burden Xcel Energy's grid as it transitions from coal and faces rising electrification needs. Without a transparent, third-party impact study, approving this risks overextending our water and power capacity for an uncertain return.

Second, the noise from this campus could erode Apple Valley's suburban livability. Oppidan claims operational noise will stay below 50 dB(A) at the property line, but industry examples—like Amazon's Virginia data centers, where noise reached 50-60 dB(A) over 600 feet—suggest a constant hum from cooling systems could disturb residents near Pilot Knob Road and County Road 42. Construction noise, potentially 70-85 dB(A) during the day, only adds to the disruption. Our zoning code sets strict noise limits to protect residential areas, and this project's scale (five buildings, 860,000-1,050,000 square feet) raises doubts about compliance. An independent noise assessment, not just developer assurances, is essential to safeguard our community's peace.

Third, the economic benefits appear overstated. The promise of 200 permanent jobs and a \$1.08 billion GDP boost relies heavily on temporary construction work (11,982 job-years over three years), while data centers elsewhere, like Meta's in Rosemount, sustain fewer than 100 long-term positions. Tax incentives, common in such projects, could further shrink



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PrimroseAppleValley.com

revenue for Apple Valley. Compared to the hype, the reality looks thin—Farmington residents suing over a similar data center's unfulfilled promises echo this skepticism. We deserve a hard look at these numbers, not just MN DEED projections, to ensure this isn't a net loss for our city.

Finally, approving this sets a troubling precedent. Rezoning 134 acres for a sprawling technology park aligns with the 2040 Comprehensive Plan's "Industrial" label, but risks clashing with its broader vision for balanced growth near residential zones. If this moves forward unchecked, it could invite more resource-intensive projects, drifting from the sustainable, community-focused development Apple Valley has prioritized. A pause for state-level data center guidelines would better protect our city's future.

We urge you to deny or delay this proposal until Oppidan provides rigorous, independent studies on water, power, noise, and economic impacts, and until Minnesota clarifies policies for data centers statewide. Apple Valley's residents and businesses deserve caution over haste, ensuring our resources and quality of life aren't sacrificed for speculative gains.

Thank you for considering our concerns—we trust you'll prioritize our community's long-term well-being in your decision.

Sincerely,

Vincent & Melisa Schultz

Vincent Schultz, CPA

Franchise Owner

Primrose School of Apple Valley

The Leader in Early Education and Care®

15455 Embry Path

Apple Valley, MN 55124

952-683-9595 (school)

952-222-3983 (fax)

www.primroseapplevalley.com

Breanna Vincent

From: Cindi Dayus <[REDACTED]>
Sent: Saturday, April 5, 2025 11:57 AM
To: Clint Hooppaw; Lisa Hiebert; John Bergman; Tom Melander; Ruth Grendahl
Cc: Community Development
Subject: 2040 Comp Plan Amendment Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Hooppaw and City Council,

I attended the April 2nd Planning Commission meeting when the Commissioners decided on the requested 2040 Comp Plan amendments specific to Orchard Place development. I'm extremely proud of the Commissioners that voted

- 1) to deny recommending the amendment in the effort to protect the rights and wellbeing of the nearby neighbors who made home purchasing decisions based on the current Comp Plan and would be impacted by the noise, heat, and pollution emissions of data center operations;
- 2) to protect our water systems that were not designed for the excessive water treatment required by data center operations;
- 3) and to protect equitable access to drinking water for Apple Valley residents in the face of decreasing groundwater availability.

During the presentation by City staff regarding the 2040 Comp Plan amendments, data was provided to the Commissioners on water system modeling performed by the city's consultant engineers that indicated any data center development at Orchard Place would exceed the 19.1 MGD max rate the built water system infrastructure anticipated. While there was mention by City staff that with investments the water system infrastructure could be upgraded, no justification for doing so was made by either City staff or the applicant, nor does increasing the water treatment capacity address the water supply concerns.

When the issue is brought before the Council, will you vote to protect the rights and well-being of the residents living near the proposed site who would be impacted by the noise, heat, and pollution from emissions, to protect our precious drinking water from an unsustainable draw rate, and to protect our climate against a high-energy priority user that could undermine taxpayer investments into 100% carbon-free electricity by 2030?/

In that April 2nd Planning Commission there was a Public Notice that resulted in a recommendation for Skyline Social & Games as well as the high-density residential development just to the South of the proposed Technology Park. Skyline Social & Games is an exciting development for Apple Valley as the business model is one that will be popular with the residents of Apple Valley and beyond. The tournaments that the business hosts will bring in spending from beyond our borders and benefit the broader community. It was unfortunate that the applicants for Skyline Social & Games did not stay for the remainder of the meeting to learn of the proposed data center development that would impact their small business – Skyline's outdoor patio and games won't be so popular when patrons are subjected to the noise, heat, and pollution emissions from a data center across the street.

I urge you and the other Council members to prioritize a harmonious integration of the Orchard Place developments into our community and ecosystem. Thank you in advance for consideration of the health and welfare of Apple Valley residents and businesses when the proposed amendment to the 2040 Comp Plan is presented to you for vote. I welcome an Orchard Place that reflects the values of our livable community here in Apple Valley, and hope that your vote continues to uphold those values.

Sincerely,

Cindi Dayus
169 Strese Lane


Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 21, 2025 1:31 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 17, 2025 6:36 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	NO to 2049 Comp Plan Amendment!
Message	Do not support 2040 Comp Plan Amendment! Bad for nearby residences/ neighbors, bad for the city!
Name	Martha Zappe
Phone Number	

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Thursday, May 1, 2025 12:53 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Sent: Thursday, May 1, 2025 11:34 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Council Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 1, 2025 11:31:01 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

Proposed Changes to the 2040 Comp Plan

Message

Dear City Council Members,

I am a longtime Apple Valley resident writing to you with concerns about the possibility of a data center being built on the corner of County Rd. 42 and Pilot Knob Road. I am asking you to follow the example set forth by our Planning Commission in their review of this proposal, and to deny the

proposed 2040 Comp Plan Amendment.

Allowing the proposed changes to the 2040 Comp Plan would permit a single land user such as a data center. The creation of a data center at this site (or anywhere in Apple Valley for that matter) would have the following impact:

- It would threaten Job Creation Zone intent of the 2040 Comp Plan. A data center does not provide continual employment as proposed in the 2040 plan.
- It threatens the energy security and equity of the community due to the significant energy requirements and critical operations of data centers.
- It threatens noise and emissions protections to nearby residents and businesses if industrial use is expanded to encompass the entire area.
- And above all it threatens the drinking water quantity and quality of Apple Valley due to significant water usage and would exacerbate Apple Valley's PFAS problem with less groundwater for dilution. After being told of the quality of our current water, I have started filtering my drinking and cooking water. We cannot sustain more drains on our water sources. This is of paramount importance.

As a City Council you are tasked with great responsibility to the citizens of this city. In addition, as I'm sure you are aware, we do not exist in a bubble and whatever happens in our city has an impact on our neighboring communities. In the same vein, what goes on in our adjacent cities affect us. I mention this because as you are aware, Dakota County has a number of other data centers and facilities that will draw on our resources. I ask you to take this into consideration as you prepare to vote on this all important issue. As I stated to the Planning Commission, Apple Valley has been a livable community with a great quality of life. I hope that we can keep it that way.

Thank you for your time and thoughtful attention to this matter.

Barbara Landes
14398 Embassy Way

Name

Barbara Landes

Phone Number

██████████

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Breanna Vincent

From: Breanna Vincent
Sent: Friday, May 2, 2025 8:13 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 1, 2025 4:06:13 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Upcoming council meeting

Message

I just want to once again express my opinion regarding the possible allowance for allowing the data center to be allowed in Apple Valley. I am strongly opposed to this for many reasons. As a long time Apple Valley resident, I have been impressed by the long-term planning that this city has functioned so well for so long. Changing the plan for the last remaining plot of land to allow the data center does not make sense, that plot should stay as the original long-term plan. The data center will require lots of water. I am well aware that the city is facing water problems dealing with Pfas. The cost to do that will be expensive and to put added pressure on our water source will create even more money. With the possible water pressure possibly put on our aquifer by existing and planned data centers it does not make sense. The data center will also require on our electricity on grid. The data center will also be an eyesore for existing housing. Once the building is built, what will happen when and if it closes down. Who will take over a building seven times bigger than the new menards? Small businesses will provide an increase in the tax base and if one fails it can easily be repurposed. Again, the long-term pressure on water use needs to be addressed I believe at the state level which is out of your hands, put why add more stress by letting one be in Apple Valley? The planning commission did a great job weighing the pros and cons and I fully support and respect their diligence in nixing the change to the long term plan. As a

taxpayer I see no short or long term value in allowing the data center to be built. Thanks for all you do, please do not allow the data center to be built, stay with the long term plan.
Sincerely Len and Luana Bierlein

Name	Leonard A Bierlein JR
------	-----------------------

Phone Number	
--------------	---

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Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 28, 2025 8:18 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, April 25, 2025 5:32:09 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	no to comp plan amendment
Message	The city does not need an industrial endeavor butting up right next to the residential and business developments in the area proposed for the data center. The water and energy demands alone of this center would affect delivery of services to those living and working in the area. Too much is unknown and can't be known about this development to make it something in Apple Valley's best interests.
Name	LYNN BAUMERT
Phone Number	

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Breanna Vincent

From: Breanna Vincent
Sent: Monday, May 5, 2025 2:05 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, May 4, 2025 9:40 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	no to comp plan change/data center
Message	Minnesota is being invaded by data center plans, which I don't think have our best interests in mind. The present map I've seen on the one proposed for Apple Valley does not fit in with the surrounding communities. Its water and energy consumption will not make it a good neighbor. The lack of head-of-household jobs provided make the project not healthy to the business community. I've lived in a community in the past where the tax breaks a large business received didn't translate into support for the schools or larger community issues. Please put energies toward acquiring other concerns that have the interests of the whole of Apple Valley in mind. Thank you for your consideration!
Name	LYNN BAUMERT
Phone Number	

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Breanna Vincent

From: Chad Rainwater <[REDACTED]>
Sent: Wednesday, December 17, 2025 9:34 AM
To: Community Development
Subject: "Technology Park"

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning and thank you for reading this email. I'm writing to express my concerns regarding the proposed technology park.

When Orchard Place was in conception the city had excellent plans to make this a destination area for residence and community engagement through restaurants, medical, residential and commercial uses.

This is the last of the major developmental areas in our city and you still have the opportunity to do something unique that will attract visitors, create LASTING employment, build a sense of community and help elevate the living environment in Dakota County.

Other than tax dollars, there is no benefit for the city with this proposal. The job gains are short term and often not benefiting Dakota County employees.

I know people will write in about the negative impacts of the Data Centers but even beyond that I'd encourage the city to have the confidence in the original plans, exercise patience in the development process and stay the course of the master plan without using prime real estate for data centers. Let's create a destination center that ties in with our downtown development. We can do better!

Thank you

Chad Rainwater
15855 Dumont Lane
Apple Valley, MN

Website Inquiry Form:

Submitted Time: December 18, 2025 3:31 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Tere Michels

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

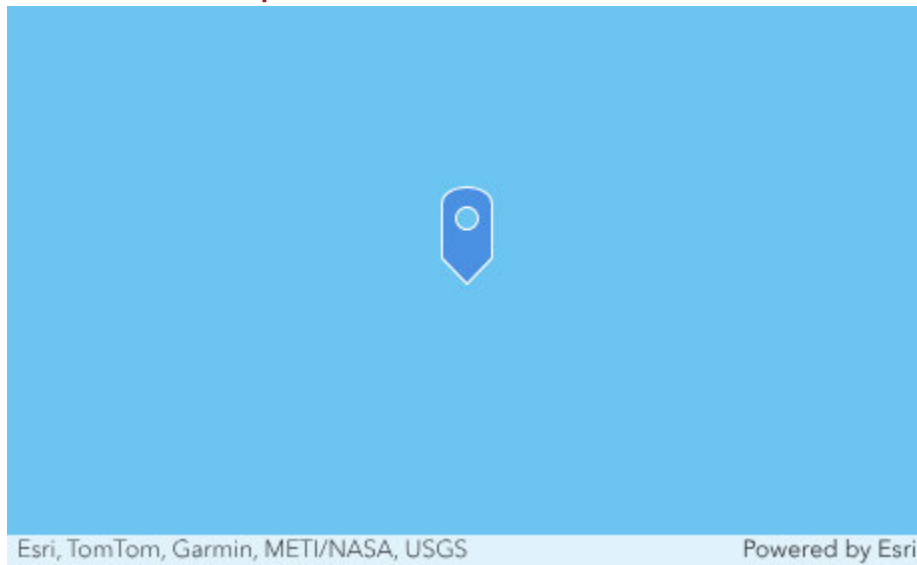
Request, Question or Comment:

Did AV sign a NDA w/ Oppidan re: a data center? I thought so. I have heard yes and no with regard to a data center being buildt here. As a constituent, I say NO. NO. NO. Transparency is key to honesty. Apple Valley is better than secrets. Apple

Valley is better than the disadvantages a data center will bring to our city. I appreciate the work you do, but I expect better of the Council.

Location Description

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Stacey Nguyen <[REDACTED]>
Sent: Monday, December 22, 2025 8:38 PM
To: Community Development
Subject: Proposed Data Center - questions and concerns

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Subject: Concerns Regarding Proposed Apple Valley Technology Park / Data Center

Dear Mayor Hooppaw, City Council, Planning Commission Members, and City Staff,

I am a resident who lives near the proposed Apple Valley Technology Park / data center site. I appreciate the opportunity to provide public input and would like to share several concerns before any approvals are considered.

First, I am concerned about water usage associated with large data center facilities. Given existing demands on local water resources, I would like to understand how this project could affect residents.

Second, I have concerns about electric infrastructure and reliability. Please clarify what upgrades may be required, who will bear the costs, and whether residential service or rates could be impacted.

Third, I am worried about quality-of-life and public health impacts for nearby neighborhoods, including noise from cooling systems and backup generators, negative impacts on property values. Health impacts from air pollution are a serious concern, including asthma, lung cancer, other cancers, heart attacks, cognitive decline, and other medical issues. A large residential community is located across the street from the proposed data center, on the opposite side of Pilot Knob Road.

I also request greater transparency in the planning process. Clear, publicly available information about environmental impacts, Public Health impacts, and infrastructure demands is important so residents can make informed comments.

Thank you for your time and consideration.

Sincerely,

Stacey Nguyen
Apple Valley, MN resident

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:54 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Hooppaw Contact



Tim Benetti | Community Development Director



(952) 953-2576



tim.benetti@applevalleymn.gov



www.applevalleymn.gov



7100 147th Street W. | Apple Valley, MN 55124

From: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Sent: Monday, December 22, 2025 9:38 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>; Tom Lawell <Tom.Lawell@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Hooppaw Contact

Please add to the public comments.
Thanks.



Clint Hooppaw, Mayor

City of Apple Valley, Minnesota

7100 West 147th Street

Apple Valley, MN 55124

(952) 953-2501

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 22, 2025 7:49 PM
To: Clint Hooppaw <clint.hooppaw@applevalleymn.gov>
Subject: Online Form Submittal: Hooppaw Contact

Hooppaw Contact

Return e-mail address	████████████████████
Subject	Data center
Message	Mayor Hooppaw - I live on 134th St Ct in Apple Valley. As you convene to vote on the data center topic, please remember your constituents during your vote. We do NOT want a data center in Apple Valley. How city council votes on this topic will absolutely be central to how citizens vote next election. Please make the right choice for Apple Valley residents and don't let a data center plunder our resources while adding little value to the community.
Name	Josh Richards
Phone Number	██████████

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Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
(952) 953-2576
tim.benetti@applevalleymn.gov
www.applevalleymn.gov
7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 6:32 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

No to zoning change for data center

Message

The takeaway from the Sunday Star-Tribune story on data centers in the state: they make demands on cities with no promises to contribute significantly to residents' well-being. The proposed center will be a drain on our energy and power needs. Please put the brakes on Oppidan's development plan. There are too many unanswered questions and too much reluctance to answer them. Keep Apple Valley anchored to Minnesota. Thank you for the tough decisions that await you.

Name LYNN BAUMERT

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
(952) 953-2576
tim.benetti@applevalleymn.gov
www.applevalleymn.gov
7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 7:28 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

rezoning Orchard Lake development

Message

Dear City Council Members,
My family and I have lived in Apple Valley since 2015. We want to strongly communicate our opposition to a data center right down the road from our houses in the Orchard Lake development. Data centers contribute nothing to creating a strong community, endanger our water supply, provide few jobs, take valuable land away from more productive and community-oriented issues, and have a limited lifetime. I can simply think of no reason that is in the public interest to allow

for a data center right in the heart of our community. I understand a vote is before the Council tonight on amending the 2040 plan to allow for a MBUC in the development. Please vote no on the amendment.

Name	Danya Leebaw
------	--------------

Phone Number	
--------------	---

 not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: John Winter [REDACTED] >
Sent: Tuesday, December 23, 2025 9:47 AM
To: Community Development
Subject: 12/23 Agenda - Resident concern/position on the data center MBC zoning topic (Proposed Technology Park)

You don't often get email from the [REDACTED] [Learn why this is important](#)

As a resident of Apple Valley, I am urging you not to allow the rezoning of the Orchard Place concept in the 2040 Comprehensive Plan for a Mixed-Business Campus (MBC). I cannot attend the meeting this evening, but have been following the issue and have read through all the meeting files.

I don't feel the applicants have adequately addressed the committee's environmental and water/sewer infrastructure concerns AND I do not think a data center is a good use of city land. As we have seen throughout the country, data centers driving this AI bubble:

-
-
- place an incredible burden on a city's water/sewer/power infrastructure, resulting in
- higher costs and lower quality services for residents/businesses
-
-
-
- Have negative impacts on noise/air/water quality which we here in MN hold of high importance
-
-
- Are shortsighted in that they take our resources and gives very little in return (jobs,
- income, etc.)
-

In addition to the committee concerns and lack of transparency from the applicants, please strongly consider the desires of residents in rejecting the MBC zoning request.

Thank you,

John Winter
15789 Highview Dr.
Apple Valley, MN 55124

Website Inquiry Form:

Submitted Time: December 23, 2025 3:58 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Nancy Speaker

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I am an Apple Valley resident of over 30 years and am very concerned about the proposed Data Center - 2040 Mixed Business Campus. This is not what our city needs.

You have been serect and sneaky in letting the citizens you represent know what exactly is going on. I have always been so proud of my city and how it is run (thanks to Mayor Mary) but not now with the NDA's you have apparently signed regarding this project.

I don't see how this is a good outcome for our city... we already have a water shortage problem specific during drought years along with higher water costs due to the clean up needed to remove PFAS in our water. And nobody needs higher electricity prices along with the negative environmental impacts that will surely follow.

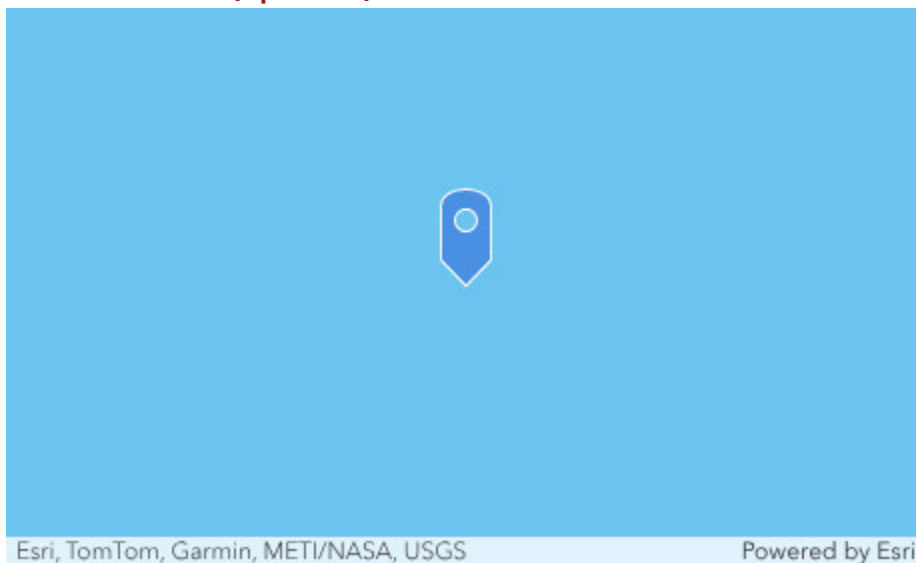
I ask that you continue to place your faith in the Planning Commission's research on this issue and vote NO on the proposed 2040 Comprehensive Plan Amendment.

sincerely,
Nancy Speaker
Palomino Drive Apple Valley

Location Description

cty rd 42 & johnny cake

Issue Location (optional):



Transcription of Voicemail received December 23, 2025

From: Maryann Frietsche / [REDACTED]

“Hi, my name is Maryann and I am a new resident of Apple Valley. I purchased a townhome in the Cobblestone area last year and I truly think Apple Valley is an incredible place to live and the Cobblestone area is genius and I know that the City was very involved in establishing it with the parks it has access to the public and is incredible. I lived in the Twin Cities 30 years ago in St. Paul and I came back because my kids grew up here of course. When I saw there was going to be redevelopment where the big dig is over there which you’re addressing tonight, I thought what a good opportunity for Apple Valley to create another community like Cobblestone residential because there’s only so much real estate left in Apple Valley and that development there has incredible residential of all kinds and make Apple Valley the pre-eminent town or suburb in the Twin Cities area and in my opinion, is really amazing. Putting a data center there shocked me, the thought of it. Not just the environmental part but that real estate, once used, that’s it. The biggest plot I can see left in Apple Valley, why not make the most of it for the people that live here and not put something heavy construction like the data center? I know data centers are very bad for the environment and using water up and we can’t afford that and electricity which will make our bills go up and is bad in general. Just imagine what could happen in that area and I’ve thought about that since I moved here and what could happen there. I hope you’ll be inspired by my phone call. My name is Maryann Frietsche, I live in Cobblestone Lake and my phone number is [REDACTED]. Thank you for all you do in the City of Apple Valley and happy holiday!”

Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, December 23, 2025 12:10 PM
To: Breanna Vincent
Subject: FW: Data center

-----Original Message-----

From: NANCY GREENLY <[REDACTED]>
Sent: Tuesday, December 23, 2025 11:56 AM
To: Christina M. Scipioni <cityclerk@applevalleymn.gov>
Subject: Data center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Apple Valley city council members,

I am emailing you today, to express my hope that you vote against a data center being built in Apple Valley. Data centers emit a large amount of air pollution, water pollution and noise pollution. Data centers emit nitrogen oxide, formaldehyde, forever chemical gas(pfas gas) and fine particulate matter as small as 2.5 microns (pm2.5). These chemicals put into the air can travel hundreds of miles, and the fact that they are already building a data center in Rosemount will give citizens in our area double the pollution. Public health costs associated with U. S. Data centers are projected to reach 10 to 20 billion annually by 2030. There is no safe level of pm 2.5, so any emitted by a data center is unsafe. An example is in California, data center health impacts tripled in 4 years. There are reports in numerous states of young women having increased miscarriages, middle aged men with organ failure and an increased rate of rare cancers and lung cancer in people who have never even smoked. In Louisiana areas around data centers are called "cancer alley", and in general, areas right around data centers are called "sacrifice zones" because they know the disease that they will cause. Let's talk noise pollution, safe sound levels are 70 decibels or lower according to the American speech-language-hearing association, exposure to sounds 85 decibels and above are considered harmful to hearing. Data centers can run between 85 and 100 decibels, and they run 24 hours a day. Some residents have described it as having a lawn mower in your living room 24 hours a day. Other residents describe low-pitched roars interspersed with high-frequency screeches. Data centers, like this one in Apple Valley, are increasingly being built in densely populated areas so they can access their power grids. That brings me to the cost. Wholesale electricity costs have gone up as much as 267% from 5 years ago near data centers and that cost is being passed on to consumers. I am not interested in being forced to subsidize costs for big tech. They not only use an exorbitant amount of electricity but also water. Apple Valley does not need this strain on our resources resulting in higher costs for us. Also, the average data center employs fewer than 150 workers and most of them are not local, so we would not even be reaping the benefits increased jobs. The lives of the people in the city you represent should be your number one priority, a vote for this data center would demonstrate that they are not. I want you to know that I will work tirelessly to ensure that any of you who vote for this data center will never be elected again, and people who value human life put into office.

Website Inquiry Form:

Submitted Time: December 23, 2025 8:46 PM

Contact Information:

Contact Preference:

No follow up needed

Phone Number:

Email Address:

Name or Business Name:

Maureen Dilley

Topic:

Planning and Zoning

Sub-Category:

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I would like to express my concern regarding a possible data center in Apple Valley. I am very strongly against it. The past 2 years we have received requests to conserve water through the summer. Obviously, our system can not handle the

necessary demands of such a facility.

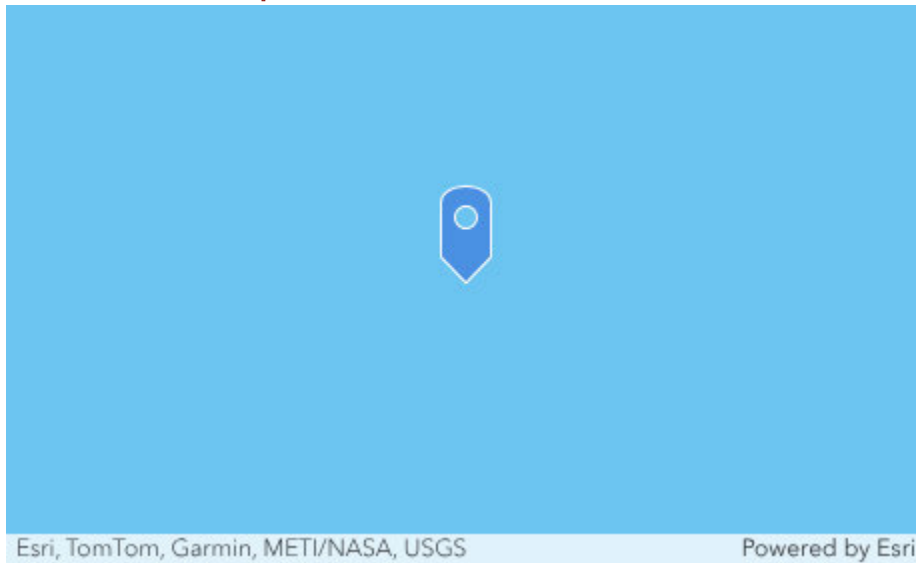
We don't need the stress on our electrical grids and I certainly don't want to hear the constant noise that would probably be produced. Please vote against this.

Maureen Dilley

Apple Valley resident

Location Description

Issue Location (optional):



Add a Photo:

Christina M. Scipioni

From: bonita szymanski [REDACTED]
Sent: Tuesday, December 23, 2025 3:34 PM
To: Christina M. Scipioni
Subject: feedback for tonights council meeting

ADVERTISEMENT You don't often get email from bonita_email@yahoo.com. [Learn why this is important](#)

I would like to share my input for tonight's vote regarding the data center for Apple Valley. In the strongest of terms, I am apposed Apple Valley allowing for a data center. These centers are a tremendous strain on energy/ water resources and will put a drain on utilities (which often result in higher costs). They typically come with significant noise, and very few local jobs.

Frankly, it is getting very expensive to live in Apple Valley. It seems like there is a property tax increase and / or levy every year. As you know, property taxes are going up significantly for 2026. Residents cannot afford higher utility / energy costs also.

Please vote against allowing a data center in Apple Valley !!!

Very concerned citizen
Bonita Szymanski

Christina M. Scipioni

From: Charles Grawe
Sent: Tuesday, December 23, 2025 1:17 PM
To: Christina M. Scipioni; Tim Benetti
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 11:53 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

Subject

Data center

Message

Hello Mayor Hooppaw and City Council,

You have an important decision before you on December 23rd when you vote on agenda item 5.B: Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance & Related Text. During the Public Hearing on the matter in February of this year the Planning Commissioners heard from residents and voted not to recommend the amendment after careful consideration. You have trusted the Planning Commissioners to perform their duties and bring the resident voice to the design process with almost no differing voting history. As a resident of Apple Valley myself, I ask that you continue to place your faith in the Planning Commission's considerable due diligence and thorough research on this issue and vote no on the proposed 2040 Comprehensive Plan Amendment.

The reasons laid out in the proposed Resolution Denying the Request for a Comprehensive Plan Amendment (CPA) included in the City Council Meeting Agenda packet for the December 23rd meeting could not make clearer all the reasons voting no is the right decision for this application at this time. As President of Apple Valley Eco Advocates, I am gravely concerned that a data center - which is the land use the CPA

means to accommodate - will negatively impact the environment and with it the quality of life for residents. It appears I am not the only one; a significant portion of residents have contacted the city to vocalize their opposition to the data center at Orchard Place. While their reasons vary, the common motivation behind the opposition of residents are concern over the environmental impacts and the negative impact to the quality of life of those living with a data center in their neighborhood - there are examples all over the country of what those impacts do to a community. The applicant has done little to alleviate those concerns, and in fact has not yet even provided the requested data necessary for city staff to assess how the requested CPA will impact both the East and West portion of the undeveloped Orchard Place parcel. On behalf of the members of Apple Valley Eco Advocates, we are urging you to vote no on the proposed CPA. Thank you in advance for considering the health and welfare of Apple Valley residents and businesses as you cast your vote on the amendment to the 2040 Comp Plan. We welcome an Orchard Place that reflects the values of our livable community here in Apple Valley, and hope that your vote continues to uphold those values.

Sincerely,
Cindi Dayus
Apple Valley Eco Advocates

Signing and agreeing with this statement as well. I do not want anymore data centers in our backyards. The statistics show how dangerous they're for our health and environment. Our electricity and water. This is not wanted in our neighborhood. Please do not allow this!

Name	Michelle
------	----------

Phone Number	<i>Field not completed.</i>
--------------	-----------------------------

Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Tuesday, December 23, 2025 9:35 AM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Proposed Data Center CPA

Message

Hello Mayor Hooppaw and City Council,

I am writing to share my input ahead of your council meeting today, December 23rd on agenda item 5.B: Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance & Related Text.

As a resident of Apple Valley, I ask that you continue to rely on the Planning Commission's efforts and research on this issue and vote no on the proposed 2040 Comprehensive Plan Amendment.

There are examples all over the country of communities building these data centers in the middle of where people live, just like this proposed plan, that have wreaked havoc on the community surrounding the data center.

These real existing examples have me worried about the following for our community:

Impact on our area's electrical grid, increasing electricity costs for all residents at a time when living expenses are already high.

Use of generators has a significant impact on air quality.

The extensive use of water and its impact on residents.

Noise and light pollution

The applicant has not provided any information to alleviate

these real concerns.

Please vote no on the proposed CPA. Thank you for considering the health and welfare of Apple Valley residents and businesses as you cast your vote on the amendment to the 2040 Comp Plan.

Thank you for considering my input.

Name

Heather Winter

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Tuesday, December 23, 2025 9:16 AM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

data center

Message

City council: please at this time vote against data centers, numerous reasons, noise within city area is unacceptable, the usage of power, may adversely affect the available power for our homes (air cond) especially with the 2040 plan for natural power generation, water consumption for cooling and adverse affect on water table especiall in summer, we currently have watering restrictions for a reason, correct,

Respectfully Richard Olson

Name

Richard Olson

Phone Number

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Sunday, December 21, 2025 1:12 PM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Vote No on Apple Valley Data Center

Message

Dear Mayor and Council Members, I am writing to express my opposition to the proposed AI data center in Apple Valley. First, our city already has water issues with some wells shut down due to PFAS. The taste of our water has changed since I moved here in 1992 (including excessive chlorination and an off smell) resulting in my family investing in an expensive drinking water purification system. A data center could further erode water quality and quantity. When our water sources are empty, there are no free refills. Second, noise and environmental pollution (including from backup generators) are issues. Who will be ensuring compliance and policing violations? That is an issue faced by other communities that greatly impact livability much further than the .5 miles who received notices from the city. Third, that land parcel could be put to better use to meet ever-increasing needs for affordable and senior housing. Fourth, such centers are reminiscent of the death star—offering no aesthetic benefit to the community—quite contrary to the amazing things happening in Apple Valley parks and schools. Fifth, electrical costs are likely to skyrocket. Finally, data centers don't actually offer many long-term jobs and top positions are usually given to management with expertise who move in from other areas—thus it would be of little benefit to the local work force. Please vote NO on the proposed data center in our community.

Name

Patrice Siefert

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Sunday, December 21, 2025 10:10 AM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

AV technology Center

Message

Mayor and Council,
I feel sorry for you in trying to digest the huge volume of information included in the Tuesday night council packet on the data center. It feels like the developer and landowner are trying to bully the City into a quick decision without proper information.

For the last large remaining parcel of undeveloped land in AV to settle for a data center with no jobs, would be tragic. Please support the planning commission and deny the CPA request.

Dave & Karla McKenzie

Name

David McKenzie

Phone Number

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Christina M. Scipioni

From: Charles Grawe
Sent: Tuesday, December 23, 2025 11:13 AM
To: Tim Benetti; Christina M. Scipioni
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 10:55 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Data Center Vote

Message

Please vote no to the proposed Data Center. The increased energy and water consumption is not beneficial to the community, and aside from the initial jobs during construction, Data centers offer very little jobs and even smaller contribution to the community.

Name

Wesley Nacara

Phone Number



Email not displaying correctly? [View it in your browser.](#)



7760 France Avenue South
Suite 700
Minneapolis, MN 55435-5844

T 952.885.5999
F 952.885.5969
MMBLawFirm.com

Matthew S. Duffy
mduffy@mmbllawfirm.com
Direct 952.885.1290

December 23, 2025

VIA EMAIL

Tim Benetti
Community Development Director
City of Apple Valley – Community Development and Planning Department
7100 147th St. W.
Apple Valley, MN 55124
tim.benetti@applevalleymn.gov

Re: Extension Request - Minn. Stat. 15.99, Subd. 3
Our File No.: 16137.009

Dear Mr. Benetti:

Rockport LLC consents to an extension of the Minnesota Statute §15.99 city action deadline to January 31, 2026, for the City of Apple Valley's consideration of Rockport LLC's comprehensive guide plan amendments.

Please let me know if you have any questions. Thank you.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb

cc: Sharon Hills, City Attorney (via email only); and
Client (via separate email only).

Figure 4.2 – Orchard Place Concept

Area A & B

- Office
- Hotel
- Medical
- Comm. Retail

Area C

- Office
- Hotel
- Medical

Area F

- Office
- Industrial
- Medical

Area G

- Medical
- Corp. Campus
- Office
- Industrial
- Comm. Retail





ITEM:
MEETING DATE:
SECTION:

7.A.
December 23, 2025
Calendar of Events

Description:

Approve Calendar of Upcoming Events

Staff Contact:

Stephanie Marschall, Deputy City Clerk

Department / Division:

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:

Tue./Dec. 23	6 p.m.	Municipal Center	Economic Development Authority Meeting
Tue./Dec. 23	7 p.m.	Municipal Center	Regular City Council Meeting*
Thur./Dec. 25		City Offices Closed	Christmas Holiday
Fri./Dec. 26		City Offices Closed	Christmas Holiday
Thur./Jan. 1		City Offices Closed	New Year's Day Holiday
Wed./Jan. 7	9 a.m.	Municipal Center	Firefighters Relief Association Board Meeting
Wed./Jan. 7	7 p.m.	Municipal Center	Planning Commission Meeting
Thur./Jan. 8	5:30 p.m.	Municipal Center	Informal City Council Meeting
Thur./Jan. 8	7 p.m.	Municipal Center	Regular City Council Meeting*
Thur./Jan. 8	6 p.m.	Municipal Center	Informal Parks & Recreation Advisory Committee Meeting CANCELLED
Thur./Jan. 8	7 p.m.	Municipal Center	Regular Parks & Recreation Advisory Committee Meeting CANCELLED
Wed./Jan. 14	7 p.m.	Municipal Center	Traffic Safety Advisory Committee Meeting
Mon./Jan. 19		City Offices Closed	Martin Luther King Jr. Day Holiday
Tue./Jan. 20	8-9 a.m.	Clov'r Life Spa	Chamber Coffee Connection
Tue./Jan. 20	2 p.m.	Municipal Center	Cemetery Advisory Committee Meeting
Wed./Jan. 21	7 p.m.	Municipal Center	Planning Commission Meeting
Thur./Jan. 22	6 p.m.	Municipal Center	Economic Development Authority Meeting
Thur./Jan. 22	7 p.m.	Municipal Center	Regular City Council Meeting*

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



ITEM:
MEETING DATE:
SECTION:

8.A.
December 23, 2025
Closed Session

Description:

Convene in closed session to discuss the Purchase Agreement with Northland Real Estate Group, LLC for the City-owned "Fraser Parcel" (Lot 2, Block 1, Fraser 1st Addition)

Staff Contact:

Tim Benetti, Community Development Director

Department / Division:

Community Development

Action Requested:

Convene in closed session under exception to the open meeting law (sale of real property) to discuss the Purchase Agreement with Northland Real Estate Group for the City-owned "Fraser Parcel" (Lot 2, Block 1, Fraser 1st Addition)

Summary:

The City Council is being asked to convene in closed session to discuss a 120-day extension to the due diligence period of the Purchase Agreement for the Fraser Parcel as requested by Northland Real Estate Group, LLC.

Background:

N/A

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

8.B.
December 23, 2025
Closed Session

Description:

Convene in closed session to discuss the appraisal of the City's Former City Hall Property (a/k/a The Education Partnership Building), 14200 Cedar Avenue

Staff Contact:

Tim Benetti, Community Development Director

Department / Division:

Community Development

Action Requested:

Convene in closed session under exception to the open meeting law (sale of real property) to review and consider real property appraisal information related to City-owned property commonly known as the former Apple Valley City Hall (also referred to as the "Education Building"), located at 14200 Cedar Avenue.

Summary:

As previously discussed, the City commissioned an appraisal of the property and, in coordination with the City Attorney, is requesting an opportunity to present the appraisal for review and consideration in closed session and to discuss potential next steps.

Background:

N/A

Budget Impact:

N/A

Attachments:

None