



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

September 25, 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 September 11, 2025
 - B. Adopt Resolution setting a public hearing at 7 p.m. on October 23, 2025, for a new On-Sale Intoxicating Liquor and Special License for Sunday Liquor Sales, for Brick & Bourbon Apple Valley, LLC, 14883 Florence Trail
 - C. Adopt Resolution supporting Minnesota suburban transit providers
 - D. Approve issuance of 2025 License to Sell Tobacco or Tobacco Products to Holiday Stationstores, LLC, 15550 Cedar Avenue
 - E. Approve the Truth in Taxation supplemental insert
 - F. Adopt Resolution amending the 2025 City Fee Schedule
 - G. Approve 2025 Bicycle and Pedestrian Plan Update
 - H. Adopt Resolution approving 2026 City contribution toward employee group insurance
 - I. Adopt Resolution amending Resolution No. 2025-13 vacating public grounds at 14450 Hayes Road
 - J. Approve extended construction hours for Chick-Fil-A, 7480 153rd Street West

- K. Approve reduction of financial guarantee
- L. Approve release of Natural Resources Management Permit financial guarantee
- M. Adopt Resolution restricting parking along the east side of Gladstone Path from 157th Street West to 158th Street West
- N. Authorize Project 2025-153, PFAS Treatment Pilot Study
- O. Surplus property
 - 1. Declare City property and unclaimed property to be surplus
 - 2. Approve agreement with SLA Auctions, LLC to hold an online auction
- P. Approve lease agreement with Eastview Hockey Association for concession stands at Apple Valley Sports Arena and Hayes Arena
- Q. Approve encroachment agreement for 13933 Ember Court (Lot 2, Block 1, The Woodwinds 8th Addition)
- R. Approve disclaimer of interest related to Dakota County Project No. 31-118 (147th and Pilot Knob Intersection Improvements)
- S. Approve naming rights agreement with Wings Financial Credit Union for Hayes Arena
- T. Approve master services agreement with VertexOne Software, LLC
- U. Approve agreement with Loffler Companies, Inc., for replacement multi-function copier rental and maintenance
- V. Approve agreement with Davey Resource Group for City Project #2025-152, 2025 BMP Vegetation Maintenance
- W. Approve playground equipment/installation purchase orders for Project 2026-116, Neighborhood Parks Improvements (2023 Parks Bond Referendum)
 - 1. Purchase order with St. Croix Recreation Fun Playgrounds, Inc., for Apple Valley East Park and Delaney Park
 - 2. Purchase order with Minnesota Playground, Inc., d/b/a MWP Recreation, for Belmont Park
- X. Approve Change Order No. 5 to agreement with Jerry's Transmission Service, Inc., d/b/a North Central Emergency Vehicles, for 2025 Fire Engine,

Triple Combination Pumper

- Y. Approve Change Order No. 16 for Project 2021-172, Police Garage
 - Z. Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)
 - AA. Approve Change Order No. 1 to agreement with Kunkel Electric, Inc., for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)
 - BB. Approve Change Order No. 35 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-187, Family Aquatic Center Improvements (2023 Parks Bond Referendum)
 - CC. Approve Change Orders No. 3 and 4 to agreement with Kraus-Anderson Construction Company for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)
 - DD. Approve Change Order No. 1 to agreement with Kraus-Anderson Construction Company for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum)
 - EE. Approve acceptance and final payment on agreement with Hawkins, Inc., for Project 2025-146, 2025 Outdoor Pool Water Management
 - FF. Approve claims and bills
 - GG. Approve Personnel Report
 - HH. Approve First Amendment to Purchase Agreement for the City-Owned "Fraser Parcel" (Lot 2, Block 1, Fraser Addition)
5. Regular Agenda
- A. Proclaim October 5 through 11, 2025, as "Fire Prevention Week" and authorize activities planned at fire stations
 - B. Valley Station Apartments
 - 1. Adopt Ordinance amending Article 18, Planned Development No. 507 (*Recommend waiving second reading*)
 - 2. Adopt Resolution approving Planned Development Agreement
 - 3. Adopt Resolution approving Development Agreement
 - 4. Approve Stormwater Maintenance Agreement
 - 5. Adopt Resolution approving Site Plan Review and Building Permit

Authorization

6. Staff And Council Communications
7. Calendar Of Events
 - A. Approve Calendar of Upcoming Events
8. Adjourn

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.
September 25, 2025
Consent Agenda

Description: Approve Minutes of the regular meeting of September 11, 2025	
Staff Contact: Christina Scipioni, City Clerk	Department / Division: Administration/City Clerk's Office

Action Requested:

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

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

PRESENT: Mayor Hooppaw, Councilmembers Bergman, Goodwin, Grendahl, and Melander.

ABSENT: None.

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, Finance Director Hedberg, Liquor Operations Director Heyne, Fire Chief Nelson, 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 - 5 - Nays - 0.

Audience

Mayor Hooppaw asked if anyone was present to address the Council, at this time, on any item not on this meeting's agenda.

Pat Peterson, 818 Fireside Drive, shared concerns about traffic in the area of Pennock Avenue and 153rd Street West.

Consent Agenda

Mayor Hooppaw asked if the Council or anyone in the audience wished to pull any item from the consent agenda. There were no requests.

MOTION: of Bergman, seconded by Grendahl, approving all items on the consent agenda with no exceptions. Ayes - 5 - Nays - 0.

Consent Agenda Items

- A. Approve the minutes of the regular meeting of August 28, 2025.
- B. Approve naming the Johnny Cake Ridge Park West pickleball courts as the Goodwin Pickleball Complex.
- C. Adopt **Resolution No. 2025-128** setting public hearing at 7:00 p.m. on October 9, 2025, for 2025 Special Assessment Roll No. 698 – Delinquent Utilities.

- D. Adopt **Resolution No. 2025-129** setting public hearing at 7:00 p.m. on October 9, 2025, for 2025 Special Assessment Roll No. 699 – Delinquent Hazardous Tree Removal and Nuisance Charges.
- E. Approve agreement with Midwest Playscapes, Inc., for playground equipment and installation for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum).
- F. Approve payment to LOGIS to perform fiber optic installation and connection from Municipal Center to parks (2023 Parks Bond Referendum)
 - 1. To Kelley Park for Project 2024-190, Kelley Park Renovation
 - 2. To Redwood Park for Project 2024-189, Redwood Park Reconstruction.
- G. Approve Change Order Nos. 33 and 34 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-187, Family Aquatic Center Improvements (2023 Parks Bond Referendum).
- H. Approve Change Order No. 1 to professional services agreement with Confluence, Inc., for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum).
- I. Approve Change Order No. 1 to professional services agreement with Confluence, Inc., for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum).
- J. Item removed from the agenda.
- K. Approve claims and bills.
- L. Approve the personnel report.

End of Consent Agenda

Regular Agenda

A. Cemetery Advisory Committee Appointment

Ms. Scipioni reviewed her memo listing the applicants for the Cemetery Advisory Committee vacancy for a term expiring March 1, 2027. Ms. Scipioni reviewed the process for filling the vacancy.

The Mayor called for nominations for the vacancy. Grendahl motioned and Hiebert seconded to nominate Sandy Breuer and John Kabat. The Mayor declared the nominations closed.

Ms. Scipioni prepared and distributed ballots to the Council who were asked to each select one name from the two nominees. After selections were made, they were tallied and Ms. Scipioni announced that John Kabat received the majority of the votes.

MOTION: of Grendahl, seconded by Hiebert, to adopt **Resolution No. 2025-130** appointing John Kabat to the Cemetery Advisory Committee for a term ending March 1, 2027. Ayes - 5 - Nays – 0.

While Ms. Scipioni tallied the ballots, Chief Francis shared information about the upcoming Police Operations Building Open House on September 30, 2025, from 5 to 7 p.m.

B. Picklehall, 7169 153rd Street West

Mr. Benetti stated Markid II Properties, LLC is seeking approval to construct an indoor pickleball facility and a food/beer hall-style Class 1 restaurant at 7169 153rd Street W. The application requests include an amendment to Planned Development No. 739 to allow indoor commercial recreation as a permitted use, final plat, vacation of drainage and utility easements, and site plan and building permit authorization. The Planning Commission recommended approval of the ordinance, final plat, and building permit authorization by a 6-0 vote. Mr. Benetti shared an updated site plan with added parking stalls and an underground stormwater chamber instead of a stormwater pond.

MOTION: of Melander, seconded by Grendahl, to adopt **Resolution No. 2025-131** vacating drainage and utility easements. Ayes - 5 - Nays - 0.

MOTION: of Bergman, seconded by Grendahl, to pass an Ordinance amending Article 31, Planned Development No. 739. Ayes - 5 - Nays - 0.

MOTION: of Grendahl, seconded by Hiebert, to adopt **Resolution No. 2025-132** approving Final Plat and Development Agreement for Village of Founders Circle 3rd Addition. Ayes - 5 - Nays - 0.

MOTION: of Grendahl, seconded by Melander, to approve a Stormwater Maintenance Agreement for Lot 1, Block 1, Village of Founders Circle 3rd Addition. Ayes - 5 - Nays - 0.

MOTION: of Bergman, seconded by Grendahl, to adopt **Resolution No. 2025-133** approving Site Plan Review and Building Permit authorization for Picklehall. Ayes - 5 - Nays - 0.

Randy Motilall, of Markid II Properties, LLC, shared information about the business. The Council welcomed him to the community.

C. Proposed 2026 City Budget and Property Tax Levy

Mr. Hedberg presented the proposed 2026 budget and tax levy. He reviewed the budget timeline, including setting the public budget meeting, formerly called the Truth-in-Taxation hearing, for November 25, 2025, which is a regularly scheduled Council meeting. He reviewed the budget considerations and significant impacts for 2026. He compared taxes on the median valued home to similar communities and reminded everyone that Apple Valley property owners do not receive special assessments for road and infrastructure reconstruction. The 2026 proposed budget requires a total levy of \$44,666,000, an increase of \$5,142,000 or 13.01% from 2025. He stated once the preliminary budget is adopted, the total levy amount may decrease, but not increase.

Discussion followed.

MOTION: of Melander, seconded by Bergman, adopt **Resolution No. 2025-134** approving the 2026 proposed budget and property tax levy. Ayes - 5 - Nays - 0.

MOTION: of Hiebert, seconded by Bergman, to set the 2026 public budget meeting (formerly the Truth in Taxation hearing) for Tuesday, November 25, 2025, at 7:00 p.m. Ayes - 5 - Nays - 0.

Communications

Mr. Carlson shared information about the upcoming Fall Food Truck Festival to be held Saturday, September 13 from noon to 7 p.m. at Quarry Point Park.

Mr. Grawe shared information about the Fall Clean-Up Day to be held Saturday, September 20 from 8 a.m. to 1 p.m. at the Splash Valley Waterpark parking lot.

Calendar of Upcoming Events

MOTION: of Grendahl, seconded by Bergman, approving the calendar of upcoming events as included in the Deputy City Clerk's memo, and noting that each event listed is hereby deemed a Special Meeting of the City Council. Ayes - 5 - Nays - 0.

Adjourn

MOTION: of Grendahl, seconded by Hiebert, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 8:11 p.m.

Respectfully Submitted,

Christina M. Scipioni, City Clerk

Approved by the Apple Valley City Council
On September 25, 2025.

Clint Hooppaw, Mayor



ITEM:
MEETING DATE:
SECTION:

4.B.
September 25, 2025
Consent Agenda

Description:

Adopt Resolution setting a public hearing at 7 p.m. on October 23, 2025, for a new On-Sale Intoxicating Liquor and Special License for Sunday Liquor Sales, for Brick & Bourbon Apple Valley, LLC, 14883 Florence Trail

Staff Contact:

Stephanie Marschall, Deputy City Clerk

Department / Division:

Administration/City Clerk's Office

Action Requested:

Adopt Resolution setting a public hearing at 7 p.m. on October 23, 2025, for a new On-Sale Intoxicating Liquor and Special License for Sunday Liquor Sales, for Brick & Bourbon Apple Valley, LLC, 14883 Florence Trail

Summary:

Brick & Bourbon Apple Valley, LLC, has submitted an application for an On-Sale Intoxicating Liquor and Special License for Sunday Liquor Sales for premises located at 14883 Florence Trail. Attached is a resolution authorizing and directing staff to publish a public hearing notice regarding the liquor license application.

Background:

Apple Valley City Code Section 111.24 requires the City Council to set and hold a public hearing on such license applications.

Budget Impact:

N/A

Attachments:

1. Resolution - Set Hearing

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION SETTING PUBLIC HEARING ON LICENSE APPLICATION

WHEREAS, the City Clerk has advised this Council that an application for “On-Sale Intoxicating Liquor” and “Special License for Sunday Liquor Sales” has been received from Brick & Bourbon Apple Valley, LLC, on premises located at 14883 Florence Trail; and

WHEREAS, City Code Section 111.24 requires the City Council to set and hold a public hearing on such license applications.

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

1. A public hearing on said application shall be held before this Council at the time, date and place specified in the Notice of Public Hearing attached to this resolution as Exhibit A.
2. As required by the City Code, the City Clerk is hereby authorized and directed to publish the hearing notice attached, in a timely manner, in the official City newspaper.

ADOPTED this 25th day of September, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

Exhibit A

**NOTICE OF PUBLIC HEARING
ON-SALE & SPECIAL SUNDAY INTOXICATING LIQUOR
LICENSE APPLICATION
CITY OF APPLE VALLEY**

NOTICE IS HEREBY GIVEN that the City Council of the City of Apple Valley, Dakota County, Minnesota, will meet at the Municipal Center, 7100 147th Street W., on Thursday, October 23, 2025, at 7:00 p.m., or as soon thereafter as possible. The purpose of the meeting will be to hold a public hearing on the application of Brick & Bourbon Apple Valley, LLC, for “ON-SALE INTOXICATING LIQUOR” and “SPECIAL LICENSE FOR SUNDAY LIQUOR SALES” pursuant to City Code Section 111.22.

The business, which will be operated in conjunction with the proposed licenses, is a restaurant located at 14883 Florence Trail.

The owners of the Limited Liability Company are:

Gary Michael Sivyer

Branden Glenn Warner

All interested parties will be given an opportunity to be heard at said time and place.

DATED this 25th day of September, 2025.

BY ORDER OF THE CITY COUNCIL

Christina M. Scipioni
Apple Valley City Clerk



ITEM:
MEETING DATE:
SECTION:

4.C.
September 25, 2025
Consent Agenda

Description:

Adopt Resolution supporting Minnesota suburban transit providers

Staff Contact:

Tom Lawell, City Administrator

Department / Division:

Administration

Action Requested:

Adopt Resolution supporting Minnesota suburban transit providers

Summary:

The City of Apple Valley is a founding member of the Minnesota Valley Transit Authority (MVTA) which was created in 1991. The MVTA currently serves the cities of Apple Valley, Burnsville, Eagan, Prior Lake, Rosemount, Savage and Shakopee with efficient and responsive transit services that reflect the unique needs of their respective communities. The subject of suburban transit funding allocation is likely to be discussed in the 2026 legislative session and MVTA has asked member cities to provide a resolution of support in preparation for those discussions.

Background:

A robust regional transit system is essential to the economic vitality, environmental sustainability, and quality of life for communities throughout the Twin Cities Metropolitan Area. In 1984, the Minnesota Legislature passed legislation allowing suburban communities to opt-out of the Metropolitan Transit Commission service area (Minn. Stat. § 473.388) enabling eligible cities to assume control of local transit services if they could demonstrate the ability to provide equal or better service. This provision was a response to growing concern that suburban communities were underrepresented in regional decision-making and underserved by the centralized system, despite paying into regional transit funding through the Motor Vehicle Sales Tax, property taxes, and other sources.

In response to those concerns, the MVTA began operating transit service in the south metro area in 1991. The MVTA is governed by a Joint Powers Agreement among its member cities enabling locally driven transit development and investment. Suburban transit providers have successfully delivered efficient and responsive transit services that reflect the unique needs of their respective communities, including express bus routes, local service, on-demand micro-transit service, and special event services. While locally governed, the MVTA, and other suburban opt-out transit providers, remain integrated into the broader regional transit planning framework with Metropolitan Council coordination to facilitate cohesive mobility options for all metropolitan residents. The continued ability of suburban cities to support and manage their own transit systems

under the statute is vital to ensuring that transit solutions evolve to meet changing demographics, land use patterns, and local priorities in suburban areas.

The MVTa has been the City's preferred transit provider for many years, and it is in the best interest of the community to support their efforts to remain so in the future. MVTa representatives recently approached the City seeking a reaffirmation of support leading into the 2026 legislative session. The attached resolution officially provides that support.

Budget Impact:

N/A

Attachments:

1. Resolution Supporting Suburban Transit Providers September 2025

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION SUPPORTING MINNESOTA SUBURBAN TRANSIT PROVIDERS

WHEREAS, a robust regional transit system is essential to the economic vitality, environmental sustainability, and quality of life for communities throughout the Twin Cities Metropolitan Area; and

WHEREAS, in 1984, the Minnesota Legislature passed legislation allowing suburban communities to opt-out of Metropolitan Transit Commission service area (Minn. Stat. § 473.388) enabling eligible cities to assume control of local transit services if they could demonstrate the ability to provide equal or better service; and

WHEREAS, this provision was a response to growing concern that suburban communities were underrepresented in regional decision making and underserved by the centralized system, despite paying into regional transit funding through the Motor Vehicle Sales Tax, property taxes, and other sources; and

WHEREAS, Minnesota Valley Transit Authority (MVTA) was formally established in 1990 as one of the original suburban transit providers including the cities of Apple Valley, Burnsville, Eagan, Rosemount, and Savage operating service in 1991, with Prior Lake and Shakopee joining in 2014; and

WHEREAS, MVTA is governed by a Joint Powers Agreement among its member cities enabling locally driven transit development and investment; and

WHEREAS, suburban providers have successfully delivered efficient and responsive transit services that reflect the unique needs of their respective communities, including express bus routes, local service, on-demand microtransit service, and special event services; and

WHEREAS, the system, while locally governed, remains integrated into the broader regional transit planning framework, with Metropolitan Council coordination to facilitate cohesive mobility options for all metropolitan residents; and

WHEREAS, the continued ability of cities to support and manage their own transit systems under the statute is vital to ensuring that transit solutions evolve to meet changing demographics, land use patterns, and local priorities in suburban areas; and

WHEREAS, the Apple Valley City Council has recognized MVTA as the City's preferred transit provider; and

WHEREAS, recent policy discussions regarding funding allocation, legislative reforms, and centralized governance structures have raised concerns about the potential weakening of suburban transit authority and flexibility;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Apple Valley, Minnesota that it:

1. Reaffirms its support for the continuation and strengthening of the suburban transit framework as a critical tool for ensuring service responsiveness in public transportation;
2. Urges the Minnesota Legislature and the Metropolitan Council to uphold the principles of local control embedded in Minn. Stat. § 473.388 and to ensure that MVTA retains sufficient funding streams, statutory authority, and operational independence;
3. Encourages ongoing collaboration between suburban transit providers and the Metropolitan Council, recognizing that effective regional transit outcomes depend on a balanced approach to governance, resource allocation, and service planning;
4. Commits to a continued active partnership with MVTA to support future service expansion, rider experience improvements, and transportation planning aligned with local priorities.

ADOPTED this 25th day of September, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.D.
September 25, 2025
Consent Agenda

Description:

Approve issuance of 2025 License to Sell Tobacco or Tobacco Products to Holiday Stationstores, LLC, 15550 Cedar Avenue

Staff Contact:

Stephanie Marschall, Deputy City Clerk

Department / Division:

Administration/City Clerk's Office

Action Requested:

Approve issuance of 2025 License to Sell Tobacco or Tobacco Products to Holiday Stationstores, LLC, 15550 Cedar Avenue

Summary:

An application for a new 2025 License to Sell Tobacco or Tobacco Products has been received from Holiday Stationstores, LLC, located at 15550 Cedar Avenue. The new license is due to a change in ownership of the existing gas station.

Background:

The Police Department has conducted the necessary background investigation. The application is on file in the City Clerk's Office.

Tobacco sales licenses are issued on a biennial basis. If approved, the license will expire December 31, 2025.

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

4.E.
September 25, 2025

Description: Approve the Truth in Taxation supplemental insert	
Staff Contact: Ron Hedberg, Finance Director	Department / Division: Finance

Action Requested:
Approve the Truth in Taxation supplemental insert

Summary:
The City of Apple Valley has the option to include a 1/3-page insert along with the Truth in Taxation Notice that will be mailed to property owners in November. This insert provides the opportunity to include additional information on the budget. Staff recommends that an insert be included with the notice again this year. The focus of this year's insert is on the budget impacts of the annual street maintenance program and the levy impacts for the debt service related to the City's investment in the parks and public buildings.

The Truth in Taxation Notice of Proposed Property Taxes mailed to each property owner will include a summary on the back of the notice of each of the jurisdiction's levy amounts and the percentage increase for each. Attached please find a copy of the proposed notice to be used this year.

The proposed notice includes a link to the City's website where property owners can find more information. As always, staff will respond to questions we receive from property owners leading up to the November 25, 2025 Truth in Taxation meeting. We also plan to hold a public open house on the proposed budget the week of November 17 to provide a convenient option for those who prefer a less formal setting to get their questions answered.

Background:
The City is committed to full transparency and seeks to provide as much information as possible to the public related to the City's budget. A full copy of the proposed 2026 preliminary budget is posted on the City's website, which can be found at www.applevalleymn.gov.

Budget Impact:
The printing and inserting costs of the insert are the responsibility of the City. The printing cost for 18,600 color inserts will be approximately \$1,300. The City's share of the County's cost for sending out the 2025 Truth in Taxation Notices was \$3,906.

Attachments:

1. TNT Insert 2026



Apple Valley’s Budget Preserves the Public’s Investment in our Infrastructure and Buildings

The City’s 2026 property tax levy reflects the City Council’s focus on protecting and maintaining the condition of the City’s infrastructure by addressing upcoming street and utility reconstruction needs and improvements to buildings.

The 2026 budget provides for the Street and Infrastructure Maintenance Program. Some of Apple Valley’s oldest streets have reached the point of requiring reconstruction. The City Council’s policy avoids levying special assessments for street maintenance costs against benefiting properties. Instead, the City Council chose to apply a significant portion of the annual property tax levy towards the Street Maintenance Program, thereby avoiding the need to levy additional special assessments to benefiting properties.

The City Council approved the preliminary budget for 2026 on September 11, 2025. The result of the proposed budget on the median-valued home is an annual increase of \$211 in City taxes, or approximately 14.18%, for a total of \$1,699. See the back for the breakdown on how your tax dollars are used by the City. The levy to support the proposed 2026 budget shows an increase of 13.0%, for a total of \$44,666,000. The total tax levy includes the annual Street Maintenance Program funding which decreases by \$70,000 to \$4,600,000. The total debt levy increased by \$2,643,798, which includes an increase for debt related to the 2023 park referendum, and an from an increase in capital improvement bonds.

Breakdown of Property Tax Levy	2025	2026	Change	% Change	Share of Increase
General Fund	\$30,682,151	\$33,250,353	\$2,568,202	8.4%	6.5%
Street Maintenance Program	4,670,000	4,600,000	-70,000	-1.5%	-0.2%
Ice Arena Support	121,000	121,000	-0-	0.0%	0.0%
Debt Service	4,050,849	6,694,647	2,643,798	65.3%	6.7%
Total	\$ 39,524,000	\$ 44,666,000	\$5,142,000	13.0%	13.0%



For additional information on the City’s budget, attend a budget open house on Tuesday November 18th from 4:00 to 6:00 at the Municipal Center, visit the City’s website at www.applevalleymn.gov, or follow the QR link above, look for information in the City’s newsletter the *CityNews*, attend the Truth in Taxation Meeting on November 25, 2025, or call staff at 952-953-2540

Preserving the Public’s Investment in our Infrastructure and Buildings

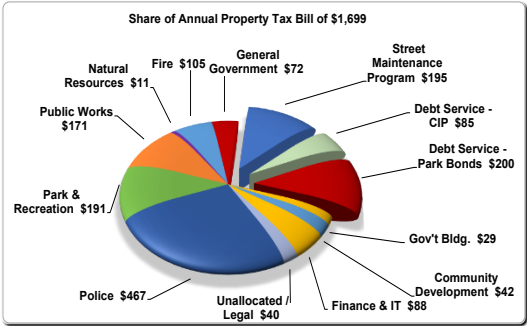
Street Maintenance Program Addresses Over 118 Miles of Streets Since 2012

The Street Maintenance Program preserves the condition of the streets throughout the community. Unlike most other cities, Apple Valley residents and property owners are not specially assessed for this work, as the costs of the program are incorporated into the property tax levy. Approximately \$195 of the 2026 property tax bill for the median-valued home of \$371,350 will go to support the annual Street Maintenance Program. Since inception, the City of Apple Valley has completed maintenance on approximately 118 miles of streets.

Investment in Park System and Public Buildings

In 2023, voters approved a park referendum that will include a number of significant improvements to the park system. In 2024 and 2025, bonds were issued to fund these improvements and the debt service on these bonds, in addition to previously issued park bonds, account for approximately \$200 of the annual 2026 property tax bill for the median valued home.

During 2023, 2024, and 2025 significant improvements have been made to all fire stations, the reconstruction of a new fire station at 140th and Galaxie Ave, and a new police operations building on Flagstaff Avenue. In 2024 and 2025, bonds were issued to fund these facility improvements. The debt service on these 2025 bonds, in addition to previously issued facility bonds, account for approximately \$85 of the annual 2026 property tax bill for the median valued home.



For more information on the annual budget visit the City of Apple Valley’s website at <https://www.applevalleymn.gov>.



ITEM:
MEETING DATE:
SECTION:

4.F.
September 25, 2025
Consent Agenda

Description:

Adopt Resolution amending the 2025 City Fee Schedule

Staff Contact:

Christina Scipioni, City Clerk

Department / Division:

Administration/City Clerk's Office

Action Requested:

Adopt Resolution amending the 2025 City Fee Schedule

Summary:

On July 10, 2025, the City Council approved Ordinance No. 1147 amending the CenterPoint Energy Resources Corp. natural gas utility franchise fee. Before adoption, the Council held a properly noticed public hearing.

As set forth in Ordinance No. 1147, the effective date of the change to the franchise fee is October 1, 2025. The attached resolution amends the 2025 City Fee Schedule to incorporate the amended CenterPoint Energy Resources Corp. franchise fee.

Background:

Fees required by City Code are adopted annually by resolution. The 2025 Fee Schedule was adopted by the City Council on December 12, 2024.

Budget Impact:

The amended fees are included in the 2025 budget.

Attachments:

1. Resolution

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION APPROVING AMENDMENTS TO THE 2025 FEE SCHEDULE

WHEREAS, various sections of the City Code provide for fees to be established by City Council resolution; and

WHEREAS, the City desires to recover certain user related costs through fees and reimbursement; and

WHEREAS, on July 10, 2025, after a duly noticed and held public hearing, the City Council passed Ordinance No. 1147 amending the CenterPoint Energy Resources Corp. gas utility service franchise fee, effective October 1, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the fees listed below shall be effective October 1, 2025:

Gas Utility Service Franchise Fee

Customer Classification	Monthly Fee Amount per Customer *
Residential	3% of gross revenues per month
Firm A	3% of gross revenues per month
Firm B	3% of gross revenues per month
Firm C	\$35.00 per month
Small Volume, Dual Fuel A ("SVDF A")	\$35.00 per month
Small Volume, Dual Fuel B ("SVDF B")	\$35.00 per month
Large Volume, Firm and Dual Fuel ("LVDF")	\$35.00 per month

**Fee rate is per meter per month within the City.*

ADOPTED this 25th day of September, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.G.
September 25, 2025
Consent Agenda

Description: Approve 2025 Bicycle and Pedestrian Plan Update	
Staff Contact: Evan Acosta, Assistant City Engineer	Department / Division: Public Works/Engineering

Action Requested:

Approve 2025 Bicycle and Pedestrian Plan Update

Summary:

The Apple Valley Bicycle and Pedestrian Plan serves as a guide for the City to continue to enhance mobility, safety, health, and quality of life for its residents. The City of Apple Valley received a grant through the Statewide Health Improvement Partnership (SHIP), from the Minnesota Department of Health and Dakota County, to develop this plan for biking and walking improvements in the community. Completed as an update to the 2010 **Bike Walk Apple Valley** plan, this new plan guides decision-making and prioritization for future investments in the bike and pedestrian system, provides a foundation for funding solicitation, and helps to foster a more bikeable and walkable Apple Valley.

The planning process began in December 2024, and the plan document is now ready for final acceptance from the City Council. Key steps in the planning process included community outreach and engagement to determine the needs and desires of City residents; inventory and evaluation of the existing pedestrian and bicycle system; and development of best practices and recommendations for projects and policies to advance a connected and equitable walking and biking system.

Community engagement activities included outreach at local events, an online survey, and a dedicated Task Force created to provide input and direction on the plan's recommendations. Community input identified the desire for consistent, connected, well-maintained off-road facilities throughout the entire community, especially in areas where there are schools and retail areas. Safe roadway crossings were also frequently mentioned throughout the engagement process. Community residents generally expressed appreciation of the off-road trails in the City, but also frequently mentioned a desire for safer road crossings of busy arterial roads, such as 140th Street, Cedar Avenue, and McAndrews Road. Several groups and individuals participated in the project. A task force was formed consisting of members from Planning Commission, Parks and Recreation Advisory Committee, Traffic Safety Advisory Committee, ISD 196, Dakota County, Apple Valley Chamber of Commerce, Police, Fire, Planning, Parks, and Public Works staff.

Several existing planning documents support the development and completion of the City's bicycle and pedestrian network. The City's Comprehensive Plan recommends: focusing on the pedestrian and bicycle needs during the development of roadway improvement projects; continuing to connect gaps in the sidewalk and trail networks; and working with Dakota County to continue to build the North Creek Greenway in accordance with the approved Master Plan. ***Dakota County's 2018 Bicycle and Pedestrian Study*** identifies County pedestrian network gaps along County Roads 38, 42, 31, and 33.

More than 60 miles of paved trails and 153 miles of sidewalks provide many opportunities for residents to bike and walk around town. However, there are no on-road bike lanes in the City, and there is a lack of bike infrastructure in the City's downtown and along the Ring Route. Analysis of the MPCA Environmental Justice Areas, the RBTN network, land use and destinations (including schools, parks, and retail areas), transit stops and stations, major road barriers, major intersections, and trail and sidewalk gaps inform the recommendations in the plan.

The guiding principles were updated from the ***2010 Bike Walk Apple Valley Plan*** based on feedback from the Task Force and community engagement.

1. Reduce barriers to walking and biking.
 - Create a bicycle and pedestrian system that works for all ages and abilities.
 - Ensure that key destinations are accessible from residential areas by biking and walking.
 - Increase features that address safety and comfort for biking and walking.
 - Ensure new development and redevelopment projects integrate walking and bicycling facilities.
2. Encourage alternative modes of transportation.
 - Build places in the City where different modes of transportation connect.
3. Enhance trails and sidewalks in the community with elements that aid in navigation, foster community, and establish a sense of place.
4. Maintain a safe and functional network of nonmotorized transportation in Apple Valley.

Best practices offer practical solutions and methods to implement the ideas outlined in the Guiding Principles. They include ways the City can plan for everyone in the community, regardless of age or ability; appropriate roadway treatments to support bicycling and walking; road crossing treatments; and trail design and maintenance. Several policy and city-wide recommendations describe the benefits of a complete streets policy and other policies to support development of bicycle and pedestrian infrastructure, upgrading of trail crossings, the development of a hierarchy of trail loops in the City, enhancement of the trail system with signage and wayfinding, and the promotion and facilitation of programs and events that encourage biking and walking.

Priority trail gap and road crossing improvement projects listed in the plan include building of trails along 140th Street, McAndrews Road/CR38, and pedestrian crossing upgrades of Cedar Avenue, 140th Street, and 150th Street/CR42. It is recommended that the City explore safety upgrades to pedestrian and bicycle infrastructure within the Ring Route, in particular.

Background:

On August 14, 2025, staff presented a draft of the Bicycle and Pedestrian Plan Update at the informal City Council Meeting.

On May 22, 2025, City Council Approved the First Amendment to the Joint Powers Agreement with Dakota County for Bike and Pedestrian Plan Update.

On July 11, 2024, the City Council Approved a Joint Powers Agreement with Dakota County for Project 2024-112, Pedestrian and Bicycle Plan Update.

Budget Impact:**Approved Project Funding:**

County Grant Funding	\$35,000
Budget Carryover	\$10,600
Total Approved Project Funding	\$45,600

Final Project Costs:

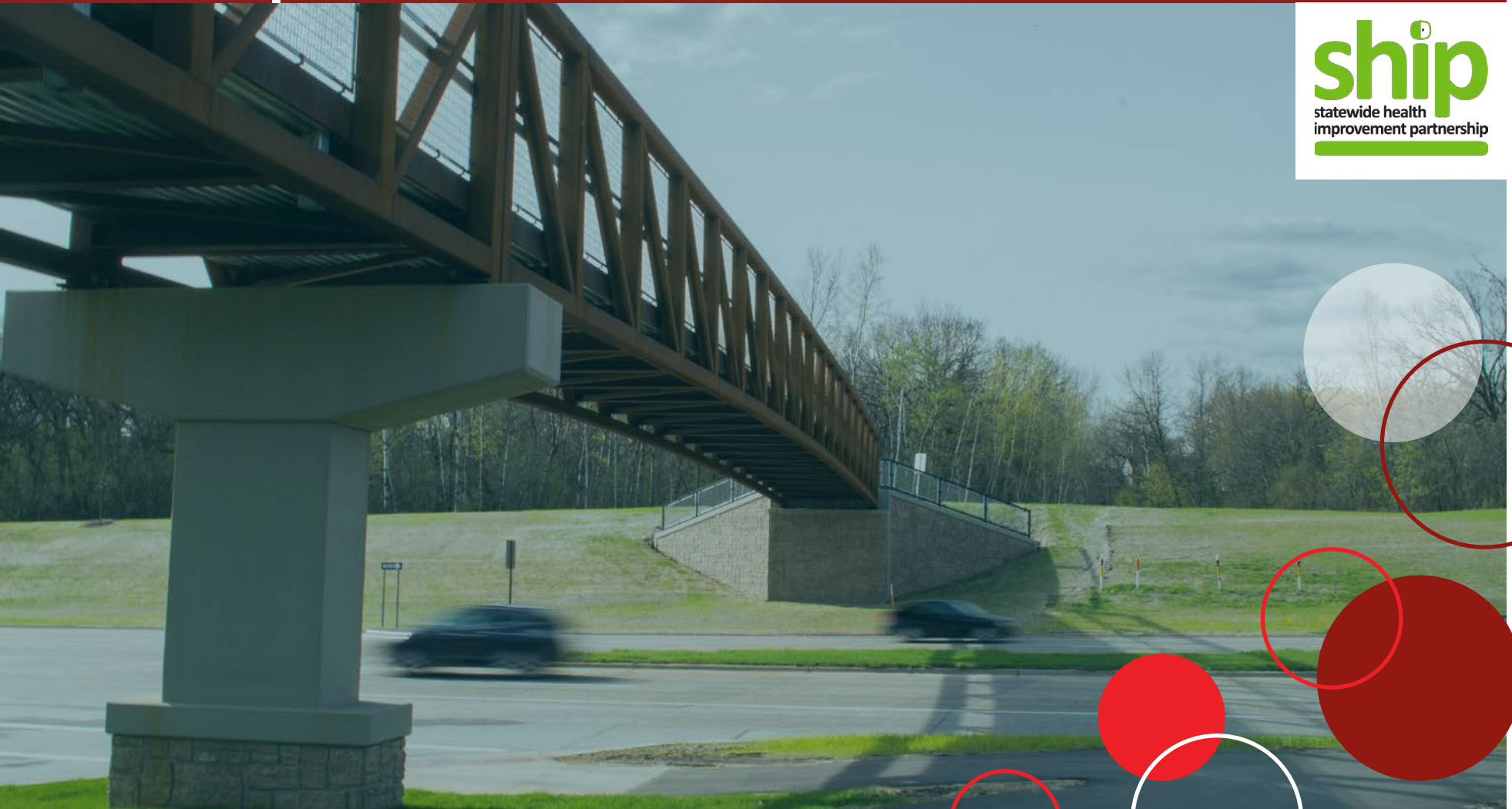
County Grant Funding	\$35,000
Budget Carryover	\$10,600
Total Final Project Costs:	\$45,600

Attachments:

1. 2025 Bicycle and Pedestrian Plan Update



BICYCLE & PEDESTRIAN PLAN



CITY OF APPLE VALLEY, MINNESOTA
SEPTEMBER 2025

ACKNOWLEDGEMENTS

PLAN TASK FORCE

Evan Acosta, Assistant City Engineer
 Tim Benetti, Community Development Director
 Matt Saam, Public Works Director
 Eric Carlson, Parks and Recreation Director
 Sydnee Stroeing, Associate Planner
 Nick Francis, Police Chief
 Colleen Elvin, Fire Inspector
 Lillian Leatham, Dakota County
 Joel Leake, Ind. School District 196
 Paul Scanlan, Planning Commission
 Jodi Kurtz, Chamber of Commerce and Planning Commission
 Randy Bailey, Parks and Rec Advisory Committee and Business Owner
 Mark Schori, Parks and Rec Advisory Committee
 Kyle Kurbondski, Apple Valley Resident
 Jeff Milbauer, Valley Bike & Ski
 Natalie Strait, HKGi Project Team
 Gabrielle Grinde, HKGi Project Team

CITY COUNCIL

Clint Hooppaw, Mayor
 John Bergman, Councilmember
 Ruth Grendahl, Councilmember
 Lisa Hiebert, Councilmember
 Tom Melander, Councilmember

This project was funded in part by the Statewide Health Improvement Partnership, Minnesota Department of Health.



CONTENTS

ABOUT THE PLAN	3
Project Timeline	3
Plan Purpose	3
Benefits of a Connected Bicycling and Walking Network	4
Bicycle and Pedestrian System Users	5
COMMUNITY ENGAGEMENT	6
Outreach Methods	6
Survey Monkey Results	8
Social Pinpoint Results	11
Community Areas of Need	12
PLANNING CONTEXT	14
Summary of Related Planning	14
Bike & Ped Related Resources	18
Existing Conditions	20
Destinations for Bicyclists & Pedestrians	24
Major Road Barriers	30
Trail & Sidewalk Gaps	33
GUIDING PRINCIPLES	34
Best Practices	36
Recommendations	38
Electric Bikes (e-Bikes)	39
IMPLEMENTATION	45
Project Priorities	45
Funding Sources	50

ABOUT THE PLAN

The Bicycle and Pedestrian Plan is a tool for the City of Apple Valley to continue to enhance mobility, safety, health, and quality of life for its residents. The plan serves as a road map towards creating and maintaining a connected and equitable transportation network.

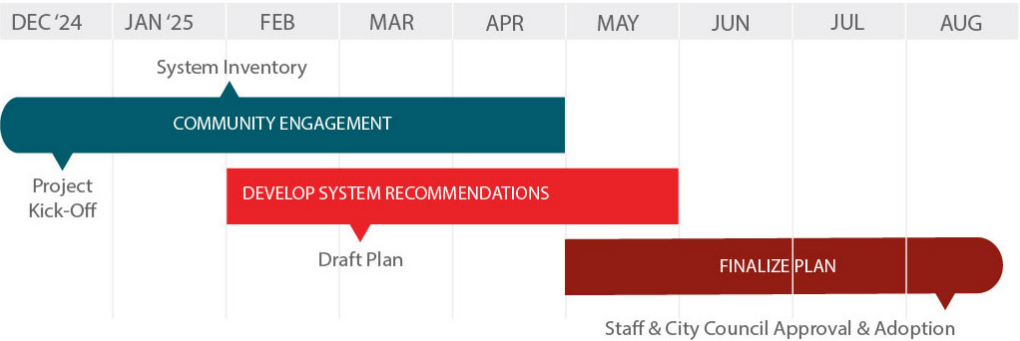
The City of Apple Valley received a grant through the Statewide Health Improvement Partnership (SHIP), from the Minnesota Department of Health and Dakota County, to develop this plan for biking and walking improvements in the community.

Improving biking and walking in Apple Valley addresses the transportation and recreation needs of the community, but the impact goes further than that. Creating convenient and pleasant places to walk and bike helps attract investment in the community and creates desirable places to live, work, and shop.

The master plan guides decision-making and prioritization for future investments in the bike and pedestrian system, provides a foundation for funding solicitation, and helps to foster a more bikeable and walkable Apple Valley.

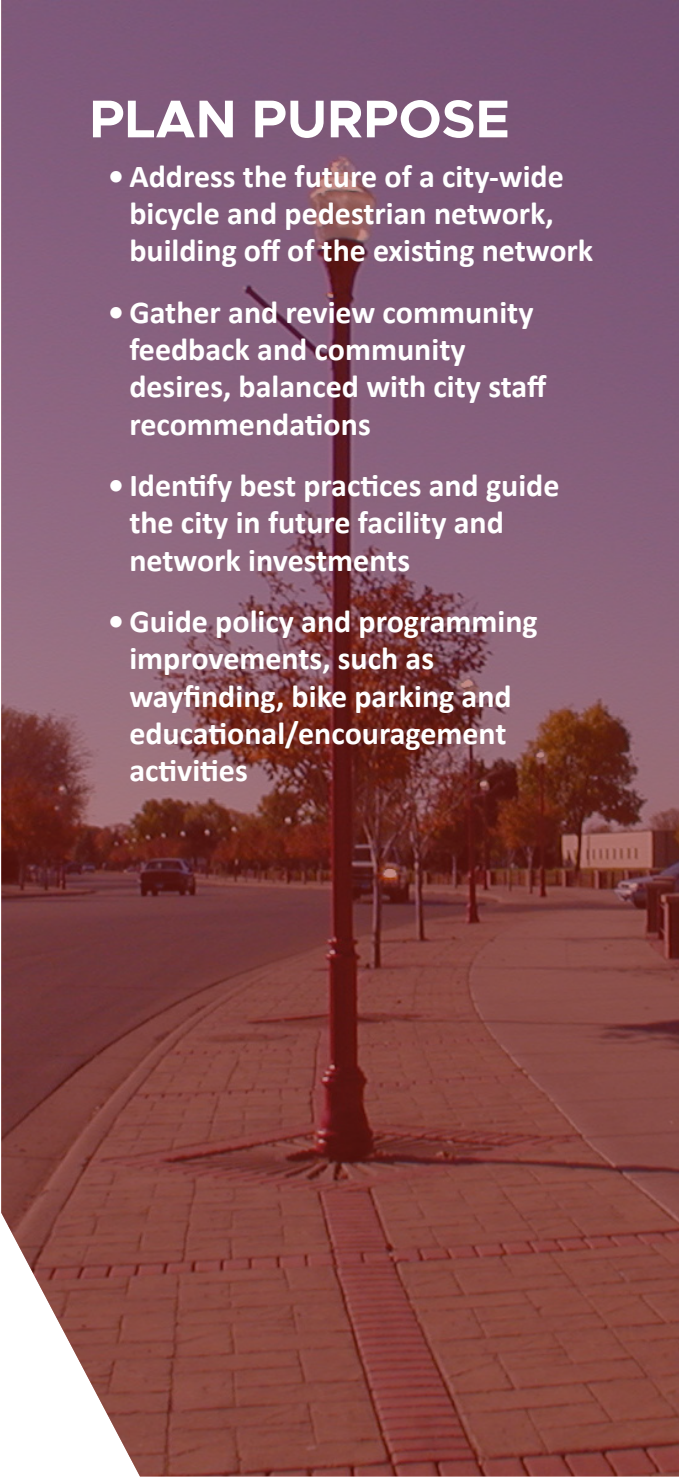
PROJECT TIMELINE

The planning process began in December of 2024, included a four-month community engagement phase, and was completed in the summer of 2025.



PLAN PURPOSE

- Address the future of a city-wide bicycle and pedestrian network, building off of the existing network
- Gather and review community feedback and community desires, balanced with city staff recommendations
- Identify best practices and guide the city in future facility and network investments
- Guide policy and programming improvements, such as wayfinding, bike parking and educational/encouragement activities



BENEFITS OF A CONNECTED BICYCLING AND WALKING NETWORK



SAFETY

A connected network of sidewalks and trails reduces the risk and frequency of injury and death for pedestrians and bicyclists.



HEALTH

Biking and walking are simple forms of active living that allow people to lead healthier lives. Walking and biking provide more face-to-face community interaction and enhance social experiences.



AIR QUALITY

Fewer vehicles on the road leads to better air quality and higher quality of life for community residents.



SUSTAINABLE & EFFICIENT TRANSPORTATION NETWORKS

Bikes and feet create less wear and tear on roads and trails than motor vehicles; long-term this costs taxpayers less money for maintenance and repair.



LIVABILITY & MOBILITY

Walkable and bikeable communities provide more options for aging in place and moving around a community than communities designed for primarily vehicle movement.



RECREATION

Walking and biking are often cited as the most frequent forms of recreation in community surveys, and trails are often the top-desired recreation facility.



HOUSEHOLD & COMMUNITY PROSPERITY

Bicycling and walking are less expensive than driving, take up less space on roads, and require less area to park at destinations.



REGIONAL ECONOMIC COMPETITIVENESS

Bikeable and walkable areas tend to attract residents and tourists to communities, which increases the local tax base.

BICYCLE AND PEDESTRIAN SYSTEM USERS

The purpose of this plan is to create a framework for people who use the bicycle and pedestrian system. Anyone walking, bicycling, or rolling on a trail or sidewalk is a system user, but there are some user groups that rely more heavily on this system including:

- Students: Most students don't drive, and some don't have bus transportation available due to school district busing policies
- Older Adults
- Commuters / workers
- Public transportation users
- Recreational users

These user groups should all be given a high level of consideration when it comes to bicycle and pedestrian system planning as they will be most effected by system gaps and other issues. Many of the recommendations of this plan focus in on enhancing the experience of these users.

BIKING COMFORT LEVELS

Not all people have the same level of comfort when it comes to biking. Originally developed by Roger Geller at the City of Portland (OR) the "Four Types of Bicyclists" are meant to guide efforts in assessing what certain segments of a population require or want in a bikeway facility. Geller suggested that most people can be categorized into the following Four Types of Bicyclists:

- 1. Strong and Fearless:** Advanced, confident bicyclist who is comfortable riding in the road, along with most traffic
- 2. Enthusiastic and Confident:** Bicyclists who tend to prefer bicycle lanes, multiuse trails
- 3. Interested Yet Concerned:** Bicyclists who prefer to take off-street paths or low-volume residential streets
- 4. Not Able or Not Interested:** People who have no current interest in biking or walking or who experience mobility challenges

The exact definitions and terms to describe the four groups has evolved over time. Attitudes have shifted in recent years to plan for all types of users, even those who are not able or interested in biking.

COMMUNITY ENGAGEMENT

OUTREACH METHODS

The project planning process incorporated various methods to reach out to the community at large and to SHIP priority populations. SHIP priority populations are defined as people 60 or older, children, and people with low incomes or others experiencing a health disparity.

Outreach methods included:

- Paper, mailings, and flyers
 - Project information posted in the city newsletter
 - Project flyers posted at transit stops and other community destinations
- Online outreach
 - Information and survey link on city website
- In-person outreach
 - Pop up meeting booth hosted at Midwinter Festival
 - Pop up meeting booth hosted at the spring Home and Garden Show
 - Task Force meetings

The individual components of the public engagement process are described in the following pages.



Flyer posted in the community to promote the online survey

ONLINE ENGAGEMENT

SURVEY MONKEY

An online survey was conducted using a tool called Survey Monkey. The survey was open from mid February until the end of April, and was advertised on fliers and handouts throughout the project process. In total, the survey received 127 responses. The survey page also linked to a Social Pinpoint site where users could provide map-based comments.

SOCIAL PINPOINT

Social Pinpoint is an interactive map-based online engagement tool that allows community members to leave comments on specific areas of the city via a map. The Social Pinpoint map received 14 location specific comments.



Exhibit hall at the Apple Valley Home and Garden Show

IN-PERSON ENGAGEMENT

MID-WINTER FESTIVAL

Apple Valley held its annual Mid-Winter Festival, a community winter celebration, on February 1, 2025, at Johnny Cake Ridge Park West. Staff set up several display boards and spoke with attendees about their experiences walking, biking, and rolling in the city. In total, staff spoke with around 30 community members and directed them to the project survey and Social Pinpoint site.

HOME AND GARDEN SHOW

The Apple Valley Chamber of Commerce held their annual Home and Garden Show at Eastview High School on April 12, 2025, bringing in several thousand attendees. Chamber members provided flyers with links to the survey and Social Pinpoint site in the bag of each attendee, and staff spoke with 50+ community members.

TASK FORCE

In addition to wider public engagement efforts, City staff assembled a Task Force to guide the completion of the plan update. The Task Force was made up of members of the public, City Staff (including members of the Planning Department, Public Works Department, Fire Department, and Police Departments), member of Planning Commission, a Parks and Recreation Advisory Committee member, members of the Chamber of Commerce, a representative from the 196 Independent School District, and representatives from Dakota County.

The role of the Task Force was to:

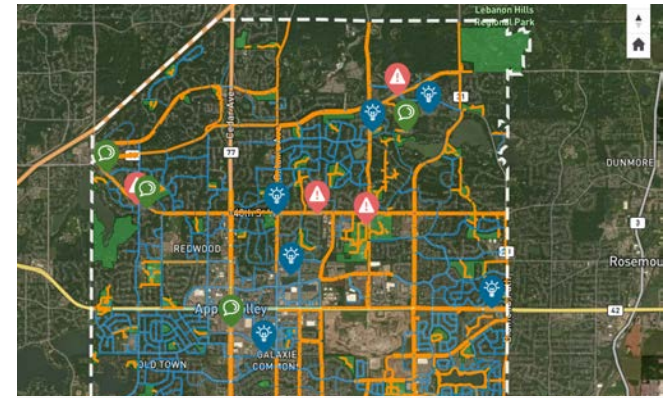
- Represent groups of people that reflect the community
- Assist with community outreach of the plan in general by distributing materials and spreading the word of the planning process
- Guide the plan and aid in implementing it

The Task Force met four times and discussed relevant themes and topics that are included in this plan update. E-bikes, on road bike lanes, and traffic safety were the most frequent topics of discussion.

SUMMARY OF COMMUNITY INPUT

Community input identified the desire for consistent, connected, well-maintained off-road facilities throughout the entire community, especially in areas where there are schools and retail areas. Safe roadway crossings were also frequently mentioned throughout the engagement process.

Community residents generally expressed appreciation of the off-road trails in the city, but also frequently mentioned a desire for safer road crossings of busy arterial roads, such as 140th Street, Cedar Avenue, and McAndrews Road.



Social Pinpoint Map



Mid-Winter Festival pop-up meeting

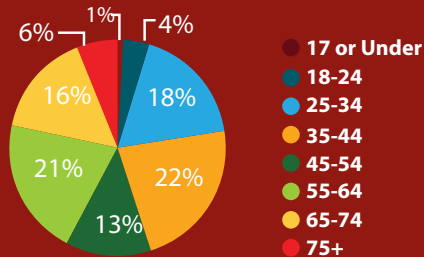


Home and Garden Show pop-up meeting

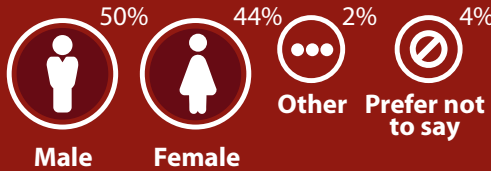
SURVEY MONKEY RESULTS

Demographics

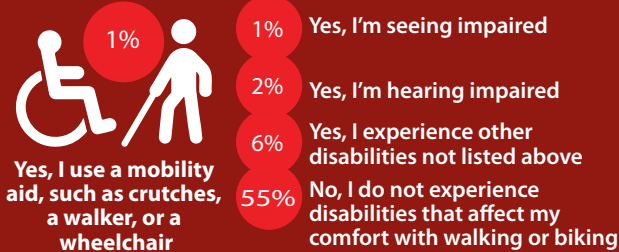
01 What is your age? (125 responses)



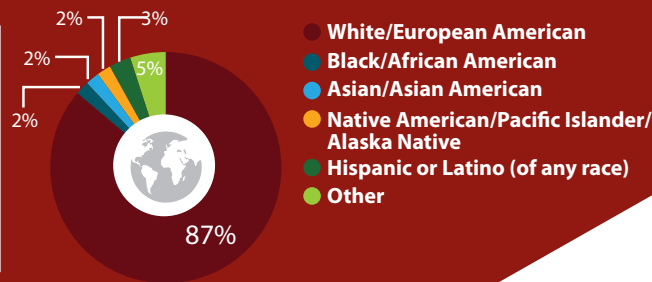
02 How do you identify? (126 responses)



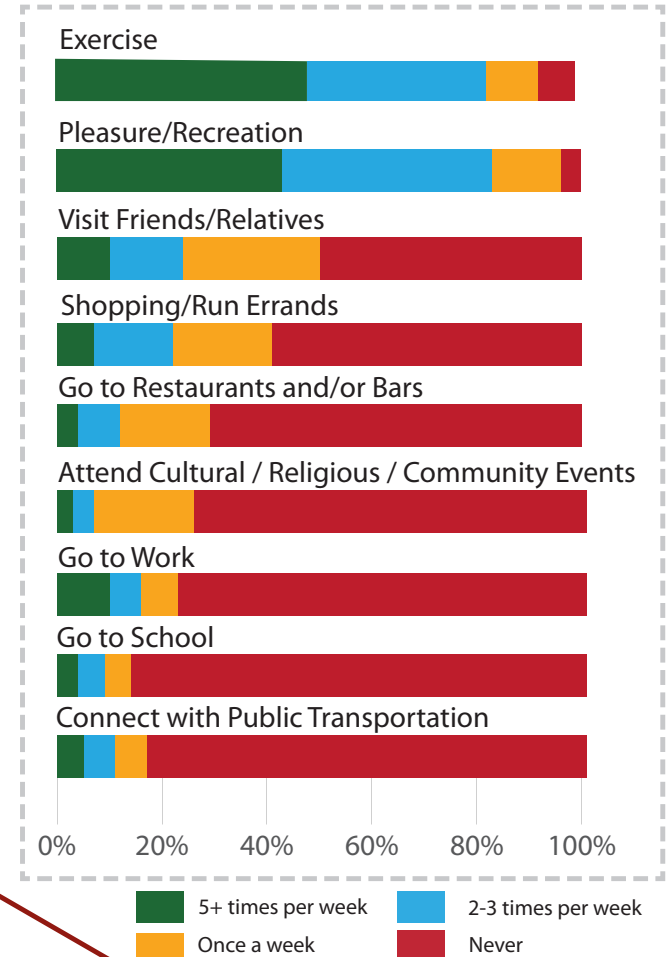
03 Do you experience disabilities that affect your comfort with walking or biking? (81 responses)



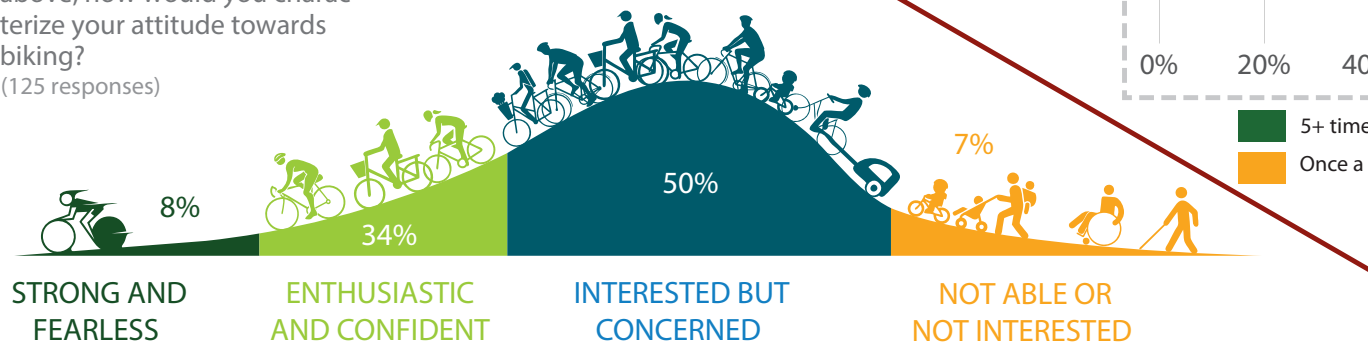
04 How do you describe your ethnic or cultural heritage? (127 responses)



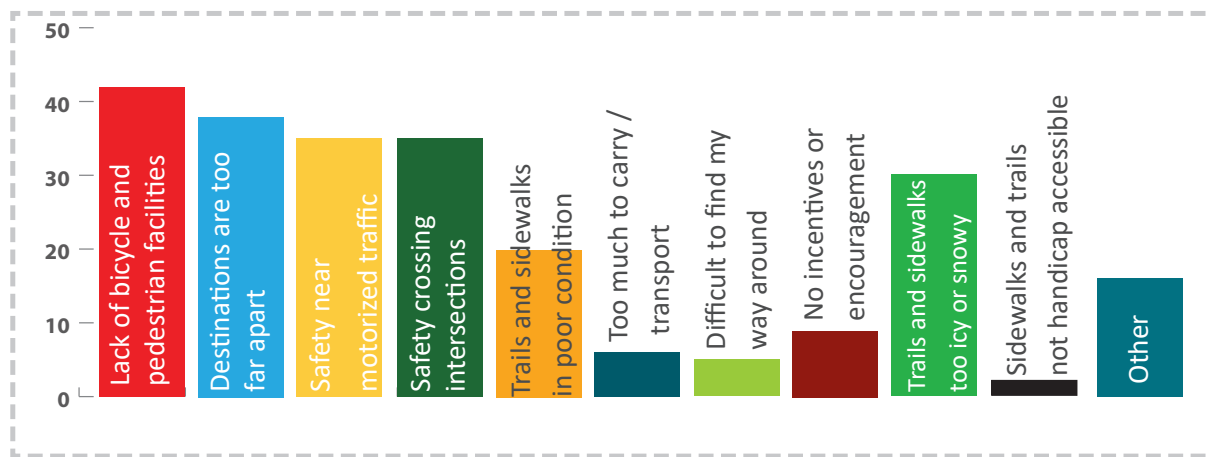
05 During the warmer months of the year, how often do you walk or bike for the following reasons? (127 responses)



06 Based on the descriptions above, how would you characterize your attitude towards biking? (125 responses)



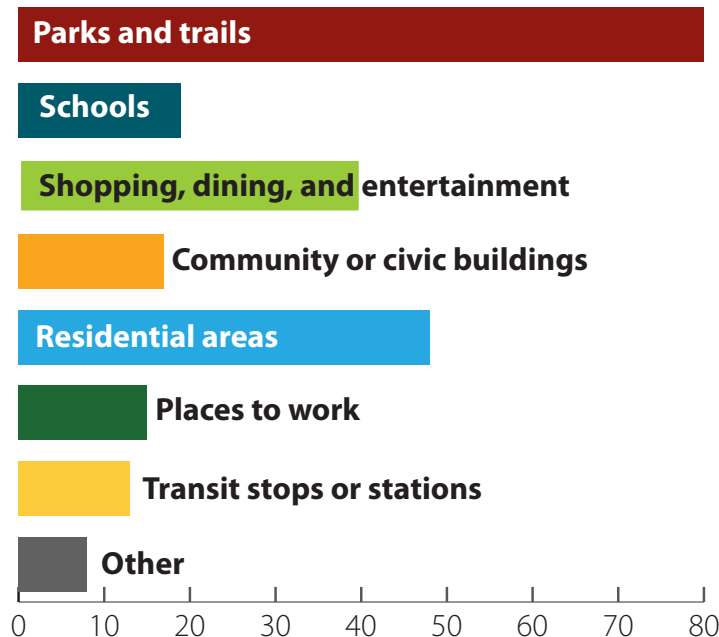
07 What keeps you from walking or biking in Apple Valley? (127 responses)



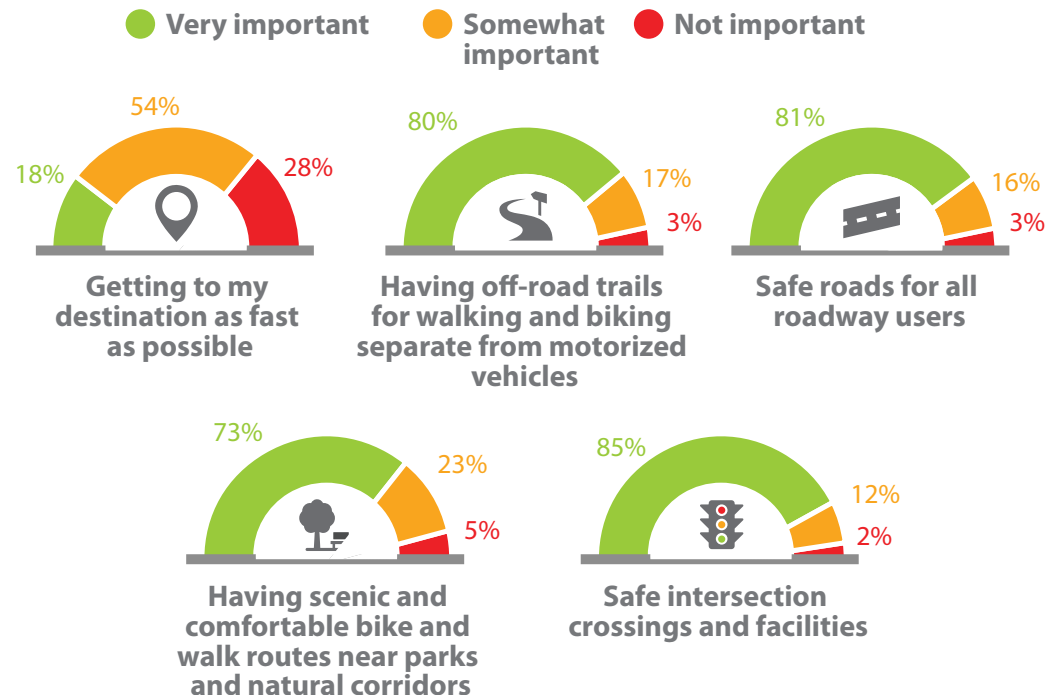
"Other" responses included:

- Not safe due to lack of lighting
- Too hot due to lack of boulevard trees
- Lack of or very small roadway shoulder
- Sidewalk and trail conditions (rough, cracked)
- Prefer trail options available in other communities
- Poor behavior of drivers or other bikers

08 What are the most important destinations for you to walk or bike to? (127 responses)

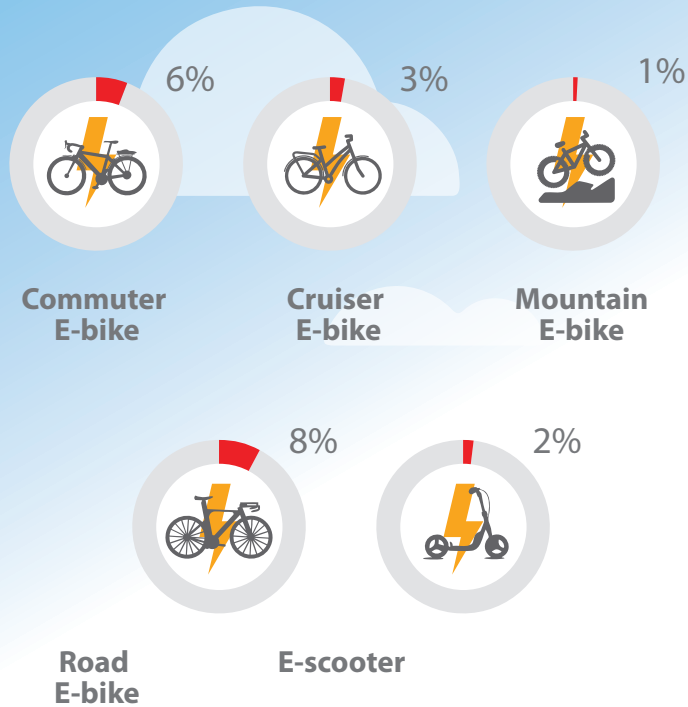


09 How important are each of the following to you when planning for the future bicycle and pedestrian network? (123 responses)



10

Do you use any of the following electric assisted devices?
(127 responses)



"Other" responses included:

- None but considering buying a commuter e-bike
- Our commuter ebike is for family.



11

Please share any ideas you have for improving conditions for biking and walking in Apple Valley.
(64 responses)

More flowers, wild flowers, or pollinator plant species on the sidewalks of paved bike and walking trails.

Much better way-finding signage, not just a city map. Signs along bike routes indicating that's what they are.

More trails not along the side of a busy road.

I believe there is a lack of understanding of the rules that govern bikes as to where they can use the bike and what rules apply.

Conditions are perfect. There are ample trails and roads to accomplish what I want to do

Repair the cracks in the sidewalks and widen them.

Just keep clean from debris and tree limbs/branches.

Better management of traffic intersections. Crossing any of the busier streets in Apple Valley by foot or bike is treacherous! You take your life into your hands by trying to cross.

We need sidewalks. I live in the older area of AV, and we don't have them at all. Also, there are parks that would be very usable in winter and after dark, but the trails are unplowed and unlit, making them unusable.

Maintaining the trails is important. Much of Apple Valley is high speed and multiple lanes of traffic making it difficult for casual bikers and kids. As it stands, the city has a great network set up.

Reminders below stop signs near bike paths to look for bikes as well as cars.

Bigger shoulders like Eagan and Rosemount.

SOCIAL PINPOINT RESULTS

COMMENT CATEGORIES:



NEW IDEAS

Participants share an idea they have to improve walking and biking in Apple Valley



CONCERN

Participants share a concern they have about walking and biking in Apple Valley

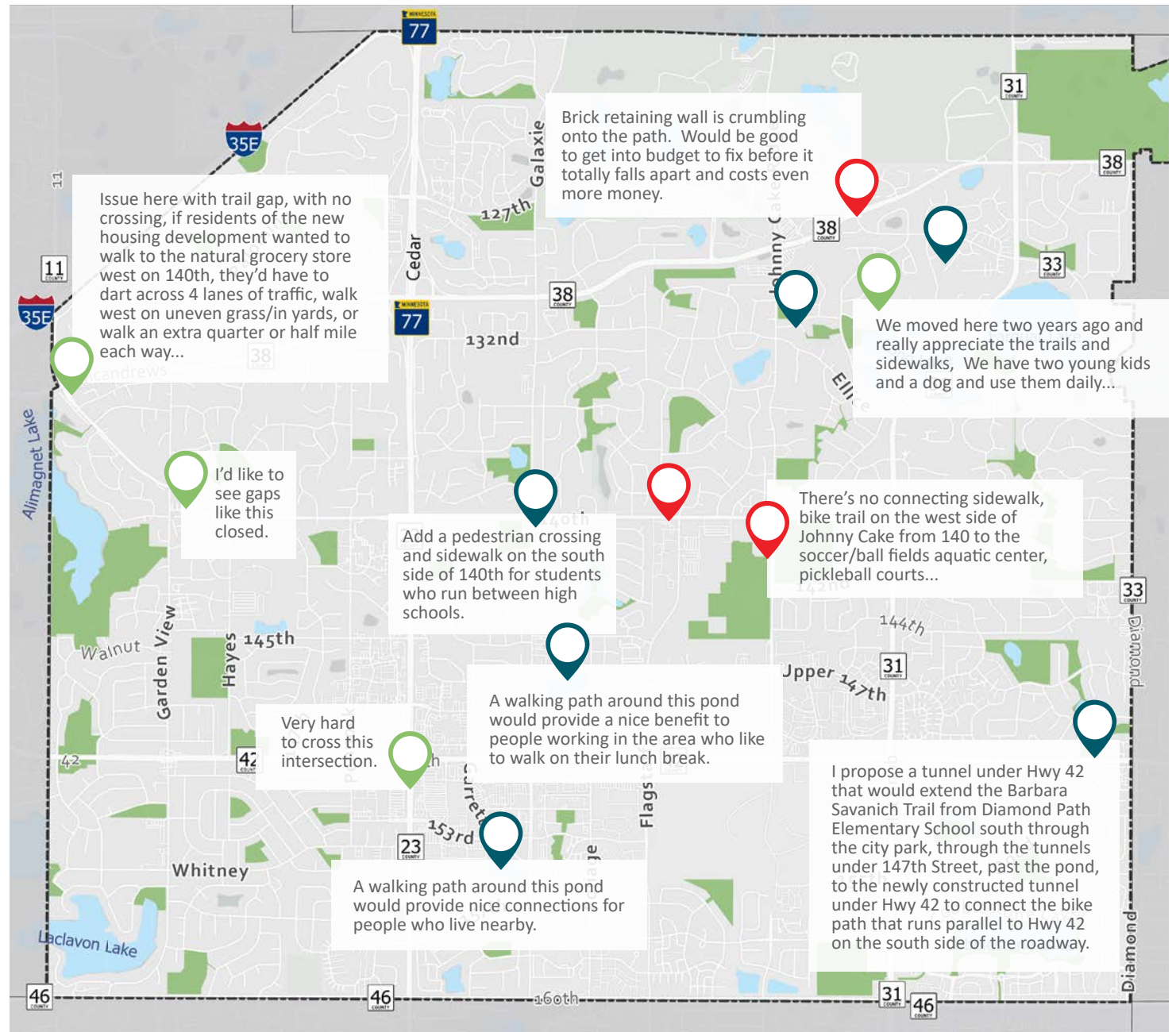


GENERAL COMMENTS

Participants share a comment about walking and biking in Apple Valley

**A selection of the comments added to the map are shown on the right*

SOCIAL PINPOINT MAP COMMENTS



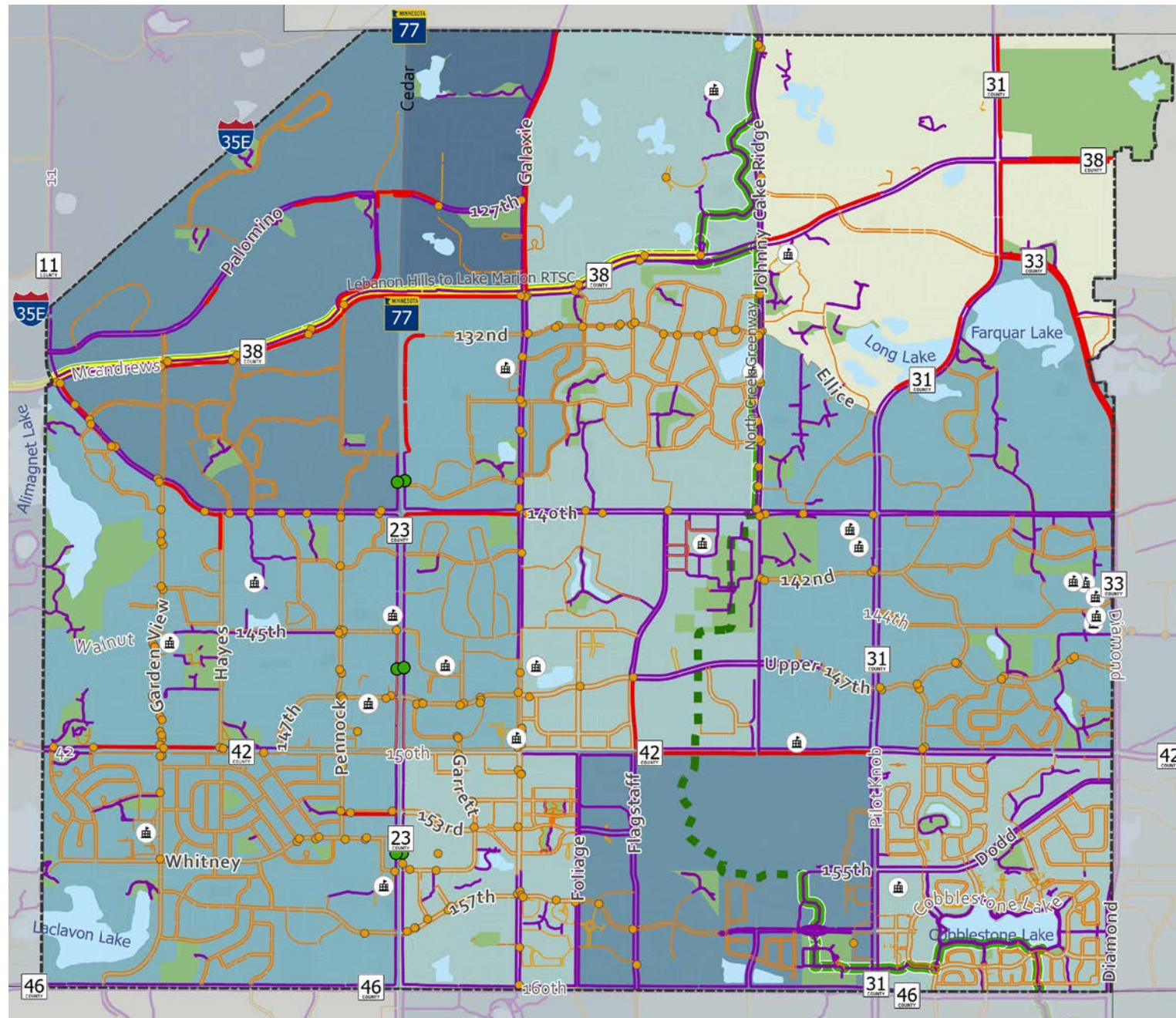
1 mile

COMMUNITY AREAS OF NEED

The map on this page identifies areas of the city that have higher concentrations of people living in poverty overlaid with bicycle and pedestrian infrastructure and trail gaps. Areas with a higher concentration of poverty include the northwest side of town where there are several mobile home parks, and the south central side of town where there is more multi-family housing. More emphasis and priority should be placed on providing safe connections from these areas of the city to key destinations within the city, such as retail destinations, transit, and schools.



PERCENT OF POPULATION BELOW THE POVERTY LEVEL BY CENSUS TRACT



ENVIRONMENTAL JUSTICE AREAS

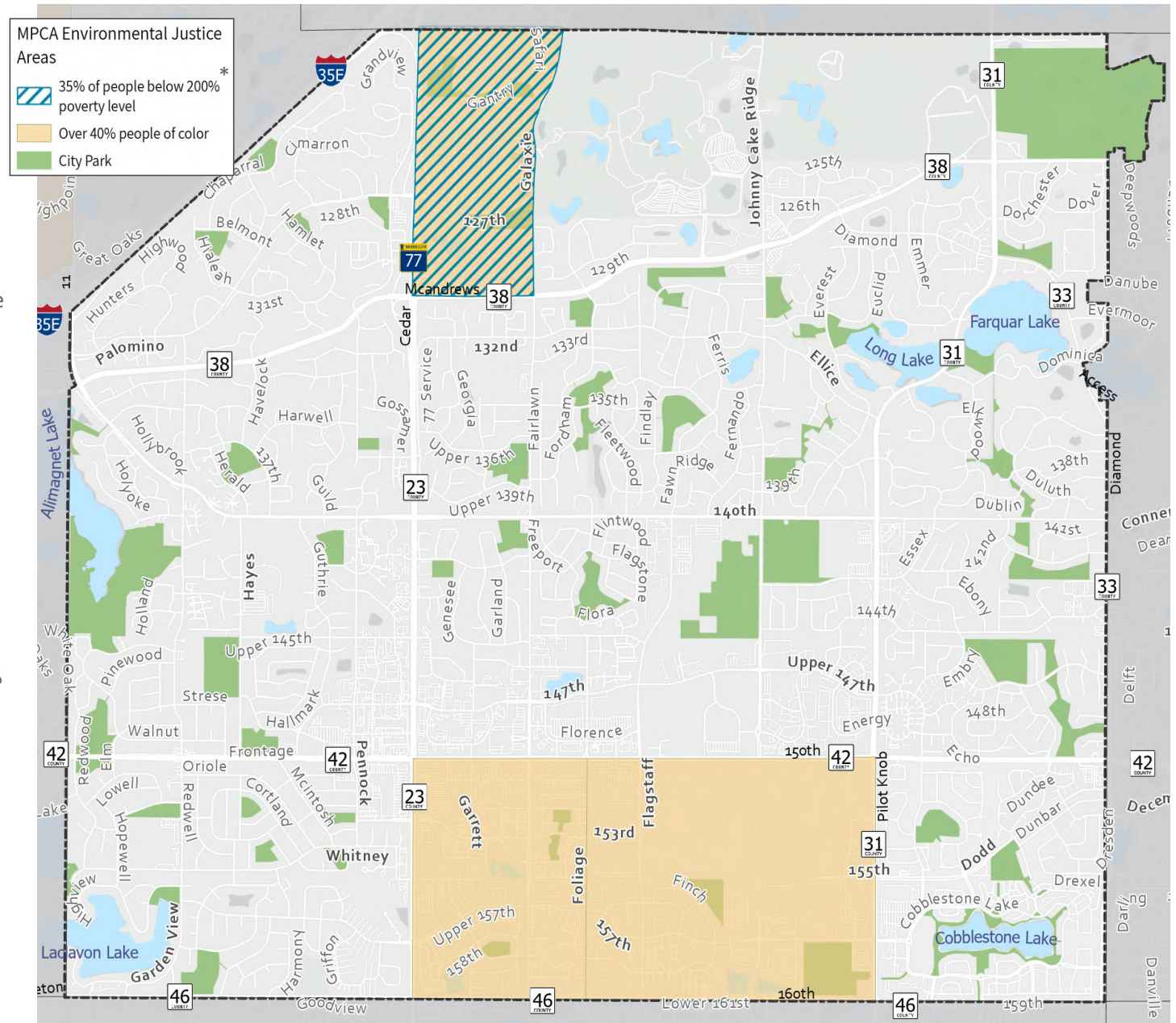
The Minnesota Pollution Control Agency (MNPCA) has established Environmental Justice Areas. These are areas that have seen a disproportionate impact from the effects of pollution and are considered most at risk of health disparities. This mapping is done so these areas can be targeted for community engagement and improvements in an effort to reduce those disparities.

In general, the online community engagement efforts did not reach a representative sample of city residents. However pop-up events and feedback from the task force who represent and regularly communicate with a wide array of community members helped to bridge this gap to some degree.

Compared to the City of Apple Valley as a whole:

- Survey respondents skewed older, 22% of respondents were 65+ compared to 16% of the population of Apple Valley.
- Younger people were not fully represented, 26% of the population is under 18 but only 1% of survey responses were from those under 18.
- Responses were less racially diverse, 13% of survey respondents were people of color as compared to 30% of the population of Apple Valley.

MPCA ENVIRONMENTAL JUSTICE AREAS IN APPLE VALLEY



*The federal poverty level (FPL) is commonly used to refer to the federal poverty guidelines that HHS issues each year. It's specified as an income amount that is used to determine eligibility for various income-based public programs.



PLANNING CONTEXT

SUMMARY OF RELATED PLANNING

CITY OF APPLE VALLEY PLANS

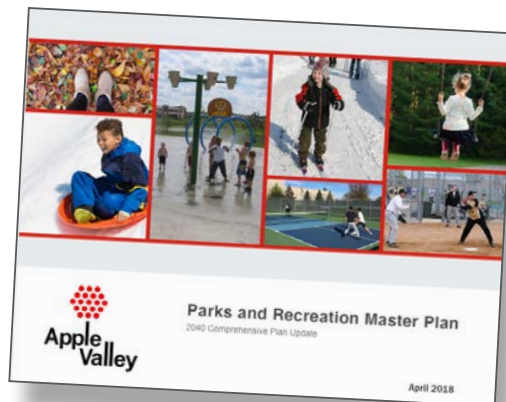
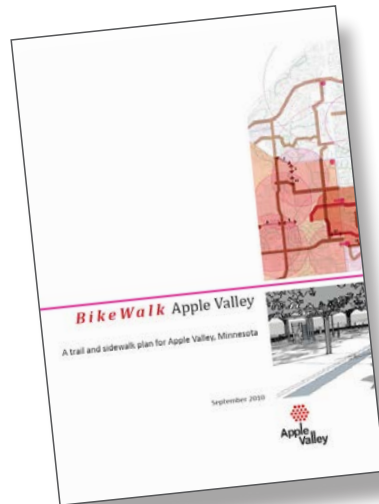
BIKE WALK APPLE VALLEY

2010

The Apple Valley Bicycle and Pedestrian Plan is an update to the Bike Walk Apple Valley plan. The 2010 plan considered the patterns of non-motorized movement in the community, building upon directions of Apple Valley's 2030 Comprehensive Plan and initiatives focused on principles of active living.

The plan focused on the need for providing facilities for non-motorized movement in the city that are:

- Legal—facilities conform to the Americans with Disabilities Act,
- Safe—facilities should provide safe crossings and connections in addition to the perception of safety to encourage use,
- Convenient—in that connections are not only desirable, but also simple and expedient for users,
- Advantageous—the sidewalk and trail network needs to be a realistic option for any potential user, and in some cases, may be a more opportune choice for movement.



APPLE VALLEY PARKS AND RECREATION MASTER PLAN

2018

This plan was written to provide a clear vision to guide decision-making regarding Apple Valley's parks, trails, and recreation opportunities into the future. This plan also includes recommendations for the development and redevelopment of existing parks, trails, and recreational opportunities.

2040 COMPREHENSIVE PLAN 2020

The City's Comprehensive Plan notes the importance of parks, trails, and open space systems, their contribution to economic value, provision of health and environmental benefits, and the way they serve as a tangible reflection of the quality of life in a community. Trails and sidewalks are highlighted in both the Parks and Recreation and Transportation chapters of the plan.

Parks and Recreation Chapter

A guiding principle of this chapter of the plan is "Connecting Parks and Neighborhoods with Sidewalks and Trails."

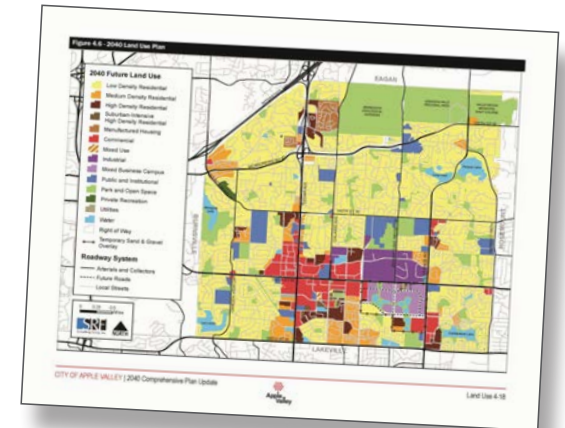
The Comprehensive Plan notes that sidewalks and trails:

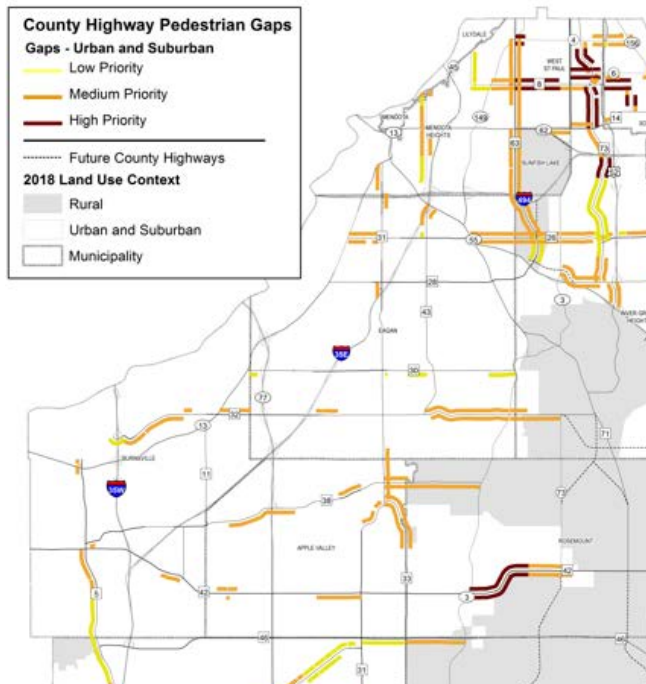
- Allow people to move safely throughout Apple Valley without a car
- Connect neighborhoods with parks, schools and other community facilities
- Promote healthy and active lifestyles
- Encourage sustainability by facilitating non-vehicular travel
- Serve a wide range of individual and household needs
- Contribute to the social fabric and character of Apple Valley
- Provide youth with the means for independent travel and exploration

Transportation Chapter

The plan states that the City will need to continue to pursue opportunities for transportation system enhancements. Potential opportunities identified include:

- Focusing on the pedestrian and bicycle needs during the development of roadway improvement projects
- Ensuring future development and redevelopment in the City accommodates both recreational and commuter pedestrian and bicycle use. There is a need for enhanced amenities, such as bike racks, bike lockers, and bike lanes at shopping areas and transit stations
- Continuing to connect gaps in the sidewalk and trail networks
- Construction of trails along the following roadways:
 - South side of 140th Street from Galaxie Avenue to Cedar Avenue
 - South side of CSAH 38 (McAndrews Road) from Galaxie Avenue to Gardenvue Drive
- Working with Dakota County to continue to build the North Creek Greenway in accordance with the approved Master Plan





Pedestrian Network Gaps map, Dakota County Pedestrian & Bicycle Study, 2018

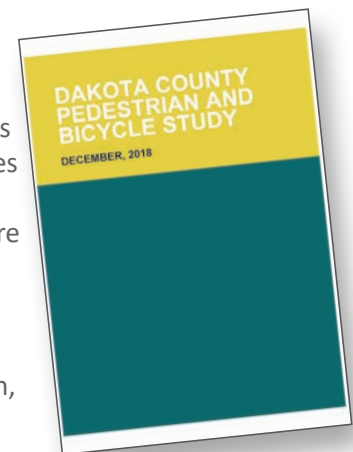
DAKOTA COUNTY

DAKOTA COUNTY PEDESTRIAN & BICYCLE STUDY 2018

In 2017, Dakota County began a process to create a unified vision for county-wide walking and biking networks, and to identify policies, strategies and tools to encourage active living and improve community health. The study addresses the non-motorized transportation content required for the Dakota County 2040 Comprehensive Plan, and biking and walking recommendations that were included in the Dakota County 2040 Transportation Plan update (2019).

This study focuses on infrastructure priorities and supporting strategies and policies for the integration of walking and biking modes into the Dakota County transportation network. In addition, it highlights awareness, education, enforcement, and evaluation efforts that bolster infrastructure investments.

The study identifies county pedestrian network gaps along County Roads 38, 42, 31, and 33.



31, and 33.

DAKOTA COUNTY PARKS 2050 VISION PLAN 2025 (In Progress)

Dakota county is currently in the process of completing the Parks 2050 Vision Plan. The process is expected to be completed in the summer of 2025. The draft document includes the following:

- Response to changing demographic and outdoor recreation trends
- Response to critical issues facing society
- Establishment of goals for Indigenous engagement and partnership to protect culturally sensitive resources
- Evaluation of the potential for new park, greenway, and conservation units
- Identification of consistent funding sources and partnerships

The plan suggests efforts to expand collaborative greenways and community trail loops in partnership with cities in the county. A park search area is identified that includes the western half of Apple Valley. The plan does not currently identify any new park or greenways in Apple Valley.





CITY POLICIES RELATED TO BIKE & PEDESTRIAN FACILITIES

The City of Apple Valley has several policies related to trails and sidewalks.

- City code section 96.03 requires the removal of snow and ice from sidewalks to prevent a public nuisance.
 - Several other sections of the code also prohibit other obstructions or encroachments to the sidewalk.
- City Code section 151.23 defines the required size of sidewalks as at least 30 inches.
- City code section 153.52 requires that “sidewalks, trails or pathways shall be provided in each plat in accordance with provisions of the city’s pedestrian circulation plan. Sidewalks, trails or pathways shall be constructed at the sole expense of the subdivider.”
 - Currently, common practice in Apple Valley when streets are being repaved and sidewalks are removed is to poll current residents to gauge interest in applying a tax levy to replace the sidewalk.

SAFE ROUTES TO SCHOOL PLANS

In 2010, Safe Routes to School plans were completed for four elementary schools within Apple Valley in collaboration with Dakota County. The Safe Routes to School plans identified significant hazards for students walking and biking to school. Additionally, the plans identified project opportunities to increase the ability for students to bike and walk to school. Safety improvements at intersections and programs to encourage walking and biking are included in the plans. Most of these recommendations have been completed, and the city is in the process of updating city-wide Safe Routes to School planning.

GREENLEAF ELEMENTARY SCHOOL

Greenleaf Elementary School is located on Galaxie Avenue near County Road 38. Both of these roads are within the designated walk area for the school and area also designated as hazardous. The proximity to hazardous roads was the focus of this Safe Routes to School plan.

CEDAR PARK ELEMENTARY SCIENCE, TECHNOLOGY, ENGINEERING, MATHEMATICS (STEM) SCHOOL

Cedar Park is one of three elementary magnet schools in Independent School District (ISD) 196. The school is located just west of Cedar Avenue which was designated a hazardous roadway by the school.

DIAMOND PATH ELEMENTARY – SCHOOL OF INTERNATIONAL STUDIES

Diamond Path Elementary School is another magnet school that is part of ISD 196. As of 2010, the attendance area for Diamond Path Elementary was concentrated to the neighborhoods near the school.

SOUTHVIEW ELEMENTARY SCHOOL

There are not any roadways within the Southview Elementary School walk area that are designated as hazardous crossings, making it a very walkable and bikeable school. According to a 2010 parent survey, distance, traffic volumes, and intersection safety were the most common reasons given for not walking or biking.

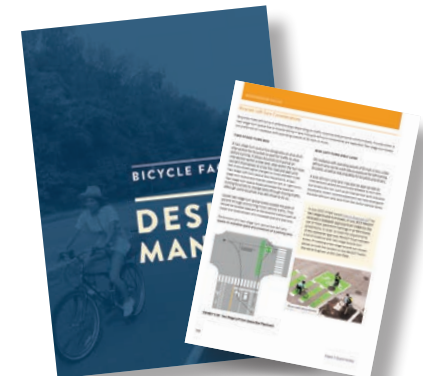


BIKE & PED RELATED RESOURCES

MINNESOTA DEPARTMENT OF TRANSPORTATION BIKEWAY FACILITY DESIGN MANUAL

2024

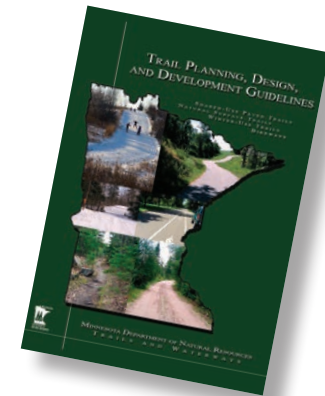
MnDOT's Bicycle Facility Design Manual is a resource for planning and implementing context-appropriate bicycle facilities within MnDOT right-of-way, it is also adopted and used as guidance by many county and city engineering departments. This manual provides the information necessary to develop safe, consistent and predictable bicycle facilities along MnDOT's trunk highway system.



MINNESOTA DEPARTMENT OF NATURAL RESOURCES TRAIL STANDARDS

2007

The trail planning, design, and development guidelines presented in this manual are the result of multi-year effort by the Minnesota Department of Natural Resources (DNR). The goal of the project was to develop a consistent set of guidelines and common language for developing motorized and non-motorized trails at the local, county, regional, and state level.



AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS) GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES 5TH EDITION

2024

Designed for use by engineers, designers, and planners, the Guide for the Development of Bicycle Facilities provides information on the planning, design, and operation of bikeways along streets, roads, and highways, and on paths along independent alignments, in urban, suburban, and rural settings.

The Guide encourages a flexible approach to design bikeways, emphasizing the role of the engineer, planner, and designer in determining appropriate bikeway types and design dimensions, based on project-specific conditions and existing and future performance.





NACTO (NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS) URBAN BIKEWAY DESIGN GUIDE

2025

The NACTO Urban Bikeway Design Guide is a guide for safe, connected, equitable bike networks. Contextual guidance for bikeway design encompasses the needs of a wider swath of potential riders, across genders, ages, races, ethnicities, incomes, and abilities. The guide offers substantive information on safe intersection design, with a focus on conflict reduction. It is a blueprint for implementing safe, connected, and equitable bike networks.

.....



FHWA (FEDERAL HIGHWAY ADMINISTRATION) SEPARATED BIKE LANE PLANNING AND DESIGN GUIDE

2015

The Separated Bike Lane Planning and Design Guide outlines planning considerations for separated bike lanes (also sometimes called “cycle tracks” or “protected bike lanes”) and provides a menu of design options covering typical one- and two-way scenarios. It highlights different options for providing separation, as well as guidance for mid-block crossings, driveways, transit stops, accessible parking, and loading zones.

EXISTING CONDITIONS

The characteristics of the existing transportation network and the built environment have a significant impact on how people choose to move through a city. Apple Valley offers a range of circulation options for pedestrians, bicyclists, and vehicles.

SIDEWALKS

Apple Valley has approximately 153 miles of sidewalks. Sidewalks are primarily located within residential neighborhoods or commercial shopping areas, parallel to low-volume streets, and along both sides of the street. Sidewalks are generally constructed as concrete pathways. In residential areas, sidewalks are usually between four and six feet wide; in commercial areas and downtowns, sidewalks can be up to twelve feet wide.

Sidewalks are intended to support pedestrians in residential neighborhoods and commercial districts. Sidewalks allow people to walk, jog, or roll within neighborhoods and to parks, schools, public facilities, and shopping destinations.

As people age, there is increased use of motorized and non-motorized wheelchairs, scooters, and mobility devices on sidewalks. Sidewalks also serve social and recreational functions. Sidewalks that are wide enough for two or more people to walk side-by-side (generally 5-feet wide or wider) promote walking as a social activity and provide a safe place for young children to play near their homes.

TRAILS / PATHWAYS

There are approximately 60 miles of paved trails in Apple Valley. Paved trails are constructed with either asphalt (bituminous) surface or a concrete surface. These trails are often ADA accessible and usually can accommodate a range of users, from pedestrians and joggers to bicyclists and roller-bladers. These trails may be plowed or groomed in winter, depending on the designated use. Trails in Apple Valley fall into two main categories: park trails and street trails.

Park trails are bituminous trails located in parks and open spaces. These trails are connected to adjacent streets and neighborhoods.

Trail along the street are 8 feet wide and bituminous. They are constructed along collector streets and county roads. It will continue to be the city's policy to construct bituminous trails on both sides of all county roads and collector streets, where the terrain and topography permit. Both park and street trails are multi-use and intended to accommodate both pedestrians and bicyclists.

DAKOTA COUNTY GREENWAY NETWORK

Dakota County maintains a network of existing and planned regional trails or greenways that offer recreational opportunities for Apple Valley residents as well as provide connections for walking and biking beyond the community's borders. Dakota County has identified concept alignments for the Dakota County Lebanon Hills to Lake Marion Greenway that would connect Lebanon Hills Regional Park to Murphy Hanrehan Park Reserve, as well as connect to regional trails in Scott County. The North Creek Greenway Trail, which is currently partially built, will eventually connect the Vermillion River in Empire Township to the Minnesota Zoo and Lebanon Hills Regional Park—some existing trails in city parks would be used for portions of the route.

BIKE LANES/ ON-ROAD BIKEWAYS

Today the City has no designated bicycle lanes. The 2040 Comprehensive Plan notes a recommendation to build enhanced amenities, including bike lanes, in and around shopping areas and transit stations.

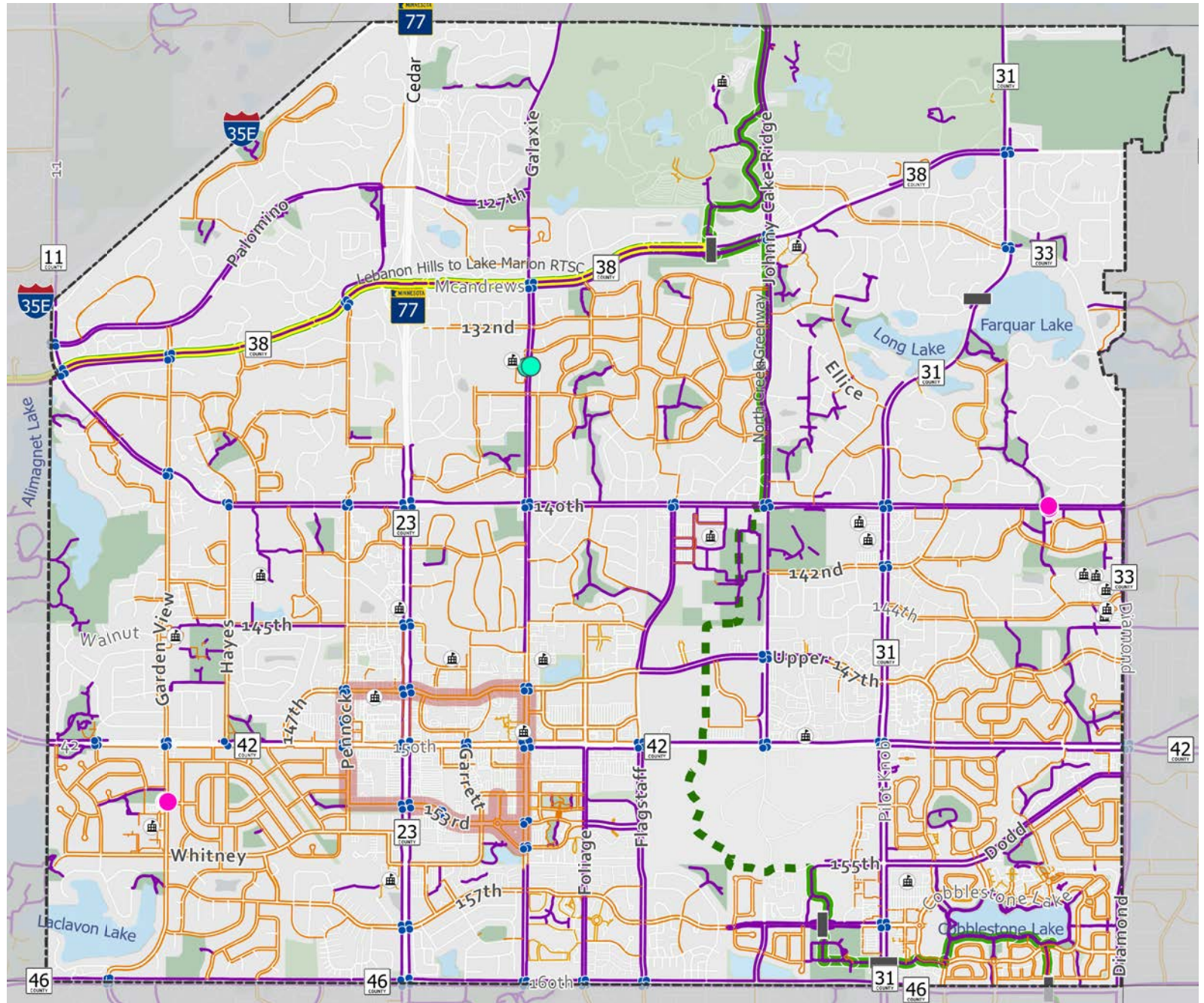


HAWK Signal on Galaxie Ave



Sidewalk in Downtown Apple Valley

EXISTING TRAILS, SIDEWALKS, AND GREENWAYS



1 mile

REGIONAL BIKE TRAIL NETWORK (RBTN)

The Regional Bicycle Transportation Network (RBTN) is the official regional bikeway network that sets the region's priority vision for planning and investment. The network is identified by the Metropolitan Council and was established in 2014 through the Regional Bicycle System Study analysis and prioritization of potential corridors. This analysis was based on factors such as bicycle trip demand, network connectivity, social equity, population and employment density, and connections to transit.

The RBTN is shaped by the following goals:

- Establish an integrated and seamless network of on-street bikeways and off-road trails
- Provide the vision for a “backbone” arterial network to accommodate daily bicycle trips by connecting regional destinations and local bicycle networks
- Encourage cities, counties, parks agencies, and the state to plan and implement future bikeways in support of the network vision

In support of these overall goals, cities and counties are encouraged to plan and implement the network and its connections to local bikeway networks through local bicycle, transportation and/or comprehensive plans.

The RBTN passes through Apple Valley in several places. Alignments are defined where there are existing or planned bikeways, or in the absence of these, a consensus of which road or roadways would most efficiently meet the regional corridor's intent. The Metropolitan Council Tier 1 RBTN Alignments go mostly north to south in the city (along Johnny Cake Ridge Road to Flagstaff and along a portion of Pilot Knob Road). Metropolitan Council Tier 2 RBTN Alignments pass mostly east to west through the city (along McAndrews Road and 150th Street).

There are two Tier 2 Regional Bicycle Transportation Corridors that pass through Apple Valley. The corridors are established where there is existing or potentially high bicycle trip demand between regional destinations and activity centers and also connecting to moderate-to-higher density local neighborhoods or commercial areas. Corridors reflect where alignments have not yet been identified; the presence of corridors allow for local planning processes to determine the most appropriate alignment.

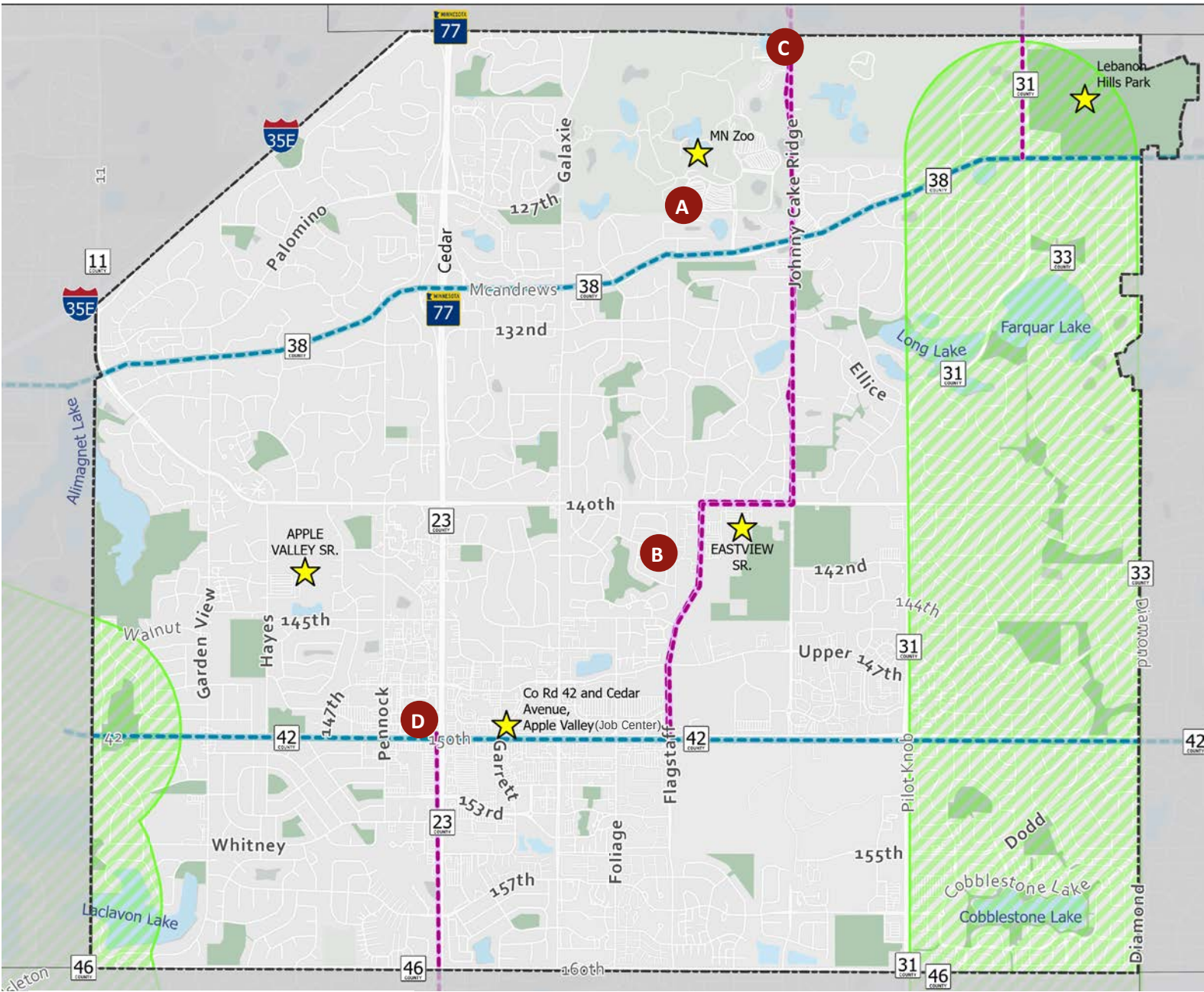


Pedestrian Bridge over County Road 38, part of RBTN Alignment



Flagstaff Ave part of RBTN Alignment

APPLE VALLEY REGIONAL BIKE TRAIL NETWORK



City Boundary

Regional Bicycle Trail Network (RBTN)

- RBTN Identified Key Destination
- Metropolitan Council Tier 1 RBTN Alignment
- Metropolitan Council Tier 2 RBTN Alignment
- Metropolitan Council Tier 2 Regional Bicycle Transportation Corridor
- City Park
- Lakes and Rivers



Johnny Cake Ridge RBTN Area



CR 42 and Cedar AVE RBTN Area

See previous page for A and B.

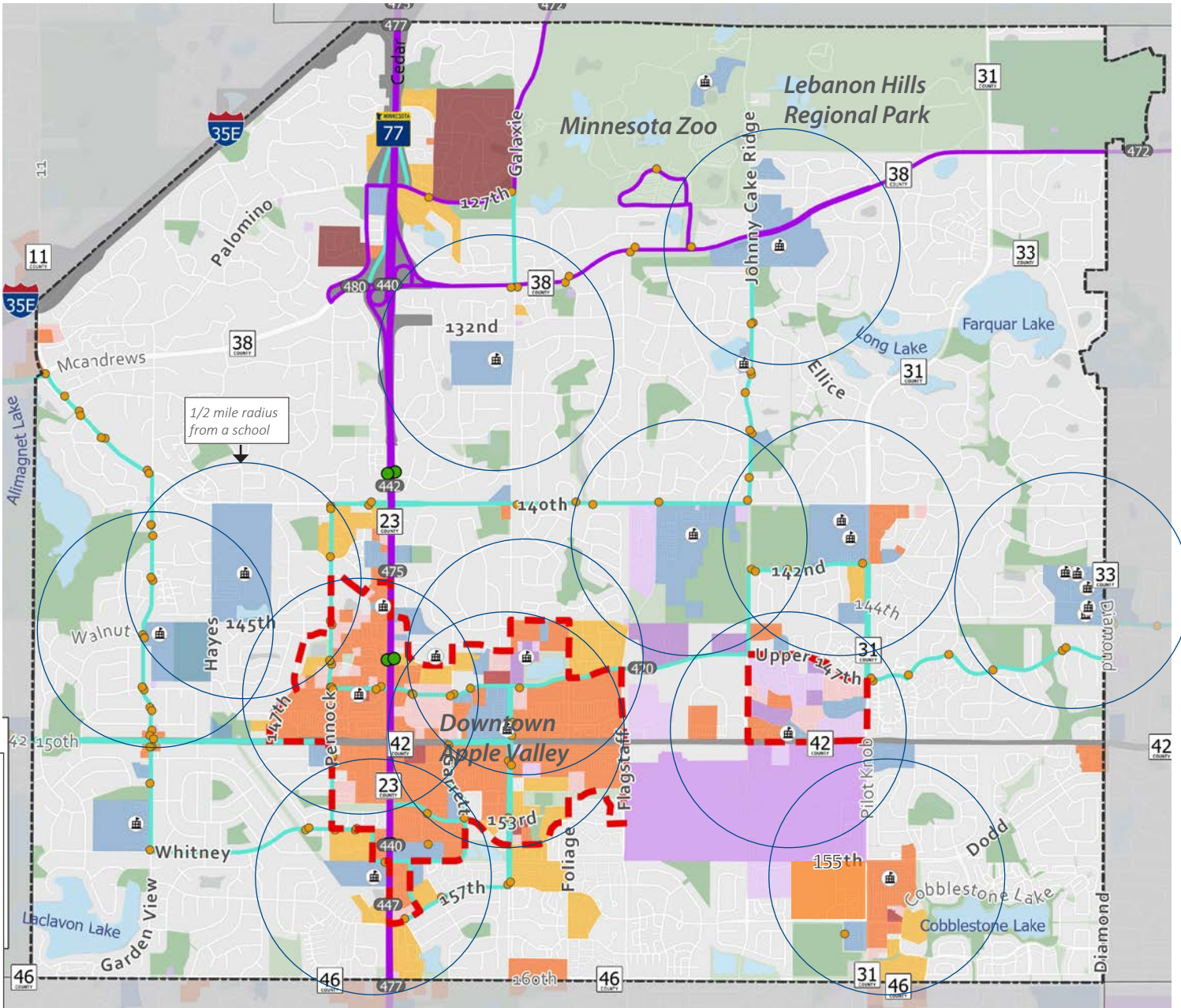


DESTINATIONS FOR BICYCLISTS & PEDESTRIANS

Key walking and biking destinations in Apple Valley include:

- Downtown Apple Valley/Ring Route
- Retail and employment areas
- Schools
- Parks
- Transit stops and stations
- Multi-family housing
- Regional destinations, like the Minnesota Zoo, Lebanon Hills Regional Park, and other trails or parks in adjacent and nearby communities are also important considerations.

In general, locations that have the highest frequency use, such as schools and transit related destinations, should be the highest priority. For schools and transit planning purposes generally ½-mile is considered the primary walk or bike radius.

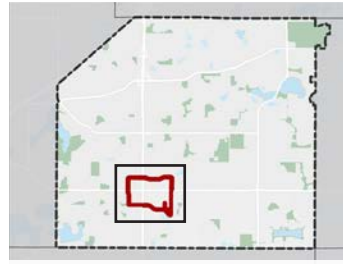




Amenities along the Ring Route



Ring Route wayfinding sign



Ring route location in Apple Valley

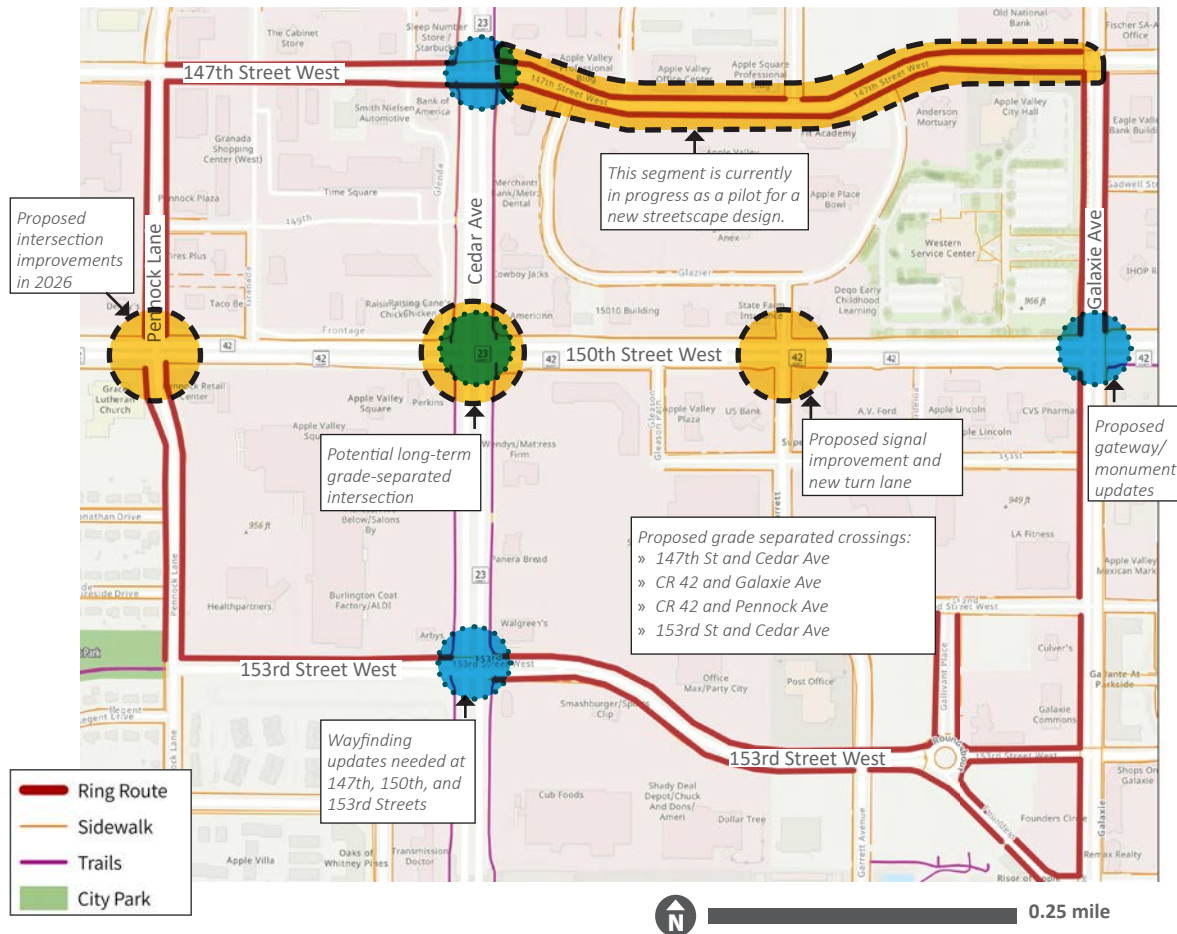
DOWNTOWN AND RING ROUTE

The Ring Route (see map this page) is a series of road, sidewalk, and landscape improvements. The route helps to further establish Downtown's identity and improve access to the area with iconic red features that provide a sense of identity to the downtown district. Roads along the Ring Route are composed of a wide paved boulevard with trees and street lights adjacent to the curb, and a sidewalk for pedestrians. The evolving character of downtown suggests that there will continue to be opportunities for the community to establish a unique sense of place by creating an environment that is more walkable and engaging.

The corridor is primarily along 147th Street, Galaxie Avenue, 153rd Street, and Pennock Lane that distributes vehicles around the high volume intersection of CR 42/150th Street and CR 23/ Cedar Avenue.

Bicycles are permitted to use the Ring Route sidewalks; however, previous plans have noted that biking on the sidewalks can be inconvenient for bikers, and can make pedestrians and other sidewalk users feel uncomfortable or unsafe. Residents noted that these sidewalks do not address the needs of bike commuters and that the use of the sidewalk is dangerous or uncomfortable. Additionally the distances in the Ring Route are more suited for a biking than a walking scale. For faster bicyclists, streets are preferred. Road diets along the Ring Route were explored in the past, and the traffic volume was determined to be too high to reduce lanes. While casual bicyclists may still prefer the separation from vehicles afforded by the wide sidewalks, the City Council should study the potential of adding bicycle lanes or cycle tack on certain segments of the Ring Route. The result may be a change in the roadway configuration, with the introduction of a three-lane roadway (based on engineering analysis of the road segments) and on-street bicycle lanes at the edges of the roadway. Some communities are looking at other methods of incorporating bicycle facilities on streets, including bike boxes at intersections.

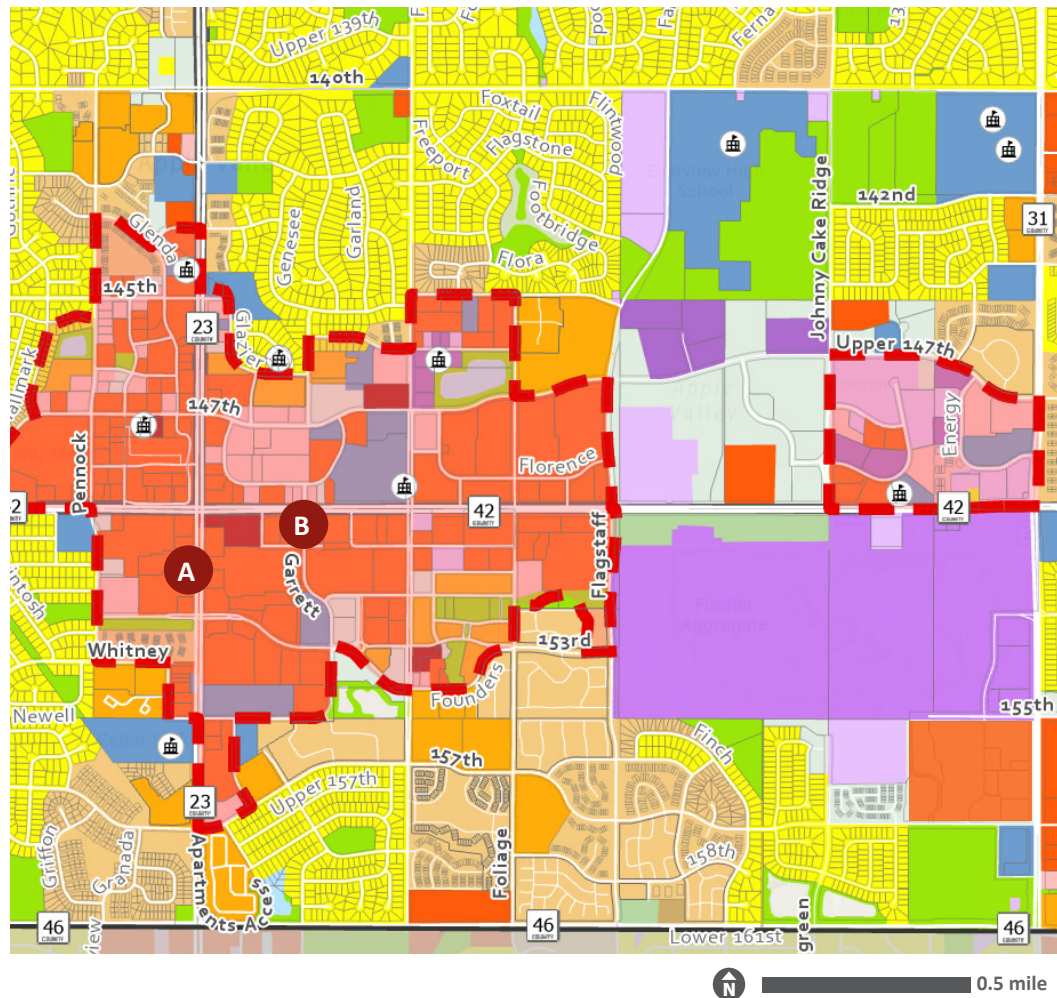
APPLE VALLEY'S RING ROUTE



RETAIL AND EMPLOYMENT AREAS

Retail and employment areas in Apple Valley are largely clustered in the south-central area of the city. There are two areas in the city currently prioritized for development and/or redevelopment, the Fischer Sand and Gravel Mining Area and Downtown, which represent the largest opportunities for infill development and redevelopment and are the core areas for commerce and job development. As these areas develop and redevelop, there should be a focus on place-making and intentional prioritization of bicycle and pedestrian facilities and amenities. In many locations in the business district, fencing, snow storage, and landscaping make it difficult to travel from the curb to the front door of a business. These barriers actively discourage walking and biking to these areas. Improving and increasing connections between sidewalks, trails, and businesses; along with adding amenities such as lighting, benches, bike racks, and bike fix-it stations will help encourage bicycling and walking in these areas.

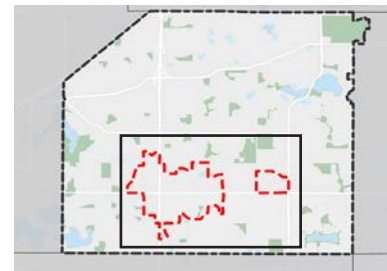
RETAIL AND EMPLOYMENT MAP



Apple Valley Square retail



Gleason Path retail



Retail and Employment Locations in Apple Valley



Multi-family housing in Apple Valley



MULTI-FAMILY HOUSING AREAS

Mid-density and high-density development, including attached single-family homes and apartments, are distributed throughout the city and are located in the Downtown Central Village area near major shopping and services and the Apple Valley Transit Station. Apple Valley has two manufactured housing parks, both located within the Cedar Avenue corridor on the north side of the city. These areas lack sidewalks, as do many of the neighborhoods surrounding them. There are some trail connections that provide access to the rest of the network in these areas, but trail gaps in these areas should be prioritized to improve these connections.



Apple Valley Estates mobile home park



Cedar Knowles mobile home park

SCHOOLS

There are 20 schools and two public school districts in Apple Valley: Independent School District #196 and Independent School District #191. Pedestrian and bicycle facilities near schools can help encourage parents and students choose biking or walking as an alternative to busing or driving to school.



Crossing near Greenleaf Elementary School

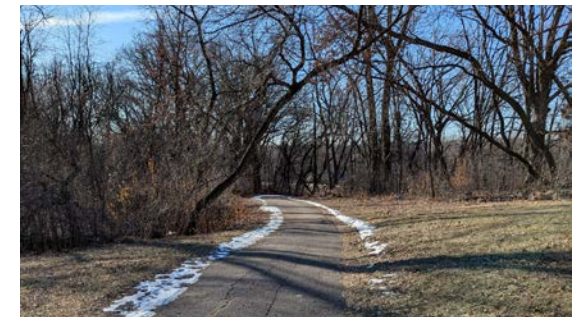


Crossing near Westview Elementary School



PARKS & TRAILS

In the community survey, 80% of respondents indicated that parks and trails are the most important destinations to walk or bike to in the city. At the pop up meetings, many residents expressed their appreciation for the great parks and trails in the community and their ability to walk on trails around their homes.



TRANSIT STOPS AND STATIONS

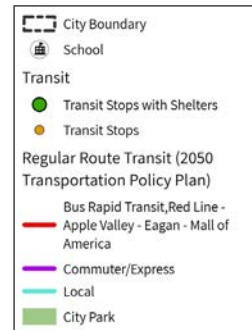
Transit service in Apple Valley is provided primarily by the Minnesota Valley Transit Authority (MVTA); however, Metro Transit operates the METRO Red Line Bus Rapid Transit service. The MVTA is an independent transportation agency for the cities of Apple Valley, Burnsville, Eagan, Rosemount, and Savage, and was formed under state legislation to allow outer-ring suburbs to “opt-out” of centrally provided transportation services. The MVTA operates peak express service to downtown Minneapolis and downtown St. Paul, as well as local crosstown service and reverse commute express bus services.

MVTA currently operates several bus routes along Apple Valley’s principal and minor arterial routes. Current routes include 420 Local Flex Route, 440 and 442 Local Route, 475-476-477-478-479 Minneapolis Express, and 480 St. Paul Express Route. Bus service is more frequent during the a.m. and p.m. peak commute times, with only a few Express Routes offering trips in the middle of the day.

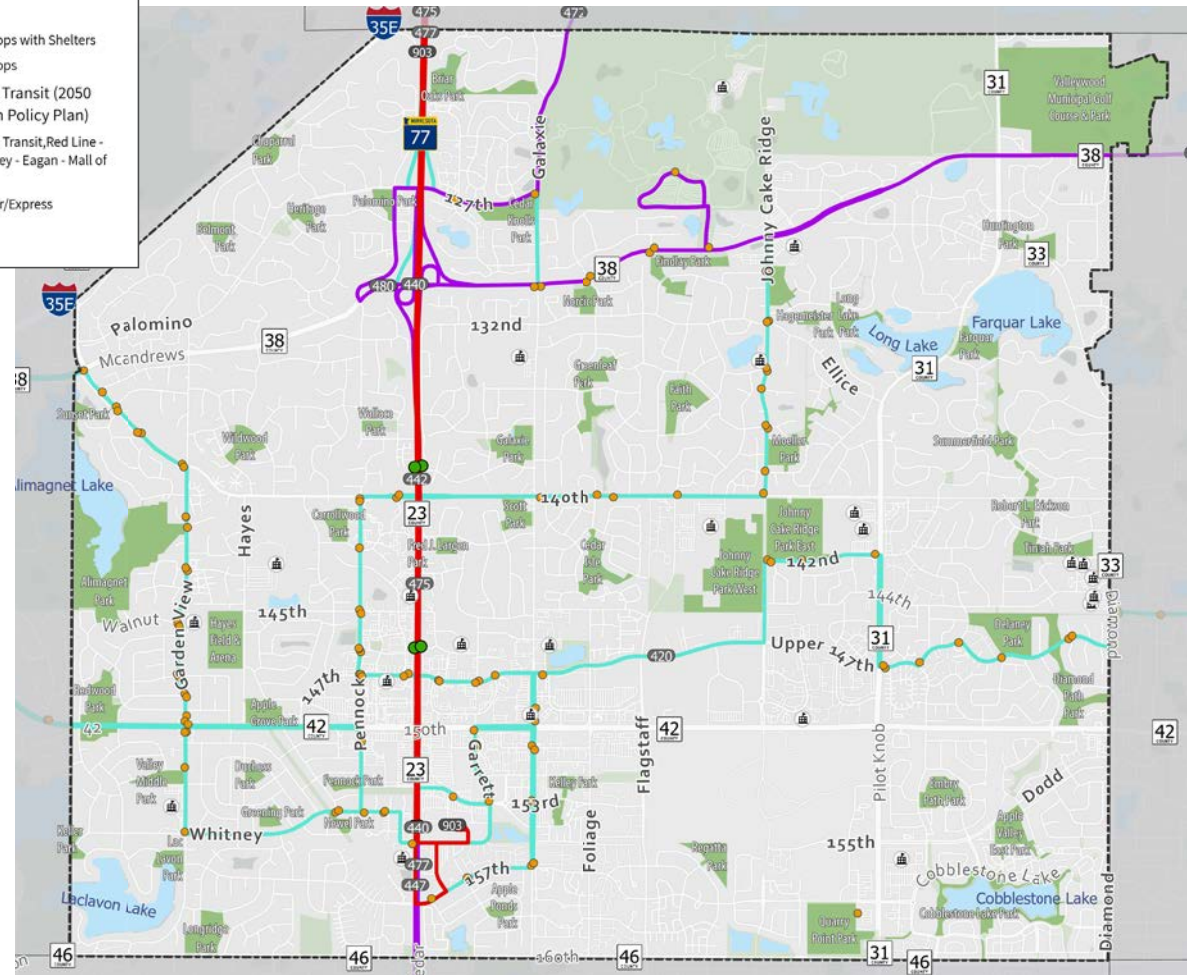
For those commuters living near a transit station, or for those with a destination near a station, being able to walk or bike as a part of their commuting trip is important. Connecting trails and sidewalks to transit stations makes transit use accessible and feasible. Most transit riders walk at some point to or from transit. Some transit riders connect by bicycle. According to the Metropolitan Council, most people walk no more than 10 minutes, about a ½-mile, to reach transit. Bicyclists may travel further.

Willingness to walk or bike varies, influenced by the

quality and frequency of transit as well as the quality and convenience of the connecting routes. Transit-oriented development needs to address the directness, design, and character of routes for pedestrians and bicyclists. If these routes are indirect, unsafe, or unpleasant, people will be less likely to use public transit. Improvements to pedestrian and bicycle infrastructure can increase the desirability of using transit.



APPLE VALLEY TRANSIT MAP





Transit stops in Apple Valley

TRANSIT

Transit stations and park and rides are key destinations for pedestrians and bicyclists. Adding connections and amenities to transit stops can help encourage people to find alternatives to driving and to use multiple modes to get to their destinations.

MAJOR ROAD BARRIERS

As a suburban community, Apple Valley was developed during the age of the automobile. Roads are meant to provide easy and convenient access by car between residential areas and employment and retail hubs in other cities. As such, several highways and arterial roads divide the community. Major road barriers are defined in this plan as roads with speeds above 50 miles per hour or with sections of roadway that are wider than four lanes. These road barriers are difficult to cross as the traffic moves freely and there are many lanes of traffic to cross. Major intersections are defined as the intersection of two major road barriers or intersections that otherwise pose significant crossing difficulties. Major road barriers may not completely stop individuals from crossing a street, but they present obstacles and safety concerns. These types of barriers are especially of concern for children, those with mobility constraints, and already hesitant trail or sidewalk users.

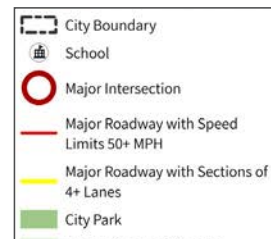
The following roads are identified as barriers to pedestrian and bicycle movement in Apple Valley. These roads should be considered for crossing improvements and potential road diets. Traffic volume and speed limit are two key factors that impact whether a road is a major barrier to pedestrian and bicycle movement. See the following page for more detail.

Major Road Barriers with Speed Limits of 50+ MPH

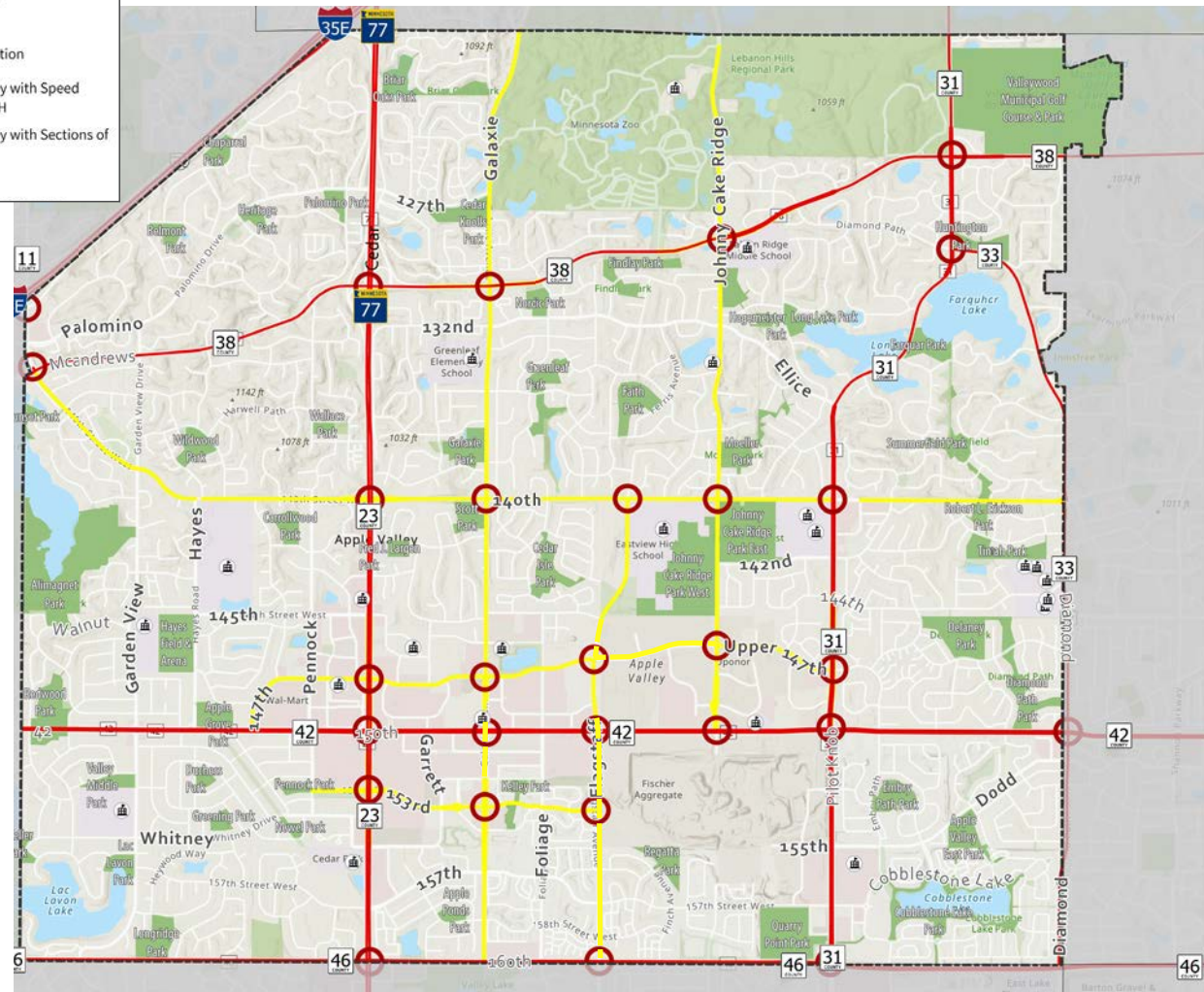
- Cedar Ave / Hwy 77
- County Road 31 / Pilot Knob Road
- County Road 33 / Diamond Path Road
- County Road 38 / McAndrews Road
- County Road 42 / 150th Street

Major Road Barriers with 4+ lanes

- Galaxie Avenue
- Johnny Cake Ridge Road
- 140th Street
- 147th Street
- 153rd Street

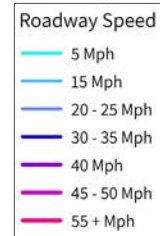
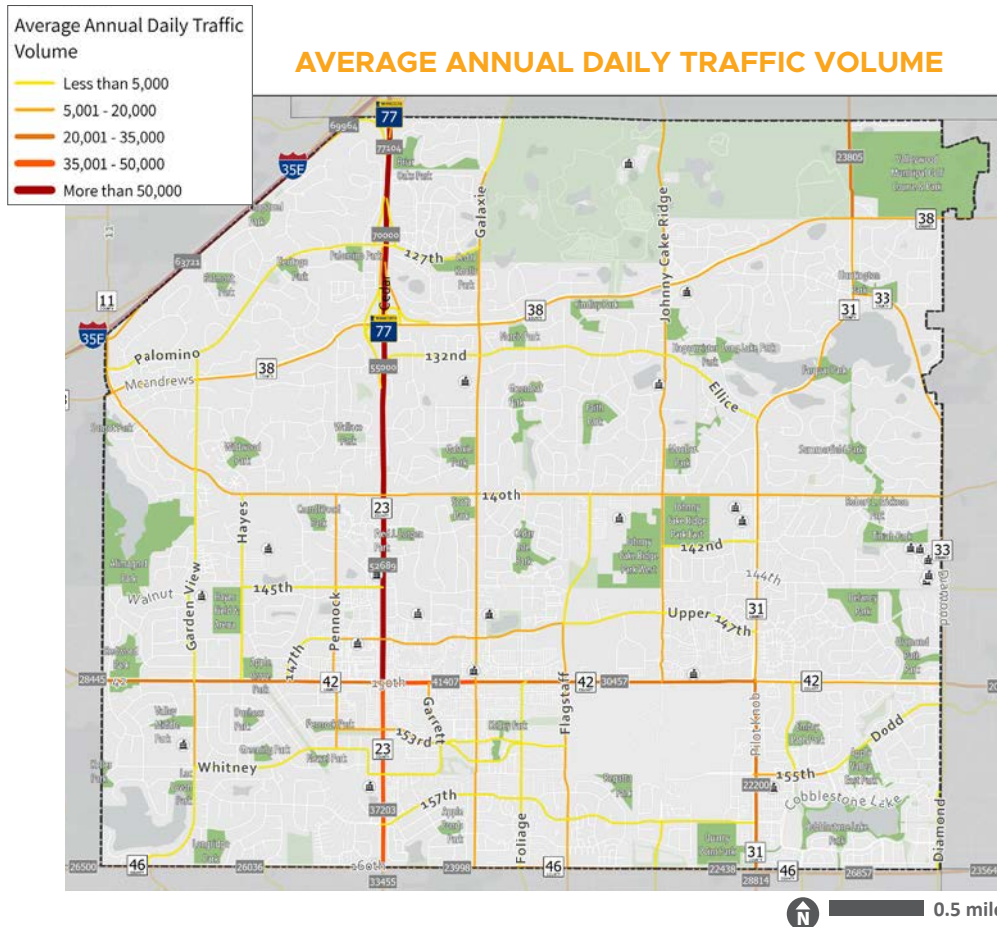


MAJOR ROAD BARRIERS & MAJOR INTERSECTIONS

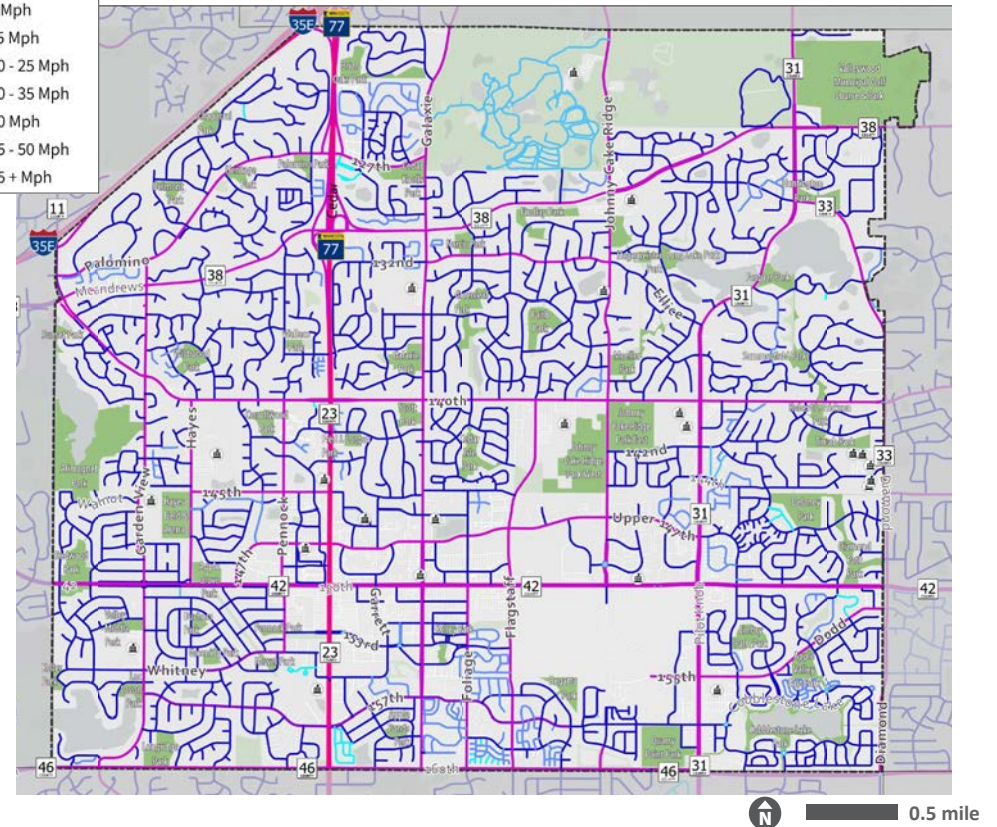


TRAFFIC VOLUME

The map below highlights traffic volume in Apple Valley. The roadways with the darkest red had the highest volume of traffic based on the Minnesota Department of Transportation's Average Annual Daily Traffic (AADT). The darkest red intersection on the map is at County Road 42/150th St and Highway 77/ Cedar Ave. This is also the highest volume intersection in Dakota County. High volume roadways can increase safety risks for bicyclists and pedestrians, especially when those roadways also allow higher speeds.



SPEED LIMITS MAP



SPEED LIMIT

The map above identifies the posted speed limits on Apple Valley's roadways. In many cases the average speed of traffic is faster than the posted limit, especially on wide straight roadways. A common theme heard during the community engagement process was concern about speeding traffic and a lack of awareness for other roadway users such as bicyclists and pedestrians. For bicycles and pedestrians slower traffic is much safer. According to the League of American Bicyclists, at speeds of 30 mph or above, a person hit while walking has a 25% chance of death. The most common posted speed limit on roads where a person biking or walking is killed is 45 mph, a speed at which a person hit has a more than 50% chance of death. The map above shows roadways with speeds 45 and above in purples and pinks, which pose the highest risks to those walking or rolling in Apple Valley.

MAJOR INTERSECTIONS

This plan identifies 29 major intersections in Apple Valley. There is significant variation in crossing infrastructure for bicycles and pedestrians at these major intersections that impact the safety and comfort of those trying to cross. In each of the 2010 Safe Routes to School Plans completed in Apple Valley, parents noted that crossing improvements would be the most likely improvements that would incentivise them to allow their children to walk or bicycle to school.



An aerial view of the 150th Street & Cedar Avenue intersection shows that a pedestrian would need to cross 10 lanes of traffic in order to move east to west across Cedar Avenue.



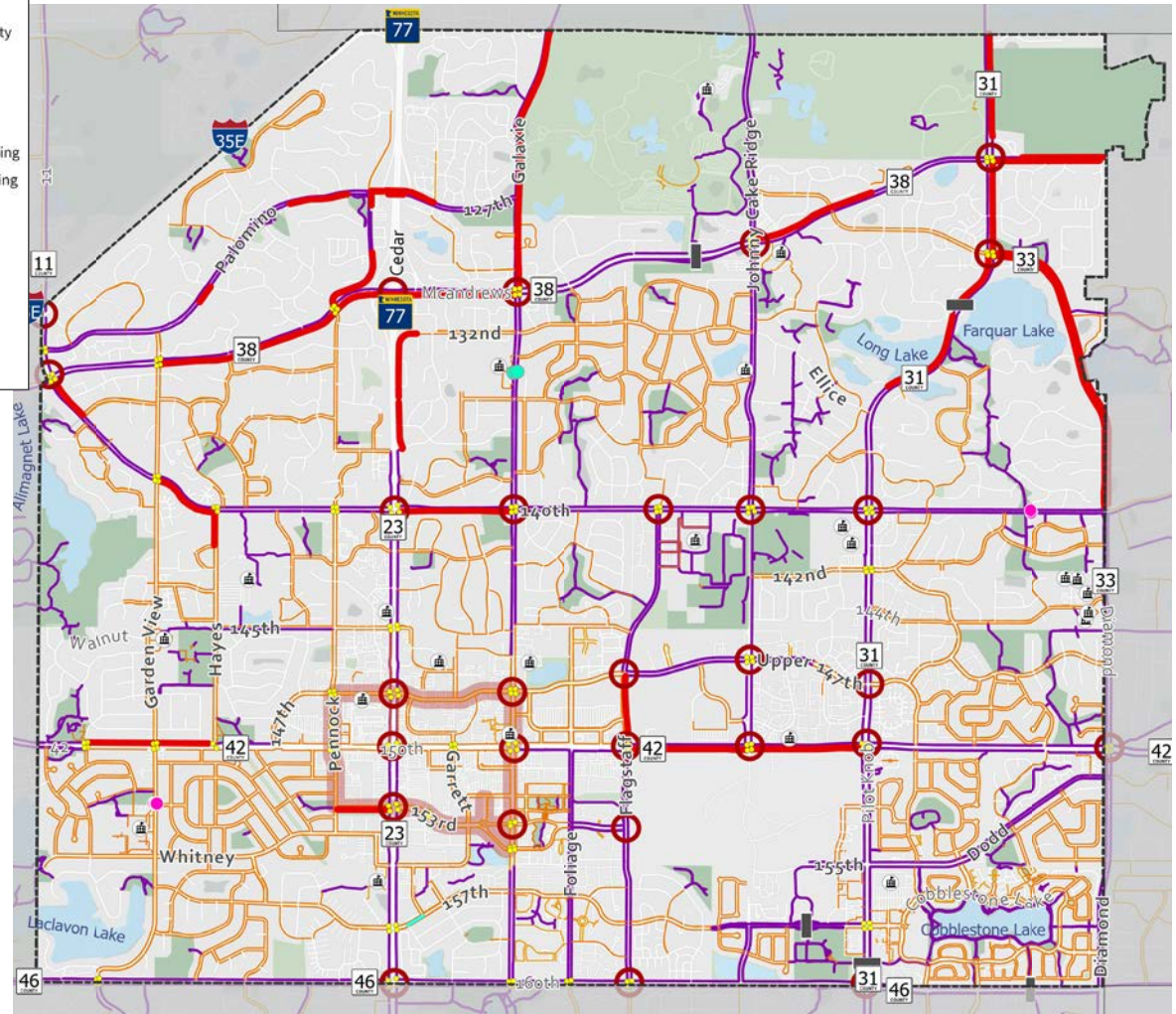
Intersection of Galaxie Ave and 140th St



Intersection of McAndrews & Johnny Cake Ridge Roads



MAJOR INTERSECTIONS MAP

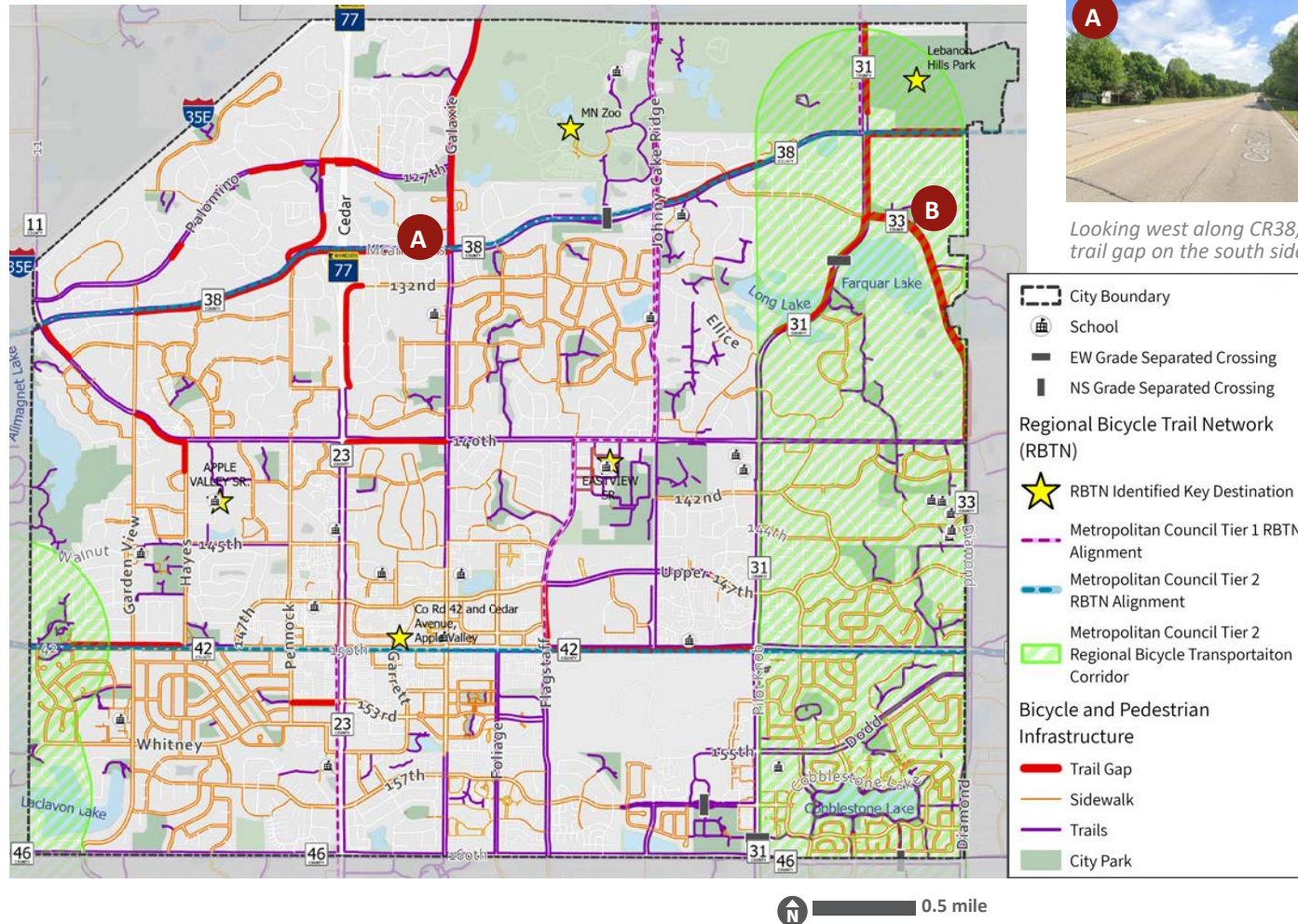


TRAIL & SIDEWALK GAPS

Trail gaps are corridors (usually along an existing road) where sidewalk or trail facilities are missing and needed in order to complete the trail network. The City has identified 11.2 miles of trail gaps. Of those gaps, 2.4 miles are budgeted or tentatively budgeted within the City's Capital Improvement Program (CIP) for 2024- 2028. Most of the existing trail gaps identified in Apple Valley are north of 140th Street. Most of the identified trail gaps are on one side of the street where an existing sidewalk or trail is located on the opposite

side. There are approximately 1.8 miles of gap areas with no trail or sidewalk on either side of the road. County Road 38/McAndrews Road has the longest length of trail gaps at 2.8 miles, followed by a 2.5-mile gap which includes both sides of Diamond Path, and a 1.5-mile gap along Pilot Knob Road. There is a 1-mile gap along 150th Street/County Road 42, where gravel mining is currently occurring and that is not yet developed. It is anticipated that this trail gap will be filled once this area begins to develop.

APPLE VALLEY TRAIL & SIDEWALK NETWORK GAPS



Looking west along CR38, there is a trail gap on the south side of the road.



CR 33/Diamond Path has identified trail gaps on both sides of the road.

Road Corridor	Trail Gap Miles
CR 38/McAndrews Road	2.8
CR 33/Diamond Path	2.5
CR 31/Pilot Knob Road	1.5
Galaxie Avenue	1.1
150th Street	1.0
Hwy 77 East Frontage Road	0.5
140th Street	0.5
Pennock Avenue	0.4
Flagstaff Avenue	0.3
153rd Street	0.2
140th Street	0.2
Hayes Road	0.1
Palomino Drive	0.1
Total	11.2

Table 1. Trail Gaps

Summary of Bike and Pedestrian Facility Needs

The following needs emerged from the community input and analysis process.

- Consistent facilities that are accessible and easy to use
- Continuous and connected trails and pathways
- A well-maintained off-road network throughout the entire community, especially in areas where there are schools and retail areas
- Safe roadway crossings were frequently mentioned as there are several wide, high-speed roads crossing the community

GUIDING PRINCIPLES

Guiding principles represent the basic goals of this plan and reflect the expressed needs and desires of Apple Valley residents. These principles show direction for the resolution of issues and the advancement toward achieving a comprehensive bicycle and pedestrian network. The guiding principles were updated from the **2010 Bike Walk Apple Valley Plan** based on feedback from the Task Force and community engagement. They are intended to be clear, concise, and to match up with actionable recommendations.

1. REDUCE BARRIERS TO WALKING AND BIKING.

- » Create a bicycle and pedestrian system that works for all ages and abilities.
- » Ensure that key destinations are accessible from residential areas by biking and walking.
- » Increase features that address safety and comfort for biking and walking.
- » Ensure new development and redevelopment projects integrate walking and bicycling facilities.

2. ENCOURAGE ALTERNATIVE MODES OF TRANSPORTATION.

- » Build places in the city where different modes of transportation connect.

3. ENHANCE TRAILS AND SIDEWALKS IN THE COMMUNITY WITH ELEMENTS THAT AID IN NAVIGATION, FOSTER COMMUNITY, AND ESTABLISH A SENSE OF PLACE.

4. MAINTAIN A SAFE AND FUNCTIONAL NETWORK OF NON-MOTORIZED TRANSPORTATION IN APPLE VALLEY.

The following “E” categories are used to identify various types of projects and programs that can be used to implement strategies in the Bicycle and Pedestrian Plan. The recommendations that follow are centered around the guiding principles of the plan and each recommendation can be connected to one or more of the Es below.



EDUCATION

Provide educational opportunities for people to learn to walk, bike, and roll safely; Provide opportunities for drivers to learn to watch for bicycles and pedestrians.

EXAMPLES:

- Wayfinding signage
- Bike Rodeo
- Safety Camp



ENGINEERING

Identify physical barriers to walking and biking and infrastructure improvements to facilitate walking and biking, such as crossings, trails, sidewalks, on-street facilities, bike parking, etc.

EXAMPLES:

- Develop crossing improvements, new trails, and sidewalks throughout the community
- Develop Safe Routes to School Plans within the city and implement them
- Maintain the pedestrian and bicycle system



EQUITY

Ensure traffic codes and rules that treat non-motorized movers as equal users of the transportation system; equal access to facilities and destinations for all movement types.

EXAMPLES:

- Review rules within the community to ensure that community members of all ages and abilities are able to access bike and ped facilities.



ENFORCEMENT

Enforce rules and laws to keep people safe, while keeping in mind that enforcement can impact specific populations disproportionately.

EXAMPLES:

- Policy development
- Speed limit evaluation
- Etiquette signage



EXPERIENCE

Make transportation an experience by designing for both people driving and people walking or biking. Focus on safety, views, destinations, etc. One of the more important upgrades to improve trail or sidewalk safety is lighting, making certain that routes commonly used by pedestrians or bicyclists to access their destinations are safe and inviting.

EXAMPLES:

- Investment in street furniture, lighting, etc.



ETHICS

Center a values-based decision-making process that focuses on ethics, empathy, and equity.

EXAMPLES:

- Promote the value of biking and walking facilities on an equal level with motorized facilities by encouraging complete streets policies



ENCOURAGEMENT

Create programs, events, signs, materials etc. that get people excited about walking or biking.

EXAMPLES:

- Online maps of pedestrian and bicycle routes and loops
- Provide information about destinations and distances by ped/bike

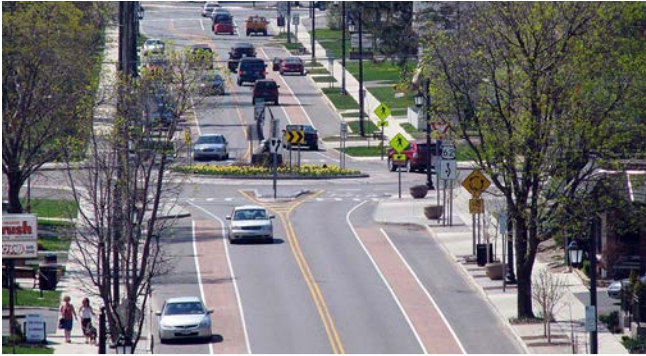


EVALUATION

Determine if the system is providing valuable and accessible facilities; evaluate the number of users of the ped/bike system.

EXAMPLES:

- Regularly evaluate the system with surveys/engagement metrics-
- Use tools like Strava or StreetLight to examine trends and changes in walking and biking patterns



Narrow Lane Widths



Roadway Reconfiguration



Protected Bike Lanes



Bike Route Signs

BEST PRACTICES

PLANNING FOR EVERYONE 8-80

Trail enhancements are intended to make the experience of walking and bicycling safe and comfortable for everyone. The idea behind 8-80 is to take on the challenge of planning, designing, and implementing all elements of the public realm so that both an 8-year old and an 80-year old can be comfortable and safe walking and bicycling. Ultimately, the initiative extends to everyone, with the anticipation that if both of these age ranges can be accommodated, then the city will be great for all people. The simple idea enhances the notion of accessibility, mobility, and safety to include vibrancy, health, and equity in community design and planning efforts.

To learn more about the 8-80 initiative, visit 880cities.org

ROADWAY TREATMENTS

The roadway treatments below are excerpted from the [MNDOT Bicycle Facility Design Manual](#) and offer flexible solutions to make roadways friendlier to bicyclists. As the city considers facilitating on-road options for bicyclists, these alternatives could be considered for certain lower volume roadways.

NARROW LANE WIDTHS

In many cases, space can be created for bicycle facilities by narrowing existing travel and turn lanes. Contrary to expectations, narrower lane widths do not reduce roadway capacity and can increase roadway safety (Source: Canadian Institute of Transportation Engineers report *Narrower Lanes, Safer Streets*.) People naturally drive slower when lanes are narrow, which can have a positive impact on crash severity.

ROADWAY RECONFIGURATION

Often, existing roadways are capable of handling substantially more motor vehicle traffic than they experience throughout the day. Roads are typically designed based on a forecast of future traffic volumes, but there are cases where the traffic forecast may have been incorrect or circumstances have changed, resulting in fewer motor vehicles than expected in an original roadway design. This often leads to roads with excess capacity that encourage people to drive at fast speeds, which creates low-comfort, high-stress conditions for people walking, bicycling and taking transit.

PROTECTED BIKE LANES

These facilities can be used in road corridors where there is not sufficient right-of-way to add a separate shared-use path. High-visibility road markings and Bollards help increase visibility and separate bikes and pedestrians from vehicle traffic, increasing sense of safety and security along the trail

BIKE ROUTE SIGNS

Bike route signs identify designated bike routes. Bike routes should be designated on roads and shared use paths with favorable conditions for bicycling. A bike route, in and of itself is not a bicycle facility.



Median Refuge Island



Curb Extension



Raised Crosswalk/Intersection

CROSSING TREATMENTS

- Median Refuge Islands are an FHWA proven safety counter measure for pedestrians and are associated with lower pedestrian crash rates at multi-lane crossings. Median refuge islands reduce risk exposure and allow a two-stage crossing.
- Curb Extensions: Also known as bump outs, this treatment reduces crossing distances for pedestrians and bicyclists, which can reduce risk exposure and improve safety. They serve to visually narrow the roadway, encouraging drivers to slow down, and displace parked vehicle further from the intersection improving sight distances and sight lines between drivers and those waiting to cross.
- Raised Crosswalk/Intersection: These are traffic calming devices that are typically between 3 and 6 inches high and raise the entire wheelbase of a motor vehicle. This type of vertical deflection can have a positive effect for bicyclists as they reduce motor vehicle speeds.
- Grade-Separated Crossings: Overcrossings (bridges or trestles) or undercrossings (tunnels or routing a trail under an existing bridge) are generally used for freeways, multi-lane arterials, or railroad corridors to circumvent the barrier. This separation enhances safety and efficiency by eliminating conflicts between bicycles and pedestrians and road or rail users.



Separated use bicycle and pedestrian trails in a greenway corridor

TRAIL DESIGN & MAINTENANCE

Well-planned paved trails provide pedestrian and bicycle mobility and serve recreational users and commuters. Key components for safe and attractive trails include:

- Continuous separation of trails from vehicle traffic, with few street or driveway crossings
- Scenic views
- Connections to desired destinations such as parks, retail areas, schools, library, etc.
- Well-designed street crossings with treatments such as pedestrian ramps, marked crosswalks, trail crossing signs, and short crossing distances
- Direct connections to destinations.
- Visibility of bicycle and pedestrian facilities for increased safety and personal security
- Designed with adequate width (8 feet minimum is typical), distance, open sight lines, slopes that don't exceed 5% where possible, and well-draining
- Regular maintenance, with fog sealing and crack filling where needed



High quality trail construction and regular maintenance practices are essential to encouraging use of the system.

RECOMMENDATIONS

Policy and city-wide Recommendations



An example section of a complete street



An e-bike designed to carry additional passengers

1. ENCOURAGE COMPLETE STREETS DESIGN.

- Promote the valuation of biking and walking facilities on an equal level with motorized facilities by encouraging complete streets design.
- During the design phase for new and reconstructed municipal streets the City of Apple Valley should review plans using the Complete Streets approach for design and/or redesign.
- According to Smart Growth America (smartgrowthamerica.org/what-are-complete-streets/), Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

2. DEVELOP AND IMPLEMENT POLICIES THAT SUPPORT WALKING AND BIKING IN THE CITY INCLUDING ENHANCING REQUIREMENTS FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS TO ADDRESS BICYCLE AND PEDESTRIAN INFRASTRUCTURE AND AMENITIES.

- Require new development projects to build sidewalks and fill identified trail gaps.
- Require the reconstruction of sidewalks in residential areas after street projects that disturb or remove them.
- Give consideration to narrowing city streets and widening boulevards as a part of the planning process for every major reconstruction project, including residential streets. Narrower streets help to naturally reduce traffic speeds and create a more friendly walking and biking environment.

3. DEVELOP AN E-BIKE POLICY.

- The city should develop an e-bike policy that addresses use of e-bikes on park trails, city pathways, and sidewalks. E-bikes travel at high speeds compared to pedal bikes, and conflicts with pedestrians and other bicyclists should be avoided.
- The State of Minnesota has defined classes of electric bikes, and several metro area cities have developed policies for e-bikes on city trails. See information on the following page.

ELECTRIC BIKES (E-BIKES)

According to Peopleforbikes.org electric-assisted bicycles (e-bikes) are the number one driver of growth for the bike industry over the past five years. A study from the Physical Activity Council found that in 2023, 19.4% of Americans who rode a bike at least once in the last year reported using an e-bike, up from 7.8% in 2021 (Source: Peopleforbikes.org). E-bikes can help make biking a viable option for seniors and people who previously may have been disinterested in riding. The higher speeds that can be attained by e-bikes also means an increase in potential opportunities for conflicts along trails with slower moving bicyclists or pedestrians. The uptick in e-bike use highlights the importance of developing a city-wide policy to ensure that Apple Valley’s trails are safe and welcoming for all users. Examples of peer community e-bike policies are listed below for reference as Apple Valley looks into the merits of adopting a similar policy.

ELECTRIC-ASSISTED TYPE CLASSES:

Minnesota Statute 169.011 Subd. 27 defines what an Electric-assisted bicycle is and the Minnesota Department of Natural Resources further defines the classes of E-Bike

1

“Class 1 electric-assisted bicycle”

An electric-assisted bicycle equipped with an electric motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

2

“Class 2 electric-assisted bicycle”

An electric-assisted bicycle equipped with an electric motor that is capable of propelling the bicycle without the rider pedaling and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

3

“Class 3 electric-assisted bicycle”

An electric-assisted bicycle equipped with an electric motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.

PRECEDENT CITY POLICY EXAMPLES:

EDINA:

No class 2 or 3 e-bikes (those with a throttle) are allowed on soft-surface trails, including the mountain biking trails at Braemar Park. Pedal-assisted class 1 bikes are OK.

MAPLE GROVE:

No person shall ride or operate an electric-assisted bicycle in any park or parkway except in a prudent and careful manner and maintaining effective control and operation of the electric-assisted bicycle.

SHOREWOOD:

Electric bicycles operated within the City shall comply with Minnesota State Statutes and the following additional requirements:

- Subd. 1. Any person under the age of 18 operating or riding on an electric bicycle shall wear a helmet or other protective headgear approved for bicycle riding by the United States Department of Transportation or the American National Standards Institute (ANSI).
- Subd. 2. No person shall operate an electric bike on natural or artificial turf, playfield, playground, court, ice rink, natural area, or structure located in a designated public park.



Examples of upgraded crossings



Examples of biking amenities



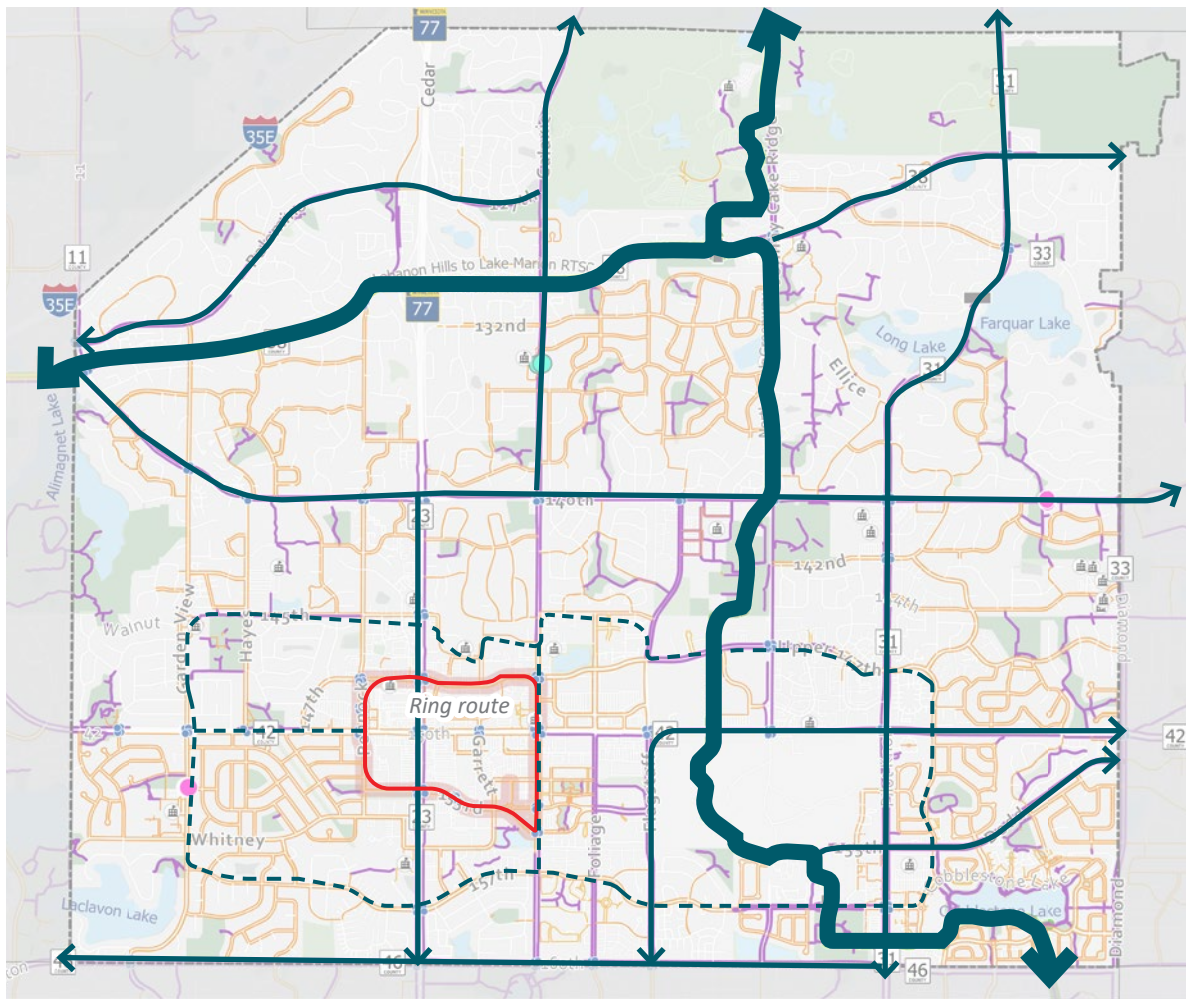
4. UPGRADE TRAIL CROSSINGS THROUGHOUT THE CITY.

- Consider grade-separated crossings of busy roadways for pedestrians and bikers, particularly along the Ring Route.
- Crossing improvements- Crossing improvements can vary widely based on roadway conditions but can include at-grade improvements, such as signage, signals, and surface treatments.
 - For especially fast or high-volume traffic, roadway tunnels or overpasses should be considered.
 - Crossing improvements can also focus on changes to the roadway, narrowing or reducing lanes, adding a median, or other traffic calming devices.
 - These are especially vital in areas around schools, parks, bus stops, and civic destinations to ensure that those not driving have a safe way to access these spaces.
- Develop updated Safe Routes to School Plans for Schools within the city and implement them.

5. PROMOTE OUTDOOR RECREATION THROUGH INVESTMENT IN SUPPORTIVE AMENITIES AND LANDSCAPE ELEMENTS.

- Consider adding amenities like bike lockers, water fountains, and bike fix it stations to bus stations and shelters that provide convenient options for commuters using more than one mode of transportation to get to their destination.
- Ensure an adequate number of benches, lighting, and trash receptacles exist along trails and sidewalks.
- Encourage bicycling to local businesses by adding bike racks in front of commercial and retail areas.
- Consider planting trees or vegetation in boulevards where appropriate in order to calm traffic, provide screening, shade, and an improved trail experience.
- Continue to develop and enhance the Ring Route as a destination walking loop.
 - Replace dead and dying trees with a diverse mix of native trees and other native vegetation.
 - Add additional amenities to increase convenience.

POTENTIAL BIKE NETWORK HIERARCHY

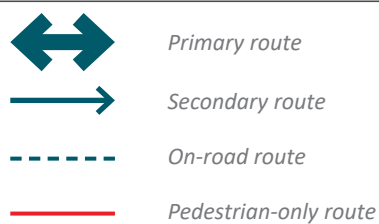


6. DEVELOP A HIERARCHY OF TRAIL LOOPS—CONSIDER A GRAND ROUNDS SYSTEM, OR USE THE GREENWAYS AS THE SPINES.

- Fill in the bike and pedestrian network by adding trails and sidewalks throughout the community (construct trail gaps).
- Improve curb cuts for trails to create a smooth ride for those on wheels as they pass through intersections.
- Identify missing connections between trails, especially the Dakota County Greenway network, and prioritize trail connections and crossing improvements that connect with the greenway.
- Consider expanding the Ring Route to include bicycle facilities, as a multi-use trail, cycle track, or protected bike lanes on road.

Excerpt from 2010 Apple Valley Bike Walk Plan:

Certain routes were identified by the task force and the community as possible segments of a core network. Garden View Drive, Palomino Drive, and Pennock Avenue might serve as these routes, and with the addition of Whitney Drive, noted for its direct link to the 155th Street Transit Station, a core loop begins to evolve.



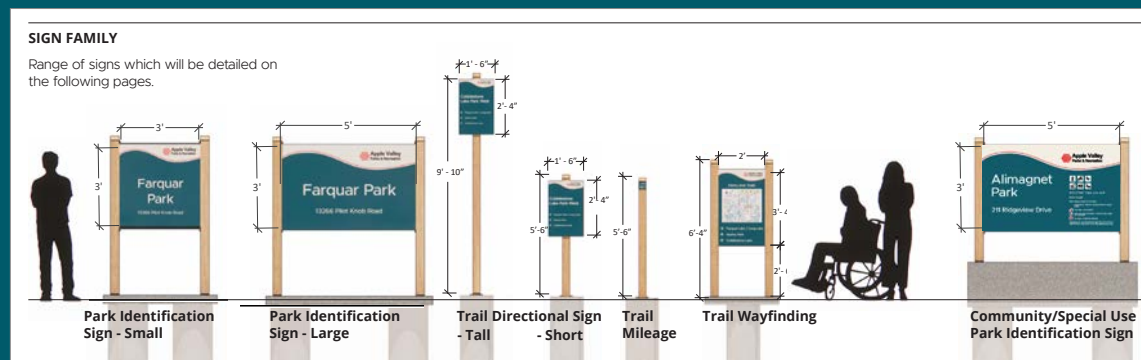
N 0.5 mile

7. PROVIDE BIKE AND PEDESTRIAN INFORMATION THROUGH DIGITAL MAPS AND SIGNAGE.

- Wayfinding signage—the city should expand signage along trails and sidewalks that identify parks, schools, and civic destinations.
 - Identify locations that would benefit from additional signage.
 - Create a wayfinding and signage plan and standards for the City.
- Add signage to roadways with bike lanes or trail crossings that remind drivers to stay alert for bicyclists and pedestrians.
- Develop an online map of ped/bike routes and loops; Provide information about destinations and distances by ped/bike-
 - Having a readily available map of options for on trail biking and walking can help to encourage more use of the trails and sidewalks.

Apple Valley has recently completed a wayfinding plan for the park system. The City also has wayfinding specific to the Ring Route. This plan recommends expanding the park signage plan to include wayfinding along trails and reimagining the Ring Route signage to incorporate it with other signage updates.

Wayfinding signage along trails and sidewalks is useful for identifying parks, schools, civic destinations, and other attractions or amenities. Well-branded wayfinding can help create a stronger sense of place. Signs along the bicycle and pedestrian network could include distances to community destinations nearby showing that they are only a short ride or walk away. Signage should be consistent and legible throughout the network. Using symbols or multiple languages, when possible, allows the signs to be understood by a wider audience. Alternatives to signs, such as roadway markings, imprinted pavement, and streetscape design (such as along Apple Valley's Ring Route), can also be useful ways to help people on foot or bike navigate the system.



City of Apple Valley Parks and Recreation Signage Design Guidelines



Examples of trail wayfinding signage includes flag signs with distance to destinations, map signs, and trail etiquette signs.

8. IMPLEMENT INCENTIVE PROGRAMS AND UTILIZE PARTNERSHIPS TO ENCOURAGE BIKING AND WALKING.

- **Bike Rodeo**—This type of activity can be put on by the city as an educational way to encourage biking for kids. These events give bicycle or scooter riders the opportunity to get their helmet properly fitted, navigate through safety skills courses, and have their bike or scooter checked by professionals for safety. Often, police or fire personnel are in attendance to oversee these activities.
- **Safety Camp**— This type of program is intended to teach kids, through a variety of fun activities, how to be safe in their daily lives. The camp is focused on preventing unintentional injury and reducing the number of incidents that lead to disabling injuries or death. Students spend several days learning skills necessary to avoid injury and cope with emergency situations. Although it is not the only focus, bicycle safety is a key component.
- Encourage businesses to enroll in Bike Benefits and similar programs that draw people to the area by bike.
- Incentivize the placement of bike racks, bike lockers, fix-it stations etc. at businesses that enhance the experience of biking in the City.

9. CONSIDER ADDING COMMUNITY BIKE AND WALK EVENTS TO THE CITY'S PROGRAM CALENDAR.

- Events, such as “Bike with the Fire Department” or bike rodeos may encourage community awareness and safety for biking in the city.

10. CONSIDER INTEGRATING ON-STREET BIKE LANES WHERE APPROPRIATE.

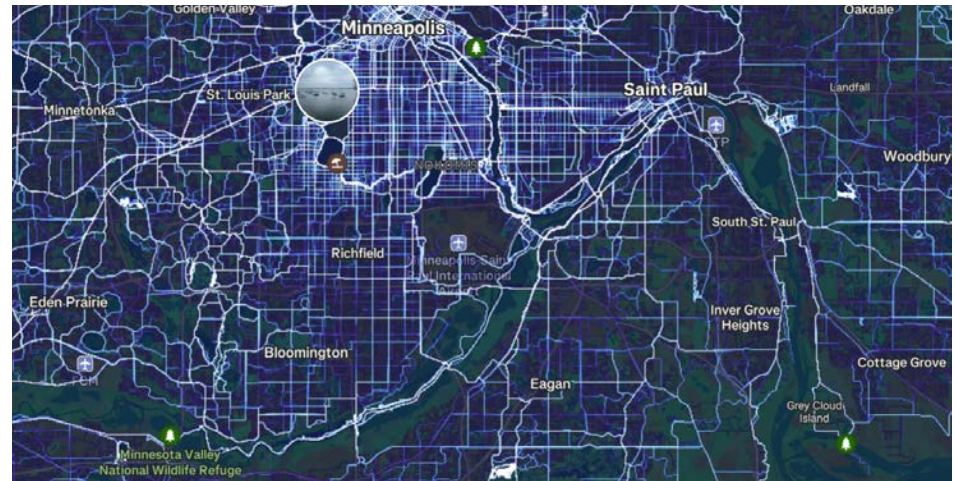
- Consider bike routes on neighborhood streets parallel to major roadways.
- Use tools like Strava or StreetLight to examine trends and changes in walking and biking patterns.
- Identify low stress roadways that could be candidates for on-street bike lanes.
 - The Safe Streets for all program could be used as a means of piloting this recommendation before fully committing to bike lanes.



Bike rodeo



Business incentives for biking



Strava heat map of where people walk and bike in the Twin Cities



Protected bike lanes

11. MAINTAIN AND SUPPORT A SAFE, CONVENIENT, AND COMPREHENSIVE SYSTEM OF NON-MOTORIZED TRANSPORTATION IN APPLE VALLEY.

- Follow the 8-80 rule by designing local roads to work for all members of society, from ages 8 up.
- Ensure connections to bus stations and park and rides are regularly maintained.
- Evaluate accessibility and ADA compliance to non-motorized transportation facilities, including transit, especially near senior housing and multifamily housing.
- Maintain the pedestrian and bicycle system regularly to ensure that trails and sidewalks are comfortable and safe to use.
- When developing city budgets, give equal weight to developing, repairing, and maintaining bicycle and pedestrian facilities as to streets and roads.
- Allow for transparent decision-making and consistent public engagement with the wider community to encourage public officials to value biking and walking facilities on an equal level with motorized facilities.
 - Continue to periodically survey the community and engage users to determine if there are issues and opportunities for the bike and ped system.
 - Conduct quarterly measurement of the number of complaints or requests to city staff regarding bike and trail facilities. Determine if complaints go up or down during certain times of year or if there are particular issues that rise to the top that are high priorities for investment.



ADA accessible walkways adjacent to a senior living facility



Trail maintenance to improve trail surfacing



Biking intercept survey to connect with people using the system

PROJECT PRIORITIES

PROJECT PRIORITIZATION CRITERIA

The following criteria have been adapted from the 2010 Bike Walk Apple Valley Plan. These criteria were considered to inform the prioritization level listed for each project in this chapter.

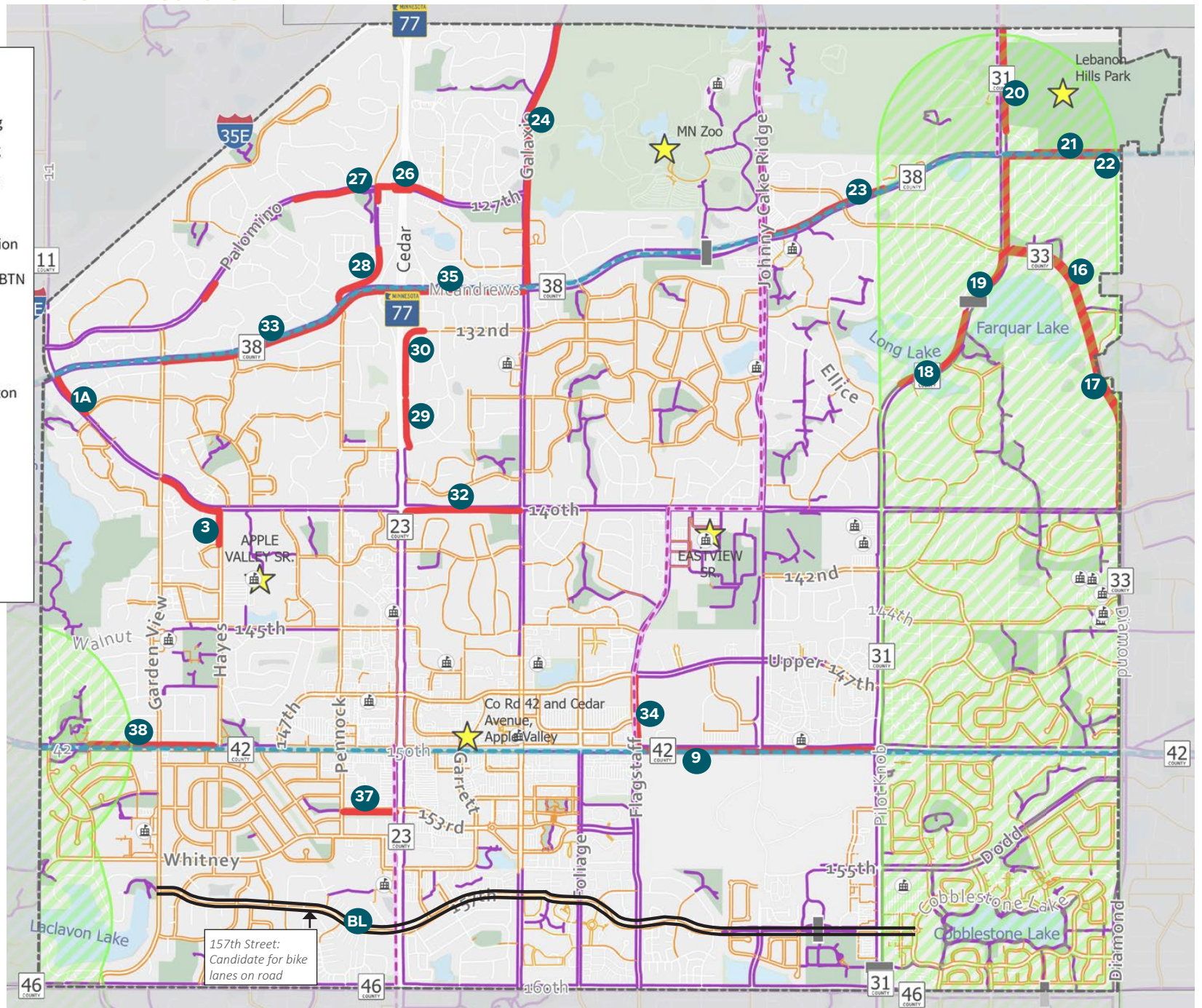
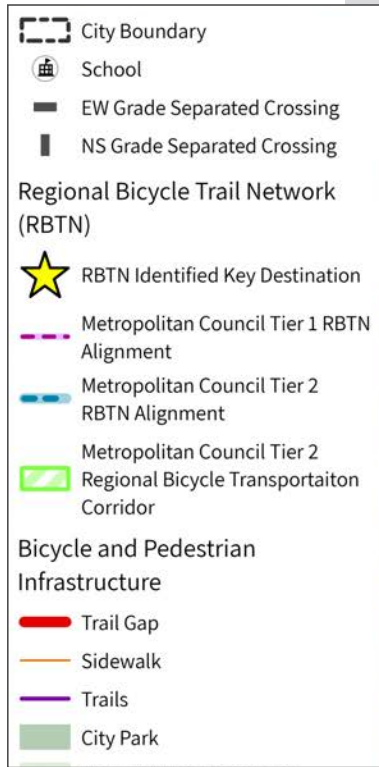
- **Public interest and input:** Is the project desired by the community? Was it frequently mentioned during the public engagement?
- **Cost and feasibility:** Does the project fit within current funding availability, or is more funding needed? Is the project already designed? Is land secured through public ownership, right-of-way, or easement?
- **Environmental Justice:** Does the project provide a connection to or within an environmental justice area?
- **Jurisdiction and responsibility:** Is the city, the county, or another entity responsible for the trail or road improvement? If it is not the city, then advocacy, encouragement, and partnership will be needed from city staff and officials.
- **Ability to provide walking and biking connections among a variety of land uses:** Does the project connect land uses, such as residential areas, to schools or retail areas?
- **Connections to the transportation network:** Does the project connect to transit routes or other primary trail routes?
- **Existence of parallel sidewalks or trails within the same right of way:** Consider a policy of pedestrian and bicycle facilities on both sides of all roads with speed limit greater than 25 mph/all nonresidential streets. If the road creates a barrier, then it is more likely that trails are needed on both sides.
- **Presence of safe crossings to the trail and sidewalk network:** Will the project connect to other trails and sidewalks in the network with safe road crossings?

TRAIL GAP PROJECTS

The following projects are proposed paved trail segments, typically 8 feet wide, bituminous sidepaths along city or county roadways or proposed on road bike lanes. The Map ID numbers have carried over from the 2010 plan for continuity but have been reordered by priority.

Priority Level	Map ID	Project	Route System	Responsibility	Status (CIP) / Need	Length (miles)
1	1A	140th Street	Municipal-State Aid Street	Apple Valley	Planned 2026	0.2
2	23	McAndrews Road / CR 38	County-State Aid Highway	Dakota County	-	0.5
3	26	Palomino Drive	Municipal-State Aid Street	Apple Valley	2026	0.1
4	27	Pennock Avenue	Municipal Street	Apple Valley	2026	0.1
5	21	McAndrews Road / CR 38	County-State Aid Highway	Dakota County	Partially Complete	0.3
6	16	Diamond Path Road	County-State Aid Highway	Dakota County	-	1.3
7	37	153rd Street	Municipal-State Aid Street	Apple Valley	2029	0.2
8	9	150th Street / CR 42	County-State Aid Highway	Dakota County	May wait for gravel mine to develop	1
9	17	Diamond Path Road	County-State Aid Highway	Dakota County		1.2
10	3	Hayes Avenue	Municipal-State Aid Street	Apple Valley	-	0.1
11	18	Pilot Knob Road	County-State Aid Highway	Dakota County	-	0.4
12	19	Pilot Knob Road	County-State Aid Highway	Dakota County	-	0.2
13	20	Pilot Knob Road	County-State Aid Highway	Dakota County	-	0.8
13	22	McAndrews Road / CR 38	County-State Aid Highway	Dakota County	-	0.4
15	28	Pennock Avenue	Municipal Street	Apple Valley	-	0.3
15	24	Galaxie Avenue	Municipal-State Aid Street	Apple Valley	Fill this gap to enhance access outside the neighborhood. Environmental justice basis.	1.1
16	30	Highway 77 Service Road	Municipal Street	Apple Valley	-	0.5
17	32	140th Street	Municipal-State Aid Street	Apple Valley	-	0.5
18	33	McAndrews Road / CR 38	County-State Aid Highway	Dakota County	-	0.9
19	34	Flagstaff Avenue	Municipal-State Aid Street	Apple Valley	-	0.3
20	35	McAndrews Road / CR 38	County-State Aid Highway	Dakota County	-	0.6
21	38	150th Street / CR 42	County-State Aid Highway (Frontage Road)	Dakota County	2027	0.5
22	BL	Bike lanes on 157th Street	Municipal Street	Apple Valley		3.3

TRAIL GAP PROJECTS MAP



ROAD CROSSING IMPROVEMENT PROJECTS

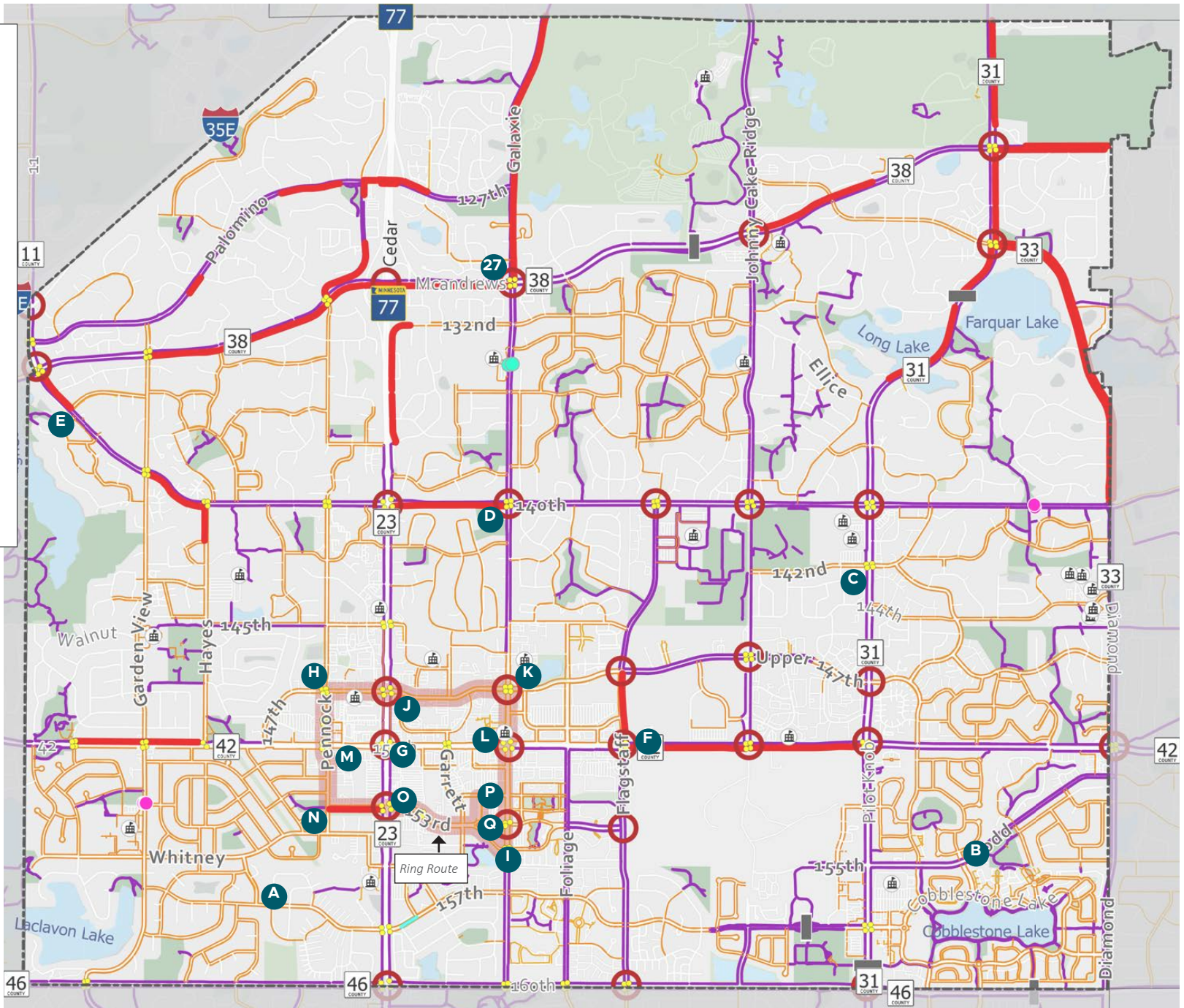
The following road and trail intersections have been identified as priorities for pedestrian and/or bicycle improvements to make crossings safer for people walking or biking, and to make people more visible to vehicles.

Priority Level	Map ID	Project Location	Description	Responsibility	Status (CIP)
	A	157th St W and Hallmark Way	Curb Bumpouts	Apple Valley	
	B	Dodd Blvd and Eagle Bay Dr	RRFB - Rectangular Rapid Flashing Beacon	Apple Valley	
	C	142nd St W and Euclid Ave	School Crossing - bumpouts, turn lane, restriping, curb replacement	Apple Valley	Grant funding needed
	D	140th St W and Galaxie Ave	Add pedestrian refuge on 140th, high visibility crosswalk	Apple Valley	
	E	140th St W and 135th St W	Add pedestrian crossing	Apple Valley	
	F	Flagstaff and County 42	Add pedestrian refuge, high visibility crosswalks, pedestrian priority signal	Dakota Co and Apple Valley	
	G	Cedar and County 42	Add pedestrian priority signal, widened pedestrian refuge	Dakota County	
	H	Ring Route- 147th St and Pennock Ave	Narrow or reduce lanes at crossings*, add pedestrian crossing amenities	Apple Valley	
	I	Ring Route- Founders Ln and Galaxie Ave	Narrow or reduce lanes at crossings*, add pedestrian crossing amenities	Apple Valley	
	J	Ring Route- 147th St and Cedar Ave	Grade-separated crossing for bicyclists and pedestrians across Cedar, add pedestrian crossing amenities	Dakota Co and Apple Valley	
	K	Ring Route-147th St and Galaxie Ave	Narrow or reduce lanes at crossings*, add pedestrian crossing amenities	Apple Valley	
	L	Ring Route-- CR 42 and Galaxie Ave	Grade-separated crossing for bicyclists and pedestrians across CR 42, add pedestrian crossing amenities	Dakota Co and Apple Valley	
	M	Ring Route- CR 42 and Pennock Ave	Grade-separated crossing for bicyclists and pedestrians across CR 42, add pedestrian crossing amenities	Dakota Co and Apple Valley	
	N	Ring Route- 153rd and Pennock Ln	Narrow or reduce lanes at crossings*, add pedestrian crossing amenities	Apple Valley	
	O	Ring Route- 153rd St and Cedar Ave	Grade-separated crossing for bicyclists and pedestrians across Cedar, add pedestrian crossing amenities	Dakota Co and Apple Valley	
	P	Ring Route- 152nd St and Galaxie Ave	Narrow or reduce lanes at crossings*, add pedestrian crossing amenities	Apple Valley	
	Q	Ring Route- 153rd St and Galaxie Ave	Narrow or reduce lanes at crossings*, add pedestrian crossing amenities	Apple Valley	

*Consider raised table crossings at sidewalk crosswalks along the Ring Route.

ROAD CROSSING IMPROVEMENT PROJECTS MAP

- City Boundary
- School
- Major Intersection
- Traffic Control Devices
 - HAWK Signal (High-intensity Activated crossWalk)
 - RRFB (Rectangular Rapid Flashing Beacon)
 - Traffic lights
 - EW Grade Separated Crossing
 - NS Grade Separated Crossing
- Bicycle and Pedestrian Infrastructure
 - Trail Gap
 - Sidewalk
 - Trails
 - Ring Route
 - City Park



FUNDING SOURCES

Additional funding beyond the city's general fund will be needed to implement the recommendations described in this plan. The following table includes a list of potential funding sources to be explored and utilized.

Funding Sources
City General Funds
• This is the primary source for reoccurring costs related to the bike and pedestrian system. The city should ensure funding is allocated for ongoing expenses related to operations, maintenance, and amenities for existing and future trails. • Capital improvements are typically funded through general funds. • The city's general fund is often used as a match for grant funding.
Dedicated Tax Levy / Referendum Funding
• Apple Valley may hold a referendum to create a dedicated tax levy with proceeds directed specifically for trails and ped/bike infrastructure. • The tax levy dollars may fund capital projects and operations and maintenance. • The funding may supplement the city's general funds. • The advantage of a dedicated tax levy is that trails receive a more stable source of funding and do not have to compete with other city priorities for funding on an annual basis.
Bonding
• General Obligation Bonds and Revenue Bonds are typically used as a source for large infrastructure projects. • These funds provide a source of implementation funding for new facilities, and in some cases, can provide funding for repairs and upgrades of existing facilities. • Residents can decide to raise revenue through a permanent or temporary tax increase dedicated for specific purposes such as sidewalk, trail, and bikeway improvements and maintenance. These funds are usually provided through bonds approved as part of a voter referendum.
State Aid Funds
• State aid funds are available for pedestrian and bicycle improvements on state aid roadways. At the time of street construction or reconstruction, it is important to consider ped/bike upgrades that can be performed concurrently.
Partnerships
• Public and private partnerships can provide funding opportunities beyond the traditional municipal models. Partnerships with Dakota County have contributed to the existing trail network. Potential partnerships with the School District, Community Education, and local businesses can help with implementation of events and programming, and can support future grant writing efforts. • Organizations with partner funding can also provide assistance with design, outreach, or maintenance/stewardship of facilities. Partnerships and relationships with local businesses can result in easements, use agreements, or donated funds for future bike and ped facilities.

Funding Sources
Donations
• Private donations may be from individuals or area corporations, or donations of labor from recreation clubs or use agreements. "Adopt-a-Trail" programs, memorial bench donations, and incentives for local businesses to provide bike racks are all examples of how organizations, businesses, and individuals could help with maintenance and funding, while raising awareness and enthusiasm of the bike/ped system.
Metropolitan Council Regional Solicitation Grants
• The Metropolitan Council allocates federal funds through Regional Solicitation Grants. Funding priorities include RBTN priority corridors, multi-use trails, bicycle facilities, grade-separated crossings, filling network gaps, intersection/crossing treatments, sidewalks, streetscaping, ADA improvements, and Safe Routes to School infrastructure projects. • These grants are available on 2-year funding cycle, with the next solicitation for grant applications anticipated in early 2026. https://metro council.org/Transportation/Planning-2/Transportation-Funding/Regional-Solicitation/Applying-for-Regional-Solicitation-funds.aspx
Safe Routes To School (SRTS) Grants
• The city may apply for SRTS Planning Assistance through MnDOT to complete a District-wide plan or individual SRTS plans for those schools that don't have a SRTS Plan or have outdated plans. https://www.dot.state.mn.us/saferoutes/grants-funding.html
Other Grants
• Local Trail Connections (LTC): Administered through the MNDNR; funding prioritizes projects with significant connectivity, high expected use, and attractive integration of cultural and natural resources. https://www.dnr.state.mn.us/grants/recreation/trails_local.html • MN DNR Natural and Scenic Area Grants: Projects must align with the State Outdoor Recreation Plan (SCORP). This grant is typically available annually, with an application deadline in early spring. https://www.dnr.state.mn.us/grants/land/natural-scenic-app-cycle.html • MN DNR Outdoor Recreation Grants: Projects must align with the State Outdoor Recreation Plan (SCORP). Example projects include internal park trails and trail amenities. This grant is typically available annually, with an application deadline in early spring. https://www.dnr.state.mn.us/grants/recreation/outdoor_rec.html

“



Riding a
Bicycle is the
closest you
can get to
Flying.”



- Robin Williams





ITEM:
MEETING DATE:
SECTION:

4.H.
September 25, 2025
Consent Agenda

Description:

Adopt Resolution approving 2026 City contribution toward employee group insurance

Staff Contact:

Jamie Haefner, Human Resources Manager

Department / Division:

Administration/Human Resources

Action Requested:

Adopt Resolution approving 2026 City contribution toward employee group insurance

Summary:

Staff recommends establishing the following maximum monthly contribution for eligible unrepresented employees and elected officials in 2026:

- \$980 per month for employees enrolled in a copay health plan (no change from 2025)
- \$1,844 per month for employee + spouse and employee + children (+ \$99 from 2025)
- \$2,063 per month for employees enrolled in a deductible health plan and on family coverage (+ \$121 from 2025)

Background:

The City of Apple Valley currently provides group medical, dental, and life insurance to employees in full-time positions designated in the Pay and Benefit Plan and elected officials. The City makes a maximum monthly contribution toward the selected benefits for eligible employees. An additional incentive contribution of \$80 per month is made to the Health Reimbursement Arrangement (HRA) or Health Savings Account (HSA) of participants enrolled in a deductible health plan.

An open enrollment period is held each year to allow employees to make changes to certain benefits coverage. This year's open enrollment period will be held October 20 – 31st for an effective date of January 1, 2026. In order for employees to make the best-informed decision during the open enrollment period, it is beneficial to communicate the monthly City contribution in advance.

The City is a member of the LOGIS health care consortium. In 2021, the consortium solicited competitive bids for group health insurance and selected HealthPartners as the carrier again beginning in 2022. The consortium's contract with HealthPartners includes rate caps through 2026. Health insurance utilization among Apple Valley employees has shown improvement over the past year, and we are now in the lowest rate band offered through the LOGIS pool. The rate cap for 2026 is 6.3%.

The recommended increase to the City contribution represents the City taking on more than 75% of the average increase to monthly premiums for comparable deductible plans across all levels of coverage and 100% of the increase to monthly premiums for single coverage participants in the deductible plans.

For 2026, the City will continue to offer the same types of health plan options: a copay plan and two types of deductible plans. One type of deductible plan coordinates with a Health Reimbursement Arrangement (HRA), and the other type of deductible plan coordinates with a Health Savings Account (HSA). Currently, 97% of eligible City employees participate in a deductible health plan. Preventive care is encouraged and promoted for all covered employees. Preventive health care is 100% covered with no deductible or copayment under all the City's health plan options. Network options will continue to include Open Access (most MN providers), Perform (subset of the Open Access network excluding a small number of higher-cost providers, such as Mayo health systems), and Select (smaller network which includes specific HealthPartners, Park Nicollet, and Children's Minnesota providers. Non-emergency hospitalization is restricted to certain providers).

It will be recommended for 2027 that we eliminate the \$30 co-pay plan and the RX+ plan. We have very low participation in these plans and if we were not part of LOGIS we would be required to eliminate them based on the underwriters review. In 2026, we will be conducting an RFP for Health Insurance per Minnesota Statute, therefore health insurance plan offerings may change regardless.

Earlier this year, the IRS announced increases to the minimum embedded deductible amounts eligible to be paired with an HSA. This change will result in the \$3,300/\$6,600 embedded deductible HSA plan increasing to a \$3,400/\$6,800 deductible in 2026.

The City's dental plan will remain with HealthPartners Dental. Rates for dental will remain unchanged.

Life insurance will remain with The Standard, and rates will also be unchanged.

Budget Impact:

The recommended City contribution amount is consistent with the 2026 proposed budget.

Attachments:

1. Resolution

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION ESTABLISHING THE CITY CONTRIBUTION TOWARD GROUP
INSURANCE FOR ELIGIBLE EMPLOYEES COVERED BY THE PAY AND BENEFIT
PLAN AND ELECTED OFFICIALS

WHEREAS, the City offers group medical, dental, basic life and supplemental life insurance to eligible unrepresented employees and elected officials; and

WHEREAS, in preparation for the annual open enrollment period and meetings scheduled to begin in October 2025, it is desirable to establish the City provided benefit amount effective for January 1, 2026.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Apple Valley, Dakota County, Minnesota, hereby approves a maximum monthly contribution of:

- The Employer will contribute up to a maximum of nine hundred eighty (\$980) per month per Employee toward the cost of Employer selected group health, life, and dental insurance for those enrolled in a Copay Health Plan.
- The Employer will contribute up to a maximum of one thousand eight hundred forty-four (\$1,844) per month per Employee toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in a High-Deductible Health Plan as a Single, Employee Plus Children or Employee Plus Spouse.
- The Employer will contribute up to a maximum of two thousand sixty-three (\$2,063) per month per Employee toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in a High-Deductible Health Plan as a Family.

ADOPTED this 25th day of September, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.I.
September 25, 2025
Consent Agenda

Description: Adopt Resolution amending Resolution No. 2025-13 vacating public grounds at 14450 Hayes Road	
Staff Contact: Terri Dill, City Planner	Department / Division: Community Development

Action Requested:

Adopt Resolution amending Resolution No. 2025-13 vacating public grounds at 14450 Hayes Road

Summary:

On January 23, 2025, a resolution was adopted approving the vacation of drainage and utility easement area within the Apple Valley High School plat in conjunction with their building addition project at 14450 Hayes Road. The resolution needs to be recorded with Dakota County and requires revisions to be consistent with County recording requirements.

Background:

Independent School District 196 applied for site plan/building permit authorization for the proposed Apple Valley High School activity center building addition. As part of the approvals, a request to vacate a portion of the existing drainage and utility easement area was required to allow for the relocation of a 48" storm water main. Resolution 2025-13 was adopted approving the easement vacation contingent upon the dedication of a stormwater easement for the relocated stormwater main.

The exhibits referenced in Resolution 2025-13 were incorrectly numbered, and the notice of vacation completion erroneously included an Exhibit B with a legal description dedicating the new stormwater easement area. The replacement stormwater easement cannot be included in the resolution and must be recorded as a separate easement document. Staff has drafted a new resolution to amend Resolution No. 2025-13 and Notice of Completion of Vacation of Public Grounds for recording at Dakota County.

Budget Impact:

N/A

Attachments:

1. Resolution - Amending Res No 2025-13 Vacating Public Grounds for AV High School
2. Easement Vacation Area Exhibit

CITY OF APPLE VALLEY
RESOLUTION NO. 2025 - ____

A RESOLUTION AMENDING RESOLUTION NO. 2025-13 VACATING PUBLIC GROUNDS

WHEREAS, pursuant to the requirements of Minnesota Statutes Chapter 412.851, the City Council of Apple Valley held a public hearing on January 23, 2025, with respect to the vacation of certain public grounds described below and in the attached Notice of Completion of Public Grounds, and

A 30.00 foot wide Drainage and Utility Easement as dedicated in Lot 1, Block 1, APPLE VALLEY HIGH SCHOOL, according to the recorded plat thereof, Dakota County, Minnesota. The center line of said easement is described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of South 89 degrees 52 minutes 35 seconds West, along the north line of said Lot 1 a distance of 708.18 feet to the point of beginning of said center line; thence South 00 degrees 57 minutes 03 seconds West 765.61 feet; thence South 36 degrees 16 minutes 41 seconds East 447.91 feet; thence South 87 degrees 57 minutes 13 seconds East 78.17 feet; thence South 11 degrees 33 minutes 46 seconds East 157.25 feet; thence South 00 degrees 07 minutes 32 seconds East 1048.93 feet and said center line there terminating.

WHEREAS, it appears in the best interest of the City of Apple Valley and the public to vacate said grounds as such grounds are no longer needed to serve a public purpose; and

WHEREAS, the City Council adopted Resolution No. 2025-13 approving the vacation of public grounds and notice of completion with accompanying exhibits that were incorrectly numbered; and

WHEREAS, Exhibit B of Resolution No. 2025-13 erroneously included a replacement stormwater easement that must be recorded as a separate document; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that Resolution No. 2025-13 is hereby amended that:

1. The vacation of the public grounds described in the Notice of Completion of Vacation of Public Grounds, is hereby approved.
2. The City Clerk shall present said Notice of Completion of Vacation of Public Grounds to the County Auditor and County Surveyor and then file a copy with the County Recorder pursuant to law.

ADOPTED this ____ day of _____, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

NOTICE OF COMPLETION

OF VACATION OF PUBLIC GROUNDS IN THE
CITY OF APPLE VALLEY, DAKOTA COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN, that pursuant to the resolution of the City Council on September 25, 2025, the City Council of the City of Apple Valley, Dakota County, Minnesota, passed a resolution vacating the following described public grounds in Apple Valley:

A 30.00 foot wide Drainage and Utility Easement as dedicated in Lot 1, Block 1, APPLE VALLEY HIGH SCHOOL, according to the recorded plat thereof, Dakota County, Minnesota. The center line of said easement is described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of South 89 degrees 52 minutes 35 seconds West, along the north line of said Lot 1 a distance of 708.18 feet to the point of beginning of said center line; thence South 00 degrees 57 minutes 03 seconds West 765.61 feet; thence South 36 degrees 16 minutes 41 seconds East 447.91 feet; thence South 87 degrees 57 minutes 13 seconds East 78.17 feet; thence South 11 degrees 33 minutes 46 seconds East 157.25 feet; thence South 00 degrees 07 minutes 32 seconds East 1048.93 feet and said center line there terminating.

Notice is further given that the vacation proceedings were completed by the City Council on the 23rd day of January, 2025.

IN WITNESS WHEREOF, I have set my hand this _____ day of _____, 2025, as Clerk of the City of Apple Valley, Dakota County, Minnesota.

(SEAL)

Christina M. Scipioni, City Clerk

[illegible]

On this _____ day of _____, 2025, before me a notary public within and for Dakota County, Minnesota, personally appeared Christina M. Scipioni, City Clerk of the City of Apple Valley, Dakota County, Minnesota, known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed with the authorization and under the direction of the City Council of the City of Apple Valley, Dakota County, Minnesota.

Notary Public

This document drafted by:
Terri Dill, City Planner
City of Apple Valley
7100 West 147th Street
Apple Valley, Minnesota 55124

DRAINAGE AND UTILITY EASEMENT VACATION EXHIBIT

PROPERTY DESCRIPTION

Lot 1, Block 1, APPLE VALLEY HIGH SCHOOL, according to the recorded plat thereof, Dakota County, Minnesota.

PROPOSED EASEMENT VACATION DESCRIPTION

A 30.00 foot wide Drainage and Utility Easement as dedicated in the plat of APPLE VALLEY HIGH SCHOOL, according to the recorded plat thereof, Dakota County, Minnesota.

The center line of said easement is described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of South 89 degrees 52 minutes 35 seconds West, along the north line of said Lot 1 a distance of 708.18 feet to the point of beginning of said center line; thence South 00 degrees 57 minutes 03 seconds West 765.61 feet; thence South 36 degrees 16 minutes 41 seconds East 447.91 feet; thence South 87 degrees 57 minutes 13 seconds East 78.17 feet; thence South 11 degrees 33 minutes 46 seconds East 157.25 feet; thence South 00 degrees 07 minutes 32 seconds East 1048.93 feet and said center line there terminating.

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

Dated this 5th day of December, 2024

SUNDE LAND SURVEYING, LLC.

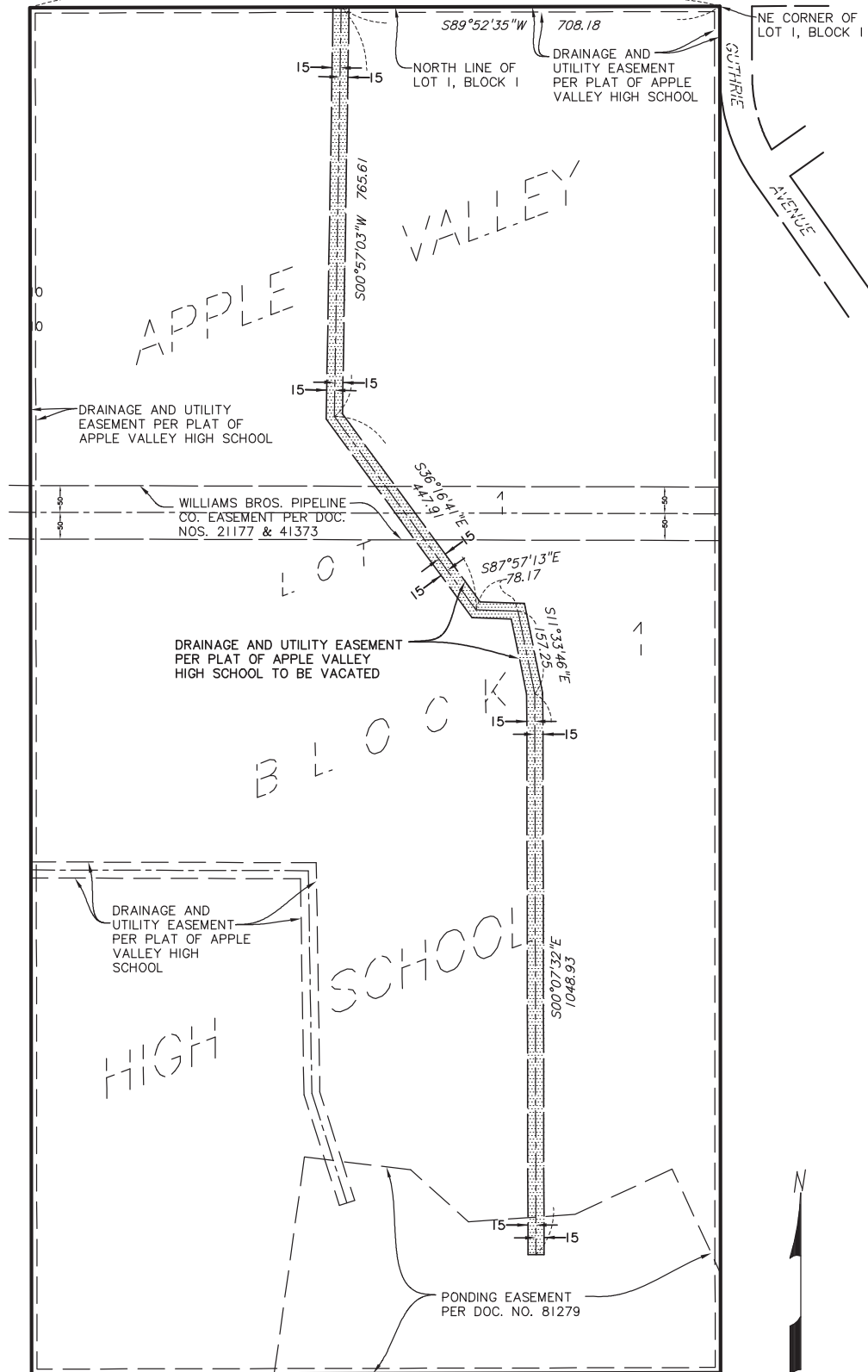
By:

Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

SHEET 1 OF 2 SHEETS

DRAINAGE AND UTILITY EASEMENT VACATION EXHIBIT

140TH STREET WEST
S89°52'35"W 1290.12



LEGEND



Denotes easement area to be vacated

74,936 Total square feet

SHEET 2 OF 2 SHEETS



9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com



ITEM:
MEETING DATE:
SECTION:

4.J.
September 25, 2025
Consent Agenda

Description:

Approve extended construction hours for Chick-Fil-A, 7480 153rd Street West

Staff Contact:

Sydnee Stroeing, Associate Planner

Department / Division:

Community Development

Action Requested:

Approve extended construction hours for Chick-Fil-A, 7480 153rd Street West

Summary:

Chick-Fil-A (7480 153rd Street West) is installing a drive-through canopy along the west side of the property, adjacent to Cedar Avenue. The Resolution approving a variance for a reduced setback for the drive-through canopy was approved with construction hours from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturdays. City Council approval is required for construction hours outside the above-stated days and times. Kimley-Horn & Associates, Inc., on behalf of Chick-Fil-A, Inc., has requested to allow construction during the following times and days:

- Between 7:00 a.m. and 6:00 p.m. on the following dates:
 - Sunday, October 5th (10/5/25)
 - Sunday, October 12th (10/12/25)
 - Sunday, October 19th (10/19/25)
 - Sunday, October 26th (10/26/25)
- Between 10:00 p.m. and 5:00 a.m. for four weeks between October 6th (10/6/25) and November 2nd (11/2/25).

Overnight construction hours will allow construction to occur when the store is closed to help minimize conflict with the operating store. Since the store is closed on Sundays, Sunday is a day requested for construction to minimize conflicts with customers. The closest residential properties are the townhomes west of Cedar Avenue, which are screened from Cedar by a noise wall barrier. The City Council approved extended construction hours for this project at the July 10, 2025, City Council meeting. This request is in addition to the previously requested hours.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Applicant Letter
2. Location Map

09/08/2025

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

RE: Chick-fil-A
Resolution No. 2024-67 – Construction Hours Extension Request
7480 153rd St W,
Apple Valley, MN

Dear City of Apple Valley,

In reference to the approved City of Apple Valley working hours provided by Sydnee Stoeing via email on June 19th, 2025, Chick-fil-A, Inc. has prepared this letter to request approval to conduct construction activity outside of Apple Valley's standard working hours.

The City of Apple Valley currently allows construction activity between 7:00am – 7:00pm on Monday through Friday and 8:00am – 5:00pm on Saturday; Chick-fil-A, Inc. is requesting approval from the City Council to conduct construction activities during the following timeframes, outside of the standard working hours:

- Between 7:00am and 6:00pm on the following dates
 - o Sunday, October 5th (10/5/2025)
 - o Sunday, October 12th (10/12/2025)
 - o Sunday, October 19th (10/19/2025)
 - o Sunday, October 26th (10/26/2025)
- An extension of the previously approved request (approved by City Council on 7/10/2025) between 10:00pm and 5:00am (overnight) for four weeks between October 6th (10/6/2025) and November 2nd (11/2/2025).

Please contact me at (630) 487-3432 or Jake.Panter@Kimley-Horn.com should you have any questions.

Sincerely,



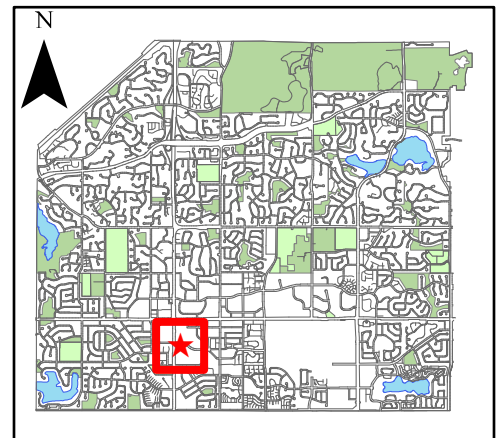
Jake Panter, P.E.
Kimley-Horn and Associates, Inc.



Chick-Fil-A Setback Variance Location Map



0 200 400 Feet





ITEM:
MEETING DATE:
SECTION:

4.K.
September 25, 2025
Consent Agenda

Description: Approve reduction of financial guarantee	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve reduction of financial guarantee for Orchard Place 2nd Addition from \$593,553.00 to \$315,900.00

Summary:

The City holds numerous financial guarantees to ensure the installation of certain improvements in new developments, as well as to assure protection of natural resources. Staff review of the status of these developments indicates that the following action is in order:

1.	Orchard Place 2nd Addition (PC19-22-SZ)	LOC No. 1135 Original Deposit on 5/24/2021 for \$800,000.00 Current Balance \$593,553.00 Reduce now to \$315,900.00
----	--	---

Background:

N/A

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

4.L.
September 25, 2025
Consent Agenda

Description:

Approve release of Natural Resources Management Permit financial guarantee

Staff Contact:

Brian Hartman, Water Resources Specialist

Department / Division:

Public Works/Natural Resources

Action Requested:

Approve release of Natural Resources Management Permit financial guarantee

Summary:

The following project has been inspected and is compliant according to City requirements:

Eagle Brook Church
Permit No. AV101178
Amount \$60,110.00
Reduce now to \$0.00
Guarantee Type: Check

The City retains Natural Resources Management Permit (NRMP) financial securities to ensure the protection of natural resources during land-disturbing activities.

Background:

N/A

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

4.M.
September 25, 2025
Consent Agenda

Description:

Adopt Resolution restricting parking along the east side of Gladstone Path from 157th Street West to 158th Street West

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Adopt Resolution restricting parking along the east side of Gladstone Path from 157th Street West to 158th Street West

Summary:

Attached for City Council consideration is a resolution restricting parking along the east side of Gladstone Path from 157th Street West to 158th Street West. The requested parking restrictions are recommended by staff due to Traffic Safety Advisory Committee (TSAC) concerns centered around safety.

Background:

N/A

Budget Impact:

Minor costs (less than \$500) for additional signs and posts.

Attachments:

1. Resolution
2. Map

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION RESTRICTING PARKING ALONG EAST SIDE OF GLADSTONE PATH
FROM 157TH STREET WEST TO 158TH STREET WEST

WHEREAS, the Traffic Safety Advisory Committee (TSAC) has approved a motion to implement parking restrictions on Gladstone Path from 157th Street W. to 158th Street W. per the recommendation of the City Engineer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the parking of vehicles is hereby prohibited:

Along the east side of Gladstone Path from 157th Street W. to 158th Street W.,

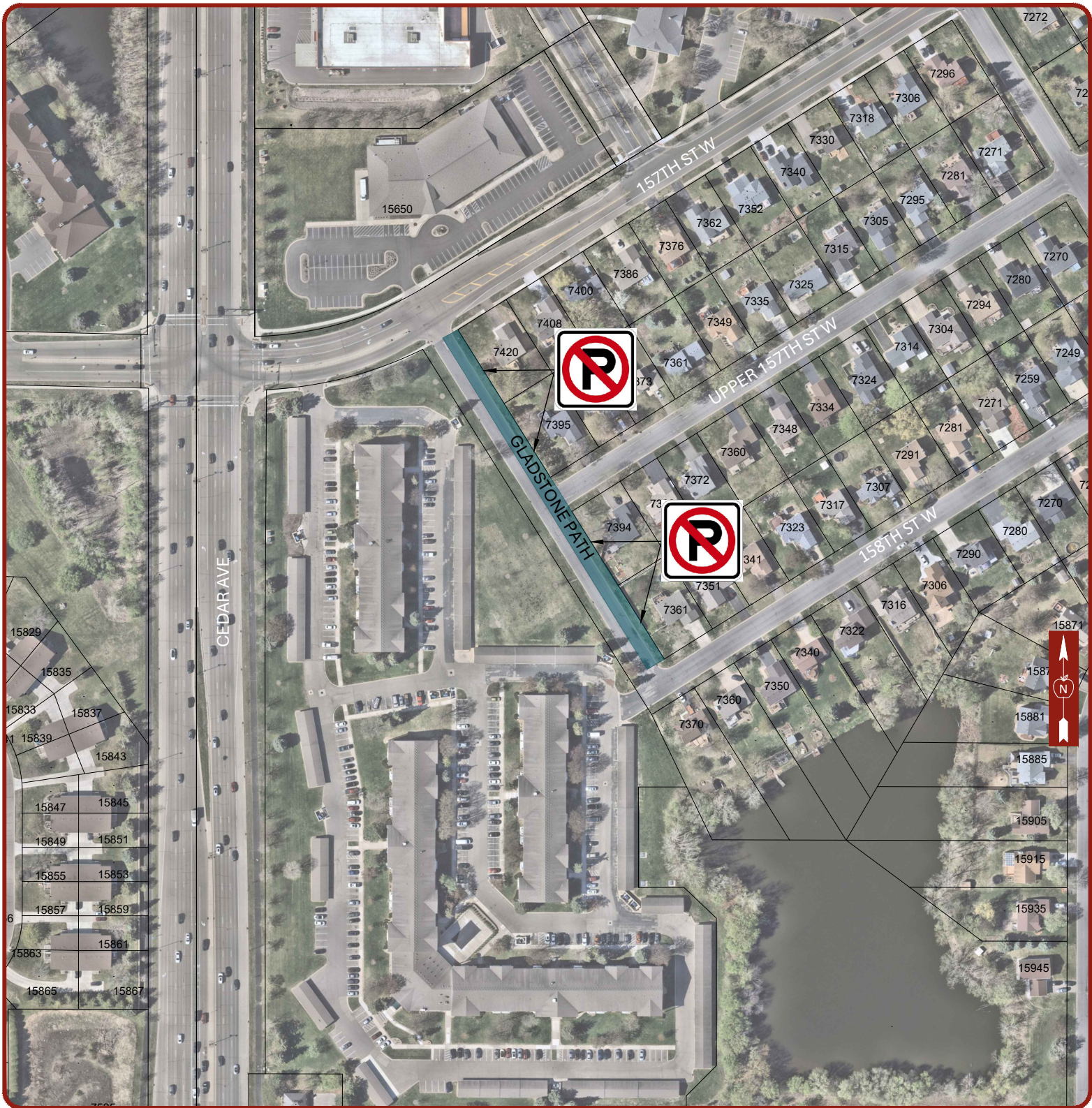
BE IT FURTHER RESOLVED THAT APPROPRIATE No Parking signs on said street segments are hereby ordered installed.

ADOPTED this 25th day of September, 2025.

Clint Hooppaw, Mayor

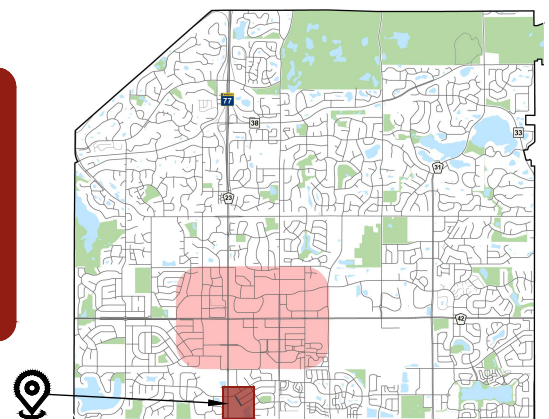
ATTEST:

Christina M. Scipioni, City Clerk



LOCATION MAP

NO PARKING ON GLADSTONE PATH



CITY MAP



ITEM:
MEETING DATE:
SECTION:

4.N.
September 25, 2025
Consent Agenda

Description:

Authorize Project 2025-153, PFAS Treatment Pilot Study

Staff Contact:

Brian Skok, Utilities Superintendent

Department / Division:

Public Works/Utilities

Action Requested:

Authorize Project 2025-153, PFAS Treatment Pilot Study

Summary:

At the May 22, 2025 City Council meeting, the City Council adopted a resolution receiving the final Feasibility Study for PFAS Removal Treatment Facility Study. The study recommended the City consider membrane treatment for removal of PFAS at the City's Water Treatment Plant (WTP). As the next step, the study recommended the City consider a Pilot Study for PFAS treatment at the City's WTP.

The primary objective of the Pilot Study will be to test and analyze specific membrane technology and providers that the City will ultimately choose from to use in final design. The pilot testing and analysis by Stantec will ultimately help determine which approach best serves the City. As part of the proposed pilot study, Stantec and City staff plan to solicit proposals from a number of membrane manufacturers. Through this process each vendor will be evaluated on a set of predetermined criteria. The top three membrane vendors will be asked to pilot test their equipment at the WTP. During this three-to-six-month pilot test, the membranes will be evaluated based on performance, chemical usage, power consumption and ease of operation. By doing the pilot testing on Apple Valley's water, it will provide the ability to require performance standards as part of the selection process for the final WTP design.

Additionally, the Pilot Study will evaluate how to deal with the waste stream or reject water from the membrane process along with a conceptual layout of the recommended membrane system on the WTP site.

Stantec is a consultant from the City's existing consulting pool. Stantec has a master agreement previously approved by the City as part of Public Work's 2021 consultant pool.

Background:

PFAS (per-and poly-fluoroalkyl substances) is a group of manufactured chemicals that have been used in industry and consumer products since the 1940s because of their useful properties.

At the May 23, 2024 City Council meeting, the City Council authorized Project 2024-137, PFAS Treatment Feasibility Study and related engineering services.

At the March 13, 2025 City Council Informal meeting, the City Council heard a presentation from the project consultant on the draft feasibility study and discussed the results of the study.

At the April 11, 2025 City Council Goal Setting Meeting, Council prioritized PFAS Management and drinking water.

At the May 22, 2025 City Council meeting, the City Council adopted a resolution receiving the final Feasibility Study for PFAS Removal Treatment Facility Study.

Budget Impact:

The total cost for the pilot study is outlined below. Staff is proposing to use PFAS settlement money and \$200,000 budgeted in 2026 for consultant services (5305.6235). The City has already received one payment in the amount of \$1,057,138 from the national PFAS settlement. The total budget amount for this project is \$1,257,138. It is anticipated that Apple Valley will receive additional PFAS settlement payments in 2025 and 2026 (payments will go through 2033). Total PFAS settlement amounts are currently unknown.

Pilot Study Expenses	Estimated Cost
Engineering	\$685,000
Membrane Pilot Study Cost	\$210,000
Concentrate/Destructive Pilot Study Cost	\$90,000
Lab Testing	\$110,000
Plant Modifications	<u>\$100,000</u>
Total Estimate	\$1,195,000

Attachments:

1. Project Scope



Stantec Consulting Services, Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402

September 11, 2025

Brian Skok
City of Apple Valley
7100 147th Street W
Apple Valley, MN 55124

Dear Mr. Skok,

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

As a partner in Apple Valley's long-term objective for providing compliant drinking water to the community, Stantec Consulting Services Inc. (Stantec) is pleased to submit this proposal to provide engineering services for the co-ordination of piloting services for PFAS removal via membrane treatment (nanofiltration (NF)/reverse osmosis (RO)). Our proposed scope also includes equipment procurement assistance and waste stream evaluation. The proposed membrane pilot study and waste stream evaluation were identified as next steps at the conclusion of the PFAS Removal Feasibility Study completed and presented to Council earlier this year. The following sections identify our project understanding, proposed scope of work, estimated fees, and anticipated project schedule.

Stantec has a long-standing relationship with the City of Apple Valley (City), having designed the original water treatment plant and contributed to the subsequent upgrades. In addition, we have supported the City on a wide range of other infrastructure projects, further demonstrating our commitment to and understanding of the City's long-term needs.

1.1 Background

In April of 2024, the United States Environmental Protection Agency (EPA) announced the promulgation of Maximum Contaminant Levels (MCL) for two common per- and poly fluoroalkyl substances (PFAS), perfluorooctanesulfonic acid (PFOS) and perfluorooctanoic acid (PFOA), both set at 4 parts per trillion (ppt). The finalized regulation also included a Hazard Index for four additional PFAS compounds and established a Maximum Contaminant Level Goal (MCLG) of 0 ppt for PFOS and PFOA. Recent announcements from EPA provided in May of 2025 indicate that the agency intends to rescind the Hazard Index and associated MCLs for PFHxS, GenX and PFNA, while maintaining the MCL for PFOS and PFOA. The standards for PFOS and PFOA have a significant impact on Apple Valley's ability to continue providing safe, compliant drinking water to its customers, as they are exceeding in multiple wells.

The update provided in May also indicates the EPA intends to extend the timeline established for compliance from 2029 to 2031. While the intended timeline adjustment from EPA provides additional time to achieve compliance, it doesn't change much for Apple Valley. The City continues to demonstrate its

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

commitment to providing compliant drinking water by moving forward with developing a suitable solution in timely fashion.

Prior to the EPA's announcement, the Minnesota Department of Health (MDH) issued new health-based guidance on January 16, 2024, establishing four exposure categories for PFOS and PFOA: short-term, chronic, sub-chronic, and cancer. Enforcement of these categorical exposure limits is yet to be issued by MDH; however, all categories are lower than the 4 ppt finalized by EPA. The most restrictive is the cancer limit issued for PFOA at 0.0079 ppt. We remain in continuous contact with MDH and will leverage our working relationship with MDH staff to provide the City first-hand insight into regulatory changes as MDH formalizes their intentions for enforcement of health guidance over the coming months and years.

The City is taking a proactive approach to addressing contaminants of emerging concern to ensure continued compliance with regulations, while also seeking cost-effective solutions for mitigating PFAS contamination in its drinking water supply. In support of this effort, Apple Valley retained Stantec to continue with the scope of work described herein.

1.2 Project Understanding

As stated previously, this project builds upon the findings of the report titled, "Apple Valley PFAS Removal Feasibility Study" dated May 1, 2025. The study demonstrated that a pressurized membrane treatment system, such as nanofiltration or reverse osmosis, can meet the City's treatment goals while also providing future regulatory resiliency.

The primary objective of this phase of the project is to pilot test and analyze the specific membrane technology and technology provider the City will use in final design. The leading manufacturer's each take a nuanced approach to contaminant removal. The pilot testing and subsequent analysis by Stantec will help determine which approach best serves the City's needs, now and into the future.

To reach this objective, a detailed analysis of the membrane waste stream and the Metropolitan Council Environmental Services (MCES) sewer capacity is needed. This capacity, along with sewer concentration limits will be a primary driver for the membrane performance. The MCES rate structure will be considered and analyzed against onsite equalization tanks. In addition, technologies that concentrate the membrane waste stream and can ultimately destroy the PFAS in the reject water will be analyzed and pilot tested.

Once the technologies have been analyzed and pilot tested, Stantec will assist the City in pre-selecting a preferred technology supplier to be implemented seamlessly into the next phase of design. Preliminary conceptual designs will also be developed at the end of this phase of the project to determine how the preferred supplier will integrate with the constrained site.

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

1.3 Project Team

The project will be led by Ryan Capelle, who will serve as the Principal in Charge and Brian Lintgen will be the Project Manager (PM) responsible for scheduling, invoicing, document management, while also ensuring quality assurance and quality control is maintained throughout the project. Chirag Shah will serve as the Project Technical Lead (PTL) and will work closely with the PM and Natasha Neeve to guide and lead the technical team through all phases of the project. Senior Technical Advisors, Dr. Joe Jacangelo, Dr. David Pernitsky, Rob McCandless, Michael Adelman, and Katie Chamberlain will provide high level technical oversight and guidance throughout the pilot testing and evaluation phase.

Stantec is a global firm with over 30,000 employees worldwide. We will engage various technical experts from different geographies as needed to support timely project delivery. Our focus will remain on providing a high-quality, technically sound and a cost-effective design that helps the City achieve its goals.

1.4 Scope of Work

This project is proposed to be divided into four main tasks. Task 100 will comprise a waste stream assessment that will help guide the pilot study. Task 200 will include pilot activities along with the associated Stantec services to support the pilot study. Task 300 will involve preparing and evaluating a bid process to preselect a membrane manufacturer. Task 400 will focus on developing preliminary layouts to make sure the selected process will fit on the constricted site.

TASK 100: Waste Stream Evaluation

Regardless of the membrane technology selected, the City will need to manage the associated waste stream. This waste stream will be concentrated reject water from the membrane process and will contain minerals and contaminants, specifically PFAS compounds. It is anticipated that MCES sewer connections will be used to ultimately dispose of the reject water. The available sewer capacity, MCES discharge volume limits, discharge contaminant concentration limits, and associated discharge fees will be investigated. Concepts such as daily average and peak discharges versus onsite detention will be explored. These investigations will set the stage for minimum membrane recovery percentages, site layouts, and equipment costs. This portion of the task will take place concurrently with the pilot RFP development.

The second part of this task will be to begin investigating PFAS removal from the membrane waste stream. It is assumed that by the time the project is completed, MCES will have a limit or extra charge for PFAS discharge to the sewer system. Therefore, a way to remove or destroy the PFAS in the reject water is needed. Stantec will work with the City to investigate concentration and destructive technologies. A review

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

of the available technologies will be analyzed. Request for proposals, interviews, and pilot testing for these technologies will be developed as part of Task 200.

Scope of Services

1. Review available documents regarding sewer capacities and system configuration.
2. Calculate range of membrane reject volumes. Analyze average and peak flows.
3. Meet with MCES to discuss sewer system availability, flow limits, concentration limits, treatment costs, and future anticipated regulations.
4. Use information learned from MCES to analyze four different discharge scenarios based on rates and equalization of flow.
5. Use the results from the discharge analysis to determine maximum recovery percentages required from vendor pilots. Once pilots are complete, analyze the sewer scenarios against membrane O&M costs, chemical usage, and membrane life.
6. Review leading technologies for concentration and destruction of PFAS. The leading technologies will be selected for the RFP process in Task 200.

Task Specific Meetings

1. MCES meeting: Up to two (2) meetings with Stantec and City staff will be held virtually or in person with MCES. These meetings will focus on the MCES system and their requirements/rules.

Deliverables

1. Technical memo recommending the proposed membrane waste stream percentage versus sewer capacity.
2. Technical memo recommending the leading concentration/destruction technologies for the RFP process.

TASK 200: Pilot Testing and Support Services

The goal of this phase is to pilot test and evaluate the relative performance of various commercially available closed circuit reverse osmosis and traditional reverse osmosis membrane technologies. It will also be to pilot test and evaluate concentration/destruction technologies. The findings of these pilot studies will guide the selection and procurement of equipment (Task 300) prior to the detailed design phase. Each membrane system is unique in their operational characteristics, and the design of such a facility needs to be customized to the membrane system being procured. The approach to concentration and destruction technologies is also unique and needs to be compatible with the membrane system. The goal is to use the

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

pilot data to select a single vendor for membranes, a single system for concentration, and a single system for destruction to design the facility around.

The primary objectives are:

- Compare equipment performance in terms of PFAS removal efficacy and operability amongst the different commercially available membrane technologies.
- Identify necessary pretreatment requirements for the successful operation of each membrane system.
- Compare equipment performance in terms of concentration ability and PFAS destruction amongst the different commercially available concentration/destruction technologies.
- Provide refined conceptual level capital and operations and maintenance (O&M) cost estimates for full-scale implementation of the selected membrane, concentration, and destruction technology.
- Meet with Minnesota Department of Health (MDH) regarding pilot testing requirements for membranes and PFAS removal.

During this phase, Stantec will assist the City in soliciting proposals from various membrane and concentration/destruction system manufacturers to conduct on-site pilot testing at the water treatment plant. The objective is to evaluate and pilot their products with the ultimate goal of identifying and understanding their unique offering's true performance under actual source water conditions at Apple Valley. Stantec will coordinate with these manufacturers on behalf of the City to ensure pilot tests are conducted under consistent conditions, allowing for an objective comparison of results. The concentration/destruction technology piloting activity may or may not start at the same time as the membrane pilot testing but is intended to be tested on one or more of the membrane systems' reject water. Depending on availability, the concentration/destruction testing may need to take place off site with membrane reject water provided to the vendor by the City. Stantec will analyze their results and summarize their findings to inform the selection of a membrane and concentration/destruction system for the next phase of the project. The vendor pilot testing costs will be the City's responsibility.

Corrosion control in the City's distribution system is a fundamental aspect of delivering compliant drinking water. Currently, MDH is studying the City's water chemistry and setting a baseline pH that all future revisions to the City system will need to match. Membrane contaminant removal has the potential to alter the water chemistry, specifically the pH and alkalinity. This was discussed in the PFAS Feasibility Removal Study. The treatment process will remove PFAS with a varying degree of impact on hardness and alkalinity, from minimal to more significant depending on the alternative selected. The treated water can be remineralized to bring it back to an optimal equilibrium condition if softening is desired. As part of the membrane piloting, the permeate water needs to be tested to determine the extent of remineralization and/or pH/alkalinity adjustment that may be needed in the permanent facility. A desktop corrosion control study is proposed to help make these determinations.

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

Scope of Services

1. Work with City Staff to develop the framework for the membrane and concentration/destructive technology piloting.
 - a. Develop pilot testing parameters and plan.
 - i. Minimum pilot requirements.
 - ii. Steps to ensure consistency between pilots.
 - iii. Creation of drawings to show available site utility connections (water, power, sewer) and potential staging locations.
 - iv. Develop a legal framework for the pre-selection process with the City's attorney.
 - b. Develop an evaluation process for the membrane, concentration, and destruction vendor's request for proposal (RFP) responses and pilot testing approach.
 - c. Work with MDH staff to include specific piloting requirements needed to satisfy their processes.
2. Develop the criteria for membrane and concentration/destructive technology RFP documents.
 - a. Piloting goals and outcomes.
 - b. Specific City requirement for the final system; i.e. layout, equipment brands, etc.
 - c. Vendors to provide a cost for piloting.
 - d. Final report to include proposed system configuration, chemical additive recommendations, cleaning and replacement frequencies, O&M costs, performance guarantee minimums, and a price proposal from each firm for their preferred configuration.
3. Prepare and send out the RFPs to selected membrane, concentration, and destructive technology vendors.
4. Vendor RFP review and interviews (membrane, concentration, and destructive)
 - a. Review the vendor technology offerings.
 - b. Interview selected vendors. Interviews will be virtual and in person at Public Works.
 - c. Work with staff to recommend vendors to move forward with piloting.
5. Coordinate with selected vendors to schedule and set up the pilot testing at the WTP.
6. Serve as the primary liaison between the City and vendors.
7. Pilot Operations
 - a. City to lead day-to-day operation of the pilots.
 - b. City to obtain water samples and ship samples to testing laboratories.
 - c. Stantec will be onsite up to (8) hours per week (up to (2) trips per week) to assist the City and review piloting activities. The Stantec site time is assumed to be needed for (8) weeks.
8. Laboratory testing: Stantec will assist the City in selecting testing laboratories for PFAS, corrosion control parameters, and other water quality testing. The City will be responsible for testing costs.
9. Desktop corrosion control study.
10. Review vendor pilot test results.

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

Task Specific Meetings

1. Equipment Technology RFP Interviews: It is anticipated that eight (8) virtual and in person interviews with membrane and PFAS concentration/destruction technology providers will be held with City and Stantec staff. The interviews will review the technology process and study data provided by the manufacturers. Emphasis will be placed on equipment necessary to meet the City's finished water quality goals. The overriding outcome will be to determine which technologies will be selected for piloting.
2. Pilot Testing Workshops: It is proposed that three internal workshops will be held.
 - a. Review the RFP framework and strategize for the interview process focusing on design needs and WTP modifications needed for piloting.
 - b. Review the results of the RFP interviews and select the vendors that will continue with pilot testing.
 - c. Review the pilot results in detail and dictate the next steps of the project.

Deliverables

1. A tech memo recommending the pilot vendor offerings. The summary will include a discussion of the advantages and limitations of each vendor's technology, a comparison of the pilot results, and an AACE Class 4 (1% to 15% complete design) opinion of probable construction cost (both construction and O&M).
 - a. An evaluation matrix based on technical performance, cost, and other key criteria to support an objective comparison of proposals for membrane system preselection process will be included.
 - b. An evaluation matrix based on technical performance, cost, and other key criteria to support an objective comparison of proposals for concentration/destructive system preselection process will be included.
2. A summary of laboratory testing results and corrosion control study.

TASK 300: Technology Pre-Selection

The complex, and often proprietary nature of the membrane and concentration/destructive systems lends itself to selecting the technology provider in advance of the project design phases. This way the facility can be custom designed to meet the needs of the City in an efficient, cost effective way. Selection of the technology vendors will incorporate the results of the pilot testing, the summary report and matrix comparisons, and input from City legal staff.

First, the pilot testing results and tech memo from Task 200 will be reviewed using the pre-determined evaluation criteria. Technologies that do not meet the City's needs will be eliminated from the pre-selection process. An evaluation matrix will be prepared. Once a selection is made, contracts will be executed with

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

the preferred vendors. The selected systems will be carried forward into preliminary and final design to ensure compatibility and streamline the procurement process.

Scope of Services

1. Review pilot testing and tech memo using pre-determined evaluation criteria.
2. Review equipment quotes following legal team guidance. Prepare an evaluation matrix.
3. Work with City staff to develop specific material supply requirements based on what was learned during piloting. Develop requirements around specific equipment and performance guarantee needs.
4. Assist the City in executing procurement contracts with selected vendors for membrane, concentration, and destructive technologies.
5. Regulatory coordination with MDH and/or other funding agencies.

Deliverables

1. One membrane technology, one concentration technology, and one destructive technology document package will be developed to support the preselection process to alignment with the City's technical goals and procurement policies.
2. Evaluation documents
 - a. Prepare an evaluation matrix based on technical performance, cost, and other key criteria to support an objective comparison of proposals for membrane system preselection process.
 - b. Prepare an evaluation matrix based on technical performance, cost, and other key criteria to support an objective comparison of proposals for concentration/destructive system preselection process.

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

Task 400: Preliminary Conceptual Design

A review of existing site data and conceptual site layout will be completed. Stantec will review easement and survey data from the City that is available for the site. Based on the membrane and concentration/destruction technology vendor pre-selection process, conceptual site layouts will be compiled to make sure the process selected will fit on the constricted site. This will be completed simultaneously with Task 300.

Scope of Services

1. Review existing easement and survey data provided by the City.
2. Review locations of existing site piping.
3. Prepare conceptual PDF site layouts.

Deliverables

1. PDF site layout figure.

Common Meetings to all Tasks

1. Kickoff Meeting: The kickoff meeting will cover all tasks on the project. The meeting will confirm goals and objectives for the project and establish lines of communication. Data requests from the City will be presented and available project information will be discussed. The schedule and budgets will be reviewed.
2. Progress Meetings: Bi-weekly project check-in meetings will be held with the Stantec staff attending virtually. Stantec team members will join as needed for the topic being discussed. The meetings will review progress of the task and overall schedule. Work topics that require City input will be reviewed. During the pilot process, additional informal progress updates and communication meeting will be held virtually as the project evolves.
3. Council Meetings: Stantec will be available to present at two council meetings.

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

1.5 Schedule

The preliminary schedule to complete the scope of work is summarized below. The schedule assumes that authorization to proceed with this work will be granted on September 29, 2025.

- Task 100: Waste Stream Evaluation
 - Kickoff Meeting October 2025
 - Analyze Flows November 2025
 - Meet with MCES November 2025
 - Waste Stream versus Sewer Capacity Analysis December 2025
 - Concentration/Destructive technology review November 2025
- Task 200: Pilot Process
 - Meeting with MDH to discuss piloting October 2025
 - Workshop No. 1 Framework Development November 2025
 - Develop and send RFP January 2026
 - Review RFP responses and vendor interviews February 2026
 - Workshop No. 2 Select Vendors to Pilot March 2026
 - Pilot testing onsite* June 2026
 - Corrosion control desktop study July 2026
 - Pilot report received from vendors September 2026
 - Workshop No. 3 Review Pilot Results September 2026
 - Tech Memo October 2026

*Based on availability of vendors, timeline to be adjusted accordingly
- Task 300: Membrane Pre-Selection Evaluated Bid
 - Review pilot testing and tech memo October 2026
 - Obtain equipment quotes November 2026
 - Review quotes, evaluation matrix December 2026
 - Execute procurement contracts January 2027
- Task 400: Preliminary Conceptual Design
 - Review existing data November 2026
 - Site layouts December 2026

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

1.6 Compensation

Stantec proposes to deliver our services on an estimated hourly basis. Based on the services described herein our estimated fee is \$685,000 consisting of the following tasks:

<u>Task No.</u>	<u>Description</u>	<u>Amount</u>
Task 100	Waste Stream Evaluation	\$60,000
Task 200	Pilot System Support Services	\$530,000
Task 300	Technology Pre-Selection	\$45,000
Task 400	Preliminary Conceptual Design	\$50,000
	Total	\$685,000



FEE ESTIMATE - Apple Valley PFAS Membrane Pilot System Support and Waste Stream Evaluation

																Project Summary	
Name	Capelle, Ryan	Lintgen, Brian	Shah, Chirag	Hammerbeck, Ash	McCandless, Rob	Adelman, Michael	Horsley, Simon	Devries, Andrew	Iwamasa, Sofie	Correia, Dan	Sanocki, Dave	Vidden, Eric	Capra, Andrea	Suehrstedt, Craig	Expenses	Hours	Total
Hours	272	679	604	394	100	140	82	100	605	110	20	70	42	8		3,226	\$685,000.00
Task Name	Hours															Hours	Hours
Waste Stream Evaluation	20	24	120	24					125							313	\$60,000.00
Pilot System Support Services	220	590	400	330	100	140	82	100	360	70	10	20	12	8	\$6,000.00	2,442	\$530,000.00
Technology Pre-Selection	20	30	54	20					70				30			224	\$45,000.00
Preliminary Conceptual Design	12	35	30	20					50	40	10	50				247	\$50,000.00

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

1.7 Closing

This letter elaborates the scope of services of this project. The terms and conditions for the services listed in this document remain in accordance with the original "Technical Speciality Consulting Agreement" dated 8th September 2021.

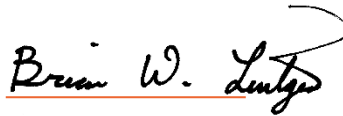
We are excited to partner with Apple Valley on this vital project. The efforts the City is making now will have a positive impact on the community and its residents for years to come. Should you have any questions or need clarification of anything presented in the enclosed proposal, please do not hesitate to reach out to me via email or phone call.

Respectfully,

Stantec Consulting Services, Inc



Ryan J. Capelle PE (MN, ND, WI)
Senior Principal
Phone: (612) 712-2025
Mobile: (651) 775-5027
ryan.capelle@stantec.com



Brian W. Lintgen PE (MN)
Senior Associate
Phone: (612) 712-2041
Mobile: (320) 333-6825
brian.lintgen@stantec.com

Reference: Professional Services for PFAS Membrane Pilot System Support and Waste Stream Evaluation

If _____ agrees with this proposal, _____
 Client Name Client Name
 shall authorize Stantec to perform the work by signing and returning a copy this form. We will conduct the
 work in accordance with the standing Professional Services Agreement dated September 8 of 2021
 between the City of Apple Valley and Stantec.



ITEM:
MEETING DATE:
SECTION:

4.O.
September 25, 2025
Consent Agenda

Description:

Surplus property

1. Declare City property and unclaimed property to be surplus
2. Approve agreement with SLA Auctions, LLC to hold an online auction

Staff Contact:

Christina Scipioni, City Clerk
Jeff Lathrop, Streets Superintendent

Department / Division:

Administration/City Clerk's Office

Action Requested:

1. Declare City property and unclaimed property to be surplus
2. Approve agreement with SLA Auctions, LLC to hold an online auction

Summary:

Attached is a list of surplus City vehicles and equipment that are appropriate to sell at auction. In addition, the Police Department has accumulated a number of unclaimed bicycles to be sold.

Attached is an agreement with Surplus Liquidation Auctions, LLC, a K-Bid online auction vendor. An 8% commission is charged on any item with a bid price of \$10,000 or more and a 12% commission is charged on any item with a bid price of \$9,999 or less. There is a \$400 advertising fee. The auction will run from October 3 to 14, 2025. Surplus Liquidation Auctions, LLC will advertise the auction in the City's official newspaper. The agreement document has been previously reviewed by the City Attorney's office.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Agreement
2. Surplus Vehicles and Property List
3. Unclaimed Bike List



This agreement is between Surplus Liquidation Auctions, LLC (SLA) an authorized vendor of K-BID.com (dba K-BID) services, associates, employees or contractors, collectively referred to as "Auctioneer," and "Seller."

Namely: City of Apple Valley Fall Vehicle Sale

SELLER GRANTS TO Auctioneer the exclusive right to sell the "Property" identified below. The "Property" may be sold as auction, or in any other commercially reasonable manner, as determined by Auctioneer. As used in this agreement, "Property" shall refer to the individual and collective property to be sold.

AUCTION

Surplus Liquidation Auctions (SLA) and K-BID are pleased to provide auction or liquidation services as follows:

☒ Internet Auction

Name: City of Apple Valley

Contact: Christina Scipioni

Make checks payable to: ☐ Seller ☐ Contact ☐ Both

Address: 7100 147th St. W Apple Valley, MN 55124

Phone: 952-953-2506 Email: christina.scipioni@applevalleymn.gov

PROPERTY BEING SOLD: Vehicles

Surplus Liquidation Auctions

☐ Check if additional list attached

LOCATION OF SALE: 6442 140th St. W. Apple Valley, MN 55124

DATE AND TIME OF SALE: Set up: Sept 29th; Close: Oct 14th, 2025; Pick up: Oct 16th

AUCTIONEERS COMPENSATION: Seller will pay a commission of 8% or 8% on any item with bid price

OTHER FEE BASIS: of \$10,000⁰⁰ or more; 12% on any item with bid price of \$9999.99 or less.

EXPENSES TO BE PAID BY SELLER:

Advertising and Marketing: \$400.00 Organization and Clean up: -0- Setup: -0-

FEE OR EXPENSES ADVANCE REQUIRED FROM SELLER: \$ -0-

Special Notes and Considerations: _____

LOCATION OF _____

We appreciate this opportunity to provide services for you. We will need this agreement signed and returned along with any fee or expense advance required to hold the date for you.

[Signature] Date 9/11/25

For Surplus Liquidation Auctions, LLC

I, the Seller, or my Agent, have read the document in its entirety and understand each of its provisions. I understand that by signing below, I am entering into a legally binding contract.

[Signature]

Print Name _____ Signature _____

Company Name (if applicable) _____ Date _____

Surplus Liquidation Auctions LLC 6418 Bass Lake Road, Suite 5 Crystal, MN 55428 Phone: (612) 432-1321 Email: Mike@slaauctions.com.

RESPONSIBILITIES OF THE AUCTIONEER:

1. Auctioneer shall conduct the auction and sale of the Property in a commercially reasonable manner.
2. Auctioneer shall maintain accurate records of auction and sale, and shall give to the Seller following the sale an accounting of goods sold and received.
3. Auctioneer shall arrange for all marketing, advertising, and promotion of the auction and sale in a commercially reasonable manner.

RESPONSIBILITIES OF THE SELLER:

1. Seller shall provide clean, safe premises with proper utility service in which to auction and sell Property.
2. Seller shall provide public liability insurance against all risks for the Property and premises, and shall indemnify Auctioneer against any claims, suits, or damages arising out of Auctioneer's conduct of the sale and auction.
3. Seller shall provide for rubbish removal and disposal of hazardous waste, and shall indemnify Auctioneer against any claims, suits, or damages arising therefrom.
4. Seller shall present for auction and sale all of the Property listed below, and shall not, without the expressed written agreement of the Auctioneer, withhold or withdraw any such Property from the auction and sale.
5. Seller shall cooperate in all respects with Auctioneer during the preparation for and conduct of the auction and sale.

SELLER WARRANTIES:

1. Seller warrants that it has title of the Property free and clear of all liens and encumbrances, except as specified below.
2. Seller warrants that the terms and conditions of this agreement shall be binding on its heirs, executors, administrators, successors, assigns, officers, shareholders, and directors.

SETTLEMENT PROCEDURES:

All checks for payment for the Property shall be drawn to the order of Auctioneer, and Auctioneer shall receive all proceeds of the auction and sale in trust for Seller. Auctioneer shall hold all proceeds until all checks have cleared or have been rejected. Auctioneer shall then pay by check the net proceeds of the auction and sale to Seller 14 days after the last day of removal. As used in this agreement "net proceeds" shall mean: gross receipts less Auctioneer's commission, fees, and expenses; uncollected checks and proceeds; and liens and encumbrances. Seller shall bear the risk of noncollectable proceeds. Auctioneer's commission shall be calculated and paid on gross proceeds.

GENERAL TERMS AND CONDITIONS:

1. Seller assumes all risk of loss to Property until title and risk of loss to a Buyer, including but not limited to fire, theft, vandalism, or economic loss.
2. Seller acknowledges that the auction and sale of Property is WITHOUT RESERVE or MINIMUM PRICE, unless noted on the Reserve List.
3. The Seller acknowledges that this auction and sale is an ABSOLUTE AUCTION.
4. Unless otherwise agreed in writing, Seller shall pay to Auctioneer the Full Buyer's Premium and the Auctioneer's commission rate and a 10% additional Buy Back Penalty reserved, purchased by Seller or its representative, or otherwise bid on the benefit of price protection for Seller. Commission shall be calculated on the highest bid obtained. If any Property is withdrawn by Seller prior to the auction and is sold within 120 days following the date of the auction, Auctioneer shall be entitled to its commission on the sale of that Property.
5. Seller shall indemnify Auctioneer against any claims, suits, or damages arising out of the non-disclosure of any lien or encumbrance against the Property.
6. K-BID will employ a "Buyer's Premium" of 13% which shall be paid and collected from the Buyer and retained by K-BID.
7. Seller acknowledges that Auctioneer may at its option delay or postpone the sale and auction for up to thirty (30) days for reasonable cause. As used in this Agreement, "reasonable cause" shall include, but not limited to: severe weather, inability to access the site of the Property or auction; breach of the peace; license or regulatory concerns, or questions, problems, doubts, or clouds on the title of the Property.
8. It is expressly understood that Auctioneer is not responsible and will not assume liability for any denial of service related to technical problems with the use of the internet - i.e. viruses, worms, etc.
9. Seller acknowledges and agrees that if on the day of closing of the auction and/or sale a technical problem occurs with use of the Internet that interferes with the auction and/or sale, the Auctioneer may, at his/her own discretion, keep the auction open for up to 72 hours after the event that caused the problem has been resolved.
10. Seller understands and acknowledges that, unless the Seller and Buyer make arrangements with the Auctioneer, the Auctioneer at his/her own discretion, may resell any Property that has been sold but not been removed from auction site by the Buyer on or before removal date.
11. Seller acknowledges and agrees that the Auctioneer shall not be liable or responsible for the removal of the Property from the auction site of any Property that has not been sold and/or that has been sold but not been removed from the auction site prior to removal date.
12. Seller understands that Seller will not receive proceeds from Auctioneer for a sale until after the sale proceeds are received by the Auctioneer from the Buyer.
13. Seller understands that Auctioneer will not dispose of or handle any hazardous waste materials for Seller.
14. Seller acknowledges that any discussions concerning advertising medias are estimates, and Auctioneer reserves the right in its sole discretion to redistribute advertising money to other types of advertising or media, to the best advantage of the auction and sale. Advertising and marketing expenses shall be included in reductions from the gross proceeds in the settlement.
15. In the event of a breach of this agreement by Seller, or in the event of cancellation of the auction and sale for ANY reason, Seller shall immediately pay to Auctioneer all expenses incurred by Auctioneer including, but not limited to, advertising, set-up, travel time, and other expenses, plus a cancellation fee of five (5%) of Auctioneer's estimate value of gross proceeds had the auction and sale been completed.
16. The Seller authorizes K-BID to sign as title representative on any and all documents relating to title work.

Seller acknowledges that this agreement is the only agreement of the parties, and that there have been no oral representation or warranties made by Surplus Liquidation Auctions, K-BID, or its representatives.

Print Name

Signature

Company Name (if applicable)

Date

Surplus Liquidation Auctions LLC 6418 Bass Lake Road, Suite 5 Crystal, MN 55428 Phone: (612) 432-1321 Email: Mike@slaauctions.com.

Surplus Vehicles and Equipment for Auction

Unit No.	Description
912	2020 Ford Police Explorer
915	2020 Ford Explorer
916	2020 Ford Explorer
911F	2018 Ford Explorer
903E	2017 Ford Explorer
902E	2017 Ford Explorer
	Direct Lift 8000 Lbs. 4-post car lifts (3 lifts total)
	Lockers – former police department area lockers
233	2003 Ford E-350 Van (Puppet Van)
209	2016 Holder C270 tractor with plow and snowblower
225	2014 Ford F250 (2WD)
104	2015 GMC ½ Ton Pickup (4 WD)
306	1998 Elgin Pelican street sweeper
	Streets homemade trailer
416	2012 Chev 2500HD (4WD) with plow
Forfeiture	Pontiac Solstice

Unclaimed Bicycles for Auction

Description
Kent Abyss small black children's bicycle without a seat
Black Rebel Mongoose bike
Red and black bike with yellow/silver lettering
Lime green Mongoose bike
Red Huffy kid's bicycle
Black and pink Mongoose bike 24" g Excursion
Mint green Huffy Maxx Mountain.
Bergundy Power X Next bike
Blue and white Raleigh M20 mountain bike
Tempest Pro
Mongoose Index
Red Huffy Rock-it kid's bike
Yellow Tonka Dual Shock kids' bike
18 speed Roadmaster mountain bike, gray with neon green accents
Red electric kid's scooter with a seat
Huffy Rock Creek 18-speed



ITEM:
MEETING DATE:
SECTION:

4.P.
September 25, 2025
Consent Agenda

Description:

Approve lease agreement with Eastview Hockey Association for concession stands at Apple Valley Sports Arena and Hayes Arena

Staff Contact:

Brian Christianson, Recreation Facilities Manager

Department / Division:

Parks and Recreation

Action Requested:

Approve lease agreement with Eastview Hockey Association for concession stands at Apple Valley Sports Arena and Hayes Arena

Summary:

For the second year, the Eastview Hockey Association (EVHA) wishes to enter into a lease agreement with the City of Apple Valley to manage the concessions operations at both the Apple Valley Sports Arena and Hayes Arena. In an effort to generate additional funds for their youth hockey programs and also provide spectators with refreshment options during games, the EVHA leased the concessions stands at both arenas for the 2024–25 hockey season. Due to the success of this partnership last season, City staff would like to enter into a new lease with EVHA for the 2025–26 hockey season. EVHA will pay a monthly rent to the City.

The attached lease agreement was prepared by the City attorney and approved by EVHA.

Background:

In late 2024, the City was approached by Eastview Hockey Association (EVHA) to manage the concessions operations at both the Apple Valley Sports Arena and Hayes Arena during the hockey season. The City has previously operated the concessions stands at both arenas, but due to staffing costs, the operations were not profitable. Our first lease with the EVHA (for the 2024–25 hockey season) was mutually beneficial for the City and the EVHA. Managing concessions allowed EVHA to generate additional funds to support their youth hockey programs, which in turn allowed them to enhance program offerings and keep participants' costs low. For the City, delegating concessions operations to a community organization reduced our financial burden and allowed staff to support a community organization and provide patrons access to concessions during their time in our arenas.

Budget Impact:

During the term of the lease, the tenant will pay \$250 per month in rent.

Attachments:

1. Lease Agreement

LEASE AGREEMENT

THIS LEASE AGREEMENT (the “Lease”) is made as of the _____ day of _____, 2025, between the City of Apple Valley, a Minnesota Municipal Corporation (the “Landlord”) and Eastview Hockey Association, a Minnesota nonprofit organization (the “Tenant”), each of the foregoing being sometimes referred to individually as a “party” or collectively as “parties.”

ARTICLE 1 **LEASED PREMISES**

Landlord, for and in consideration of the rents, terms and conditions contained herein to be performed and observed by Tenant, does hereby lease to Tenant that portion of the following two (2) buildings, specifically identified as the “concession stand” and adjacent concession “storage room” therein of each building:

1. Hayes Park Arena, located at 14595 Hayes Road, Apple Valley, Minnesota; and
2. Apple Valley Sports Arena located at 14452 Hayes Road, Apple Valley, Minnesota,

(“Properties”), including the improvements and facilities therein and all fixtures and every kind and nature whatsoever therein (the “Leased Premises”).

In addition to the rental of the Leased Premises, Tenant shall have the nonexclusive right to use the restrooms and other interior public common areas such as hallways and the adjacent parking lots (“Common Areas”), during the hours that each building is normally open for use by the public/invitees as solely determined by Landlord.

ARTICLE 2 **TERM**

The term of this Lease shall be from **September 1, 2025**, (“Commencement Date”) until **March 31, 2026 (the “Term” or “Lease Term”)**. This Lease shall terminate at the end of the Lease Term without further notice to either party. Either party shall have the right to terminate this Lease upon **sixty (60)** days written notice to the other party. If the whole of the Leased Premises or a part of the Leased Premises (rendering the remainder unusable for the purpose for which it was leased) are taken by any public authority, under the power of eminent domain or by private purchase, then this Lease shall automatically terminate upon the date that possession is surrendered by Landlord.

ARTICLE 3
FEES

Beginning on the Commencement Date, and continuing on or before the first day of each month thereafter during the Term of this Lease, Tenant shall pay to Landlord, as and for monthly rent of the leased premises, the sum of \$250.00 per month.

ARTICLE 4
USE OF LEASED PREMISES

The Leased Premises shall be used by the Tenant solely to operate and provide concession food and beverages to attendees of sporting events occurring at the respective Landlord buildings, including the storage of concession food, equipment and supplies. No other use is allowed without the prior written permission of the Landlord. Use of the Leased Premises for any purpose not expressly provided for in this Article shall constitute a default under this Lease.

Tenant shall have access to the Leased Premises and Common Areas only during the operating hours of the facility in which each Leased Premises is located. Landlord reserves the right to change the operating hours at any time during the Term of this Lease.

Landlord reserves the right to retain parking on the property on which the Leased Premises is located ("Property"), whether permanently or temporarily, to accommodate users of the adjacent park and public facilities. Tenant and Tenant's visitors and invitees shall be granted non-exclusive parking privileges to park within the parking spaces located on the Property to the extent that parking is available on the Property. Landlord and Tenant agree that Landlord will not be responsible for any loss, theft, or damage to vehicles, or the contents thereof, parked or left in the parking spaces on the Property and Tenant agrees to so advise its employees, visitors, invitees, and volunteers who may use such parking spaces. Tenant further agrees to not use or permit its employees, visitors, invitees, and volunteers to use the parking areas.

Tenant agrees to abide by such rules and regulations as may from time to time be promulgated by Landlord. Tenant agrees to obtain Landlord's prior approval of any proposed interior design of any portion of the Leased Premises. "Interior design" shall include but not limited to floor, ceiling, wall coverings, furniture, office design, artwork, and color scheme. **Tenant shall not to use no tape on stainless steel and not to store any items within 30 inches of any electrical panel.**

Tenant shall clean each arena concession stand and concessions storage room upon the conclusion of each use and shall maintain the Lease Premises in a clean and orderly manner and shall operate the concessions in accordance with procedures for the safe handling of food as directed by any applicable local and State health agency. The Landlord will conduct random cleaning inspections to determine the degree of cleaning compliance. Tenant shall use a washing/rinsing/sanitizing system when washing dishes. Tenant shall perform a thorough an end-of-the-season cleaning of

the Leased Premises and shall remove all unused product from the concession stand by April 15, 2026.

Tenant has the right to store items in the Leased Premises, including in the concession storage room. The Tenant has the right to use the equipment and products that are owned by the Landlord and present in the respective Leased Premises as of the Commencement Date, specifically those items set forth in Exhibits A and B. It is the sole responsibility of Tenant to use reasonable care when using Landlord's equipment and is solely responsible and liable for any injury sustained or damage to Landlord's equipment.

Except as provided below, Tenant shall not bring onto the Property or use any cooking equipment not supplied by the Landlord. Specifically, Tenant shall not bring into or use any electric skillets, or gas, electric or charcoal grills inside the Leased Premises. Outdoor use of a gas, electric or charcoal grills may be permissible only upon prior written consent of Landlord. Tenant has purchased as its own property and is allowed to use its hot dog roller at the Hayes Park Arena and its hot dog roller at Apple Valley Sports Arena.

Tenant shall not sell, provide, or consume alcoholic beverages, cannabis or lower potency hemp edibles anywhere on the Property of the Leased Premises.

Tenant shall hold a valid food and beverage service license from the State of Minnesota during the lease term and a copy of said license shall be posted in a conspicuous place at the Leased Premises during all times that concessions are being operated by Tenant.

Tenant shall not commit or permit to exist on the Leased Premises any nuisance, waste, or other act against public policy. Tenant shall also strictly comply with all applicable federal, state, county, and city rules, regulations, and laws in its use of the Leased Premises and Common Areas. This shall include but is not limited to strict compliance with all Emergency Executive Orders issued by the Governor of the State of Minnesota pursuant to the provisions of the Minnesota Constitution and Minnesota Statutes, Chapter 12, as a result of a health pandemic or other peacetime emergency. During any time when the Apple Valley Community Center is not open to the public or the Leased Premises are otherwise unavailable to Tenant due to a health pandemic or other peacetime emergency, Tenant's Monthly Rent shall be reduced on a pro rata basis based on the number of days the Lease Premises is unavailable for Tenant's use.

ARTICLE 5

ASSIGNMENT AND SUBLETTING

Tenant shall not sublet, sell, assign, mortgage, pledge, or in any manner transfer this Lease or any interest thereunder, in whole or in part, without the Landlord's prior written consent.

ARTICLE 6
TENANT'S ACCEPTANCE OF THE LEASED PREMISES/CONDITION

Landlord will not be obligated to construct or install any improvements in or to the Leased Premises prior to or during the Lease Term. Landlord makes no representation, covenant, or warranty of any kind, character, or nature concerning the Leased Premises or otherwise. Tenant accepts the Leased Premises in "as-is," "where-is," and "with all faults" condition. Landlord specifically disclaims any warranty of merchantability or fitness for any particular purpose and liability for any consequential damages arising out of the use or the inability to use the Leased Premises, or any part thereof.

Tenant, at Tenant's own cost and expense, shall keep and maintain the Leased Premises in good order and repair and in a clean and neat condition throughout the Lease Term. Tenant shall not suffer or permit any waste or nuisance on the Leased Premises or anything thereon that interferes with the rights of the Landlord. Tenant shall promptly remedy any building or fire code violations found within the Leased Premises during the Lease Term.

ARTICLE 7
FIXTURES AND EQUIPMENT

Tenant shall not install any trade fixtures in or attaching any equipment to the Leased Premises. Installation or placement of trade fixtures, furniture, equipment, or other personal property in the Common Area by the Tenant is strictly prohibited. Landlord agrees that all trade fixtures, furniture, equipment, or other personal property of whatever kind and nature kept or installed on the Leased Premises by Tenant shall not become the property of Landlord or a part of the realty no matter how affixed to the Leased Premises and shall be removed by Tenant on or before the termination or expiration of this Lease.

ARTICLE 8
QUIET ENJOYMENT

Landlord covenants and agrees with Tenant that upon Tenant's paying said Rent and keeping, paying, and performing all the terms, covenants, and conditions of this Lease on Tenant's part to be kept, paid, and performed, Tenant may, except for reasons beyond the control of Landlord, peaceably and quietly have and hold the Leased Premises for the Term of this Lease.

Notwithstanding the above, Landlord and its agents or representatives shall have the right to enter the Leased Premise to inspect the same and for the purpose of making repairs or improvements to any adjoining area of the Properties, including the Common Area, and to install through or upon the Leased Premises such pipes, wires, utility boxes, and appurtenances as it may deem necessary

or useful to the Landlord's operation of the Properties, but the making of such repairs, improvements, or installations shall be done in such a manner as will not interfere materially with the use and enjoyment of the Leased Premises by Tenant, except in case of emergency. In the event of an emergency as determined in the sole discretion of the Landlord, Landlord shall have the immediate right to access the Leased Premises, without prior notice to Tenant.

ARTICLE 9 **ALTERATIONS, TITLE TO, AND REMOVAL OF IMPROVEMENTS**

Tenant shall not, without Landlord's prior written consent, remodel or make any alterations to the Leased Premises.

Tenant shall have no authority to create or place any lien or encumbrance of any kind whatsoever upon or in any manner to bind the interest of the Landlord in the Leased Premises, and Tenant covenants and agrees promptly to pay all sums legally due and payable by it on account of any labor performed on the Leased Premises upon which any lien is or could be asserted.

ARTICLE 11 **UTILITIES**

Landlord shall provide the utilities necessary for the operation of the Properties (i.e. electricity, natural gas, water, sewer, etc.) and the supply of the same to the Leased Premises. Tenant shall not be required to pay for the utilities provided by Landlord to the Leased Premises. Landlord shall not be required to provide or install additional utility service to the Leased Premises beyond those utilities currently installed in the Leased Premises. Tenant shall manage the Leased Premises so as not to cause waste, including turning lights off when the Leased Premises are not being used.

ARTICLE 12 **INSURANCE**

Tenant hereby covenants and agrees that it shall at all times during the Lease Term obtain and maintain and keep in force and effect a minimum of the following insurance:

1. A Commercial General Liability Insurance policy in a minimum amount of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) in the aggregate. The policy shall cover liability arising from use of the Leased Premises, operations, products-completed operations, property damage, personal injury, advertising injury, and contractually assumed liability. *Landlord, including its elected and appointed officials, employees, and agents, shall be endorsed as additional named insureds. The*

policy shall require 30 days written notice to the Landlord prior to the cancellation of coverage.

2. Workers' Compensation Insurance on all employees of Tenant, if any, working on the Leased Premises in accordance with the statutory requirements of the State of Minnesota.
3. A policy covering Tenant's contents and other personal property, inventory, and trade fixtures, satisfactory to Landlord, which shall include a waiver of subrogation as to Landlord.

Tenant shall deliver to Landlord on the Commencement Date insurer-certified copies of such policies, certificates of insurance, or other evidence reasonably satisfactory to Landlord confirming the terms of such insurance, confirming that premiums thereon have been paid at least one (1) year in advance, and confirming that the policies are in full force and effect. Tenant shall provide to Landlord updated Certificates of Insurance within five (5) days of Landlord's written request for the same.

Tenant shall be responsible for maintaining insurance on its personal property in the Leased Premises. On behalf of Tenant and its insurer, Tenant hereby waives and releases any right or claim to recover damages from the Landlord for any loss to Tenant's property. This waiver does not apply to any loss resulting from the gross negligence or willful, wanton, or intentional misconduct of the Landlord or any person acting on behalf of the Landlord.

If the Leased Premises is destroyed or damaged by fire, tornado, flood, civil disorder, or any cause whatsoever other than the intentional act or negligence of the Tenant or its employees, visitors, invitees, and volunteers so that the Leased Premises becomes untenable or not reasonably useable for Tenant's purposes, the rent shall be abated from the time of such damage until repair or restoration is completed, unless either party terminates the lease as permitted herein. Tenant shall be solely responsible for repairing and/or replacing at its own cost all trade fixtures, equipment, furniture, and other personal property destroyed or damaged by fire, tornado, flood, civil disorder, or any cause whatsoever, whether the cost is covered by the insurance obtained by the Tenant as required herein.

ARTICLE 13

DEFAULT AND REMEDIES OF LANDLORD

The following shall constitute a default by the Tenant:

- (i) Tenant fails to pay Rent when due and such failure to pay Rent not cured within ten (10) days from the due date of the payment;

- (ii) Tenant fails to observe or perform any of the non-monetary terms, covenants, or conditions of this Lease, and such default shall continue for thirty (30) days after notice of default is given by the Landlord or Tenant shall have failed to commence the cure of such default within thirty (30) days after such notice;
- (iii) Tenant is adjudicated bankrupt or a receiver or trustee of Tenant's property is appointed by any court; or
- (iv) The Leased Premises is abandoned by Tenant for a period of thirty (30) days.

In the event of any default, in addition to any other remedies available to Landlord at law or equity, Landlord shall have the following rights:

- (i) To cure the default and all actual expenses incurred by Landlord shall be paid by Tenant to Landlord within ten (10) days after a statement is rendered by Landlord to Tenant;
- (ii) Immediately, or at any time thereafter, without further notice to Tenant, to re-enter into or upon the Leased Premises, or any part there, and take possession of the same fully and absolutely without such re-entry working a forfeiture of the Rents or other charges to be paid and of the covenants, terms, and conditions to be performed by Tenant for the full Term of this Lease, and in the event of such re-entry, Landlord may seek the collection of Rent or other charges to be paid under this Lease or for the properly measured damages and for the collection of its reasonable attorney's fees; and
- (iii) Landlord shall further have all other rights and remedies including injunctive relief, ejectment, or summary proceedings in unlawful detainer, and any or all legal remedies, actions, and proceedings, and all such shall be cumulative. Landlord shall be entitled to its reasonable attorneys' fees arising from or attributable to any such breach.

In the event that Landlord shall terminate this Lease as a result of Tenant's default, Landlord may recover from Tenant:

- (i) The amount of any unpaid Rent that had been earned at the time of such termination; and
- (ii) All expenses incurred by landlord in terminating this Lease and repossessing the Leased Premises, including but not limited to costs of repairs and legal fees.

ARTICLE 14 **AMENDMENTS**

No waivers, alterations, or modifications of this Lease or any agreements in connection therewith shall be valid unless in writing duly executed by both Landlord and Tenant herein.

ARTICLE 15
RECORDING

This Lease shall not be recorded.

ARTICLE 16
WAIVER

Landlord's waiver of any of the rights, remedies, terms, or conditions of this Lease on any occasion shall not constitute a waiver of any rights, remedies, terms, or conditions with respect to any subsequent breach or default under the terms of this Lease.

ARTICLE 17
SURRENDER OF LEASED PREMISES

Upon expiration or termination of this Lease, Tenant shall return the Leased Premises to Landlord in substantially the same condition in which the Leased Premises were received by the Tenant, except normal wear and tear. Tenant shall remove all equipment, furniture, and personal property from the Leased Premises on or before the date the Lease expires or is terminated. Any equipment, furniture, or other Tenant property not removed at the end of the Lease Term or upon the termination of this Lease by either party shall be deemed abandoned and may be disposed of by Landlord at Landlord's sole discretion.

Tenant agrees that Tenant shall be financially responsible for any and all equipment, furniture, and personal property not removed upon termination of this Lease and Landlord shall have all rights and remedies at law and in equity to recover any damages, including reasonable attorney fees and costs, arising from Tenant's failure to remove any trade fixtures, equipment, furniture, and other personal property.

ARTICLE 18
SERVICE OF NOTICE

Every notice, approval, consent, or other communication authorized or required by this Lease shall not be effective unless the same shall be in writing and sent postage prepaid by United States

registered or certified mail, return receipt requested, as follows:

If to Landlord at: City of Apple Valley
 Attn: Parks & Recreation Director
 7100 147th Street W

Apple Valley, MN 55124

If to Tenant at: Eastview Hockey Association
Attn: Aaron Hareid-President
5995 149th St W #105
Apple Valley, MN 55124

or to such other address as either party may designate by notice given from time to time in accordance with this Article. Any notice given in accordance with the provisions of this Article shall be deemed to have been given as of the date occurring two (2) days after such notice shall have been placed for mailing with the United States Postal Service. The amounts payable as rent by Tenant to Landlord hereunder shall be paid to the address designated by Landlord from time to time.

ARTICLE 19 **HOLDING OVER**

In the event Tenant continues to occupy the Leased Premises after the last day of the Term of this Lease, Tenant shall pay all incidental and consequential damages, including reasonable attorney fees and costs, sustained by Landlord as a result of any such holdover.

ARTICLE 20 **ENTIRE AGREEMENT**

This Lease supersedes all other agreements, whether written or oral, between the parties hereto with respect to the Leased Premises and contains all of the covenants, agreements, and other obligations between the parties with respect to said Leased Premises.

ARTICLE 21 **LIABILITY OF LANDLORD**

Landlord's officials, employees, attorneys, shall have no personal liability with respect to any provisions of this Lease or any obligation or liability arising from this Lease. Except in the event of gross negligence or willful, wanton, or intentional misconduct of the Landlord, its agents, employees, or contractors, Landlord shall not be liable for any loss or damage for: (1) failure to furnish heat, air conditioning, electricity, elevator service, water, or janitorial service; or (2) personal injury, death, or any damage from any cause about the Leased Premises, Common Area, or Property. Nothing contained in this Lease shall be deemed a waiver by the Landlord of any governmental immunity or defenses, statutory or otherwise. Further, any and all claims brought by

Tenant, its successors, or assigns, shall be subject to any governmental immunity defense of the Landlord and the maximum liability limits provided in Minnesota Statutes, Chapter 466.

ARTICLE 22
REPRESENTATIONS BY TENANT; INDEMNIFICATION

This Lease shall not result in any joint venture between Landlord and Tenant. Tenant shall not represent that Tenant's programs are affiliated with, sponsored by, or in any way offered in conjunction with the City of Apple Valley. Tenant shall be solely responsible for the actions of Tenant's employees, independent contractors, volunteers, visitors, and invitees occurring within the Leased Premises and Common Areas. Tenant shall be solely responsible for proper installation and maintenance of all trade fixtures and equipment installed by Tenant on the Leased Premises, and shall at all times ensure such trade fixtures and equipment are maintained and operated according to current industry standards and best practices.

To the fullest extent permitted by law, Tenant agrees to defend, indemnify, and hold harmless Landlord and its employees, officials, and agents from and against all claims, actions, damages, judgments, litigation expenses, losses, and expenses, including reasonable attorney fees, arising from any act or omission of Tenant, its employees, agents, independent contractors, volunteers, and invitees while on or about the Leased Premises or the Properties of the Leased Premises, and Landlord shall not be liable to any extent for, nor will Tenant make any claim against Landlord for or on account of any injury, loss, or damage to the Leased Premises, the personal property and facilities located thereon or to any person or property on the Leased Premises. The Tenant agrees this indemnity obligation shall survive the expiration or termination of this Lease.

ARTICLE 23
GOVERNING LAW; VENUE; SAVINGS CLAUSE

This Lease shall be governed by and construed according to the laws of the State of Minnesota. Any actions or proceedings arising under this Lease shall be venue in Dakota County District Court.

If any court finds any portion of this Lease to be contrary to law, invalid, or unenforceable, the remainder of the Lease will remain in full force and effect.

ARTICLE 24
AUTHORITY

Landlord and Tenant hereby represent and warrant that each individual executing this Lease on behalf of said entity is duly authorized to execute and deliver this Lease on behalf of said entity

and that this Lease is binding upon said entity in accordance with its terms.

ARTICLE 25
FORCE MAJEURE

Neither party shall be liable to the other or deemed in default under this Lease, if and to the extent that a party's performance is prevented by reason of force majeure. "Force majeure" includes war, an act of terrorism, pandemics and epidemics, fire, earthquake, flood, and other circumstances that are beyond the control and without the fault or negligence of a party and that by the exercise of reasonable diligence the party affected was unable to prevent.

ARTICLE 26
COUNTERPARTS

This Lease may be executed in counterparts, each of which shall be deemed an original, but which taken together shall constitute one and the same instrument. Electronic or facsimile signatures shall be deemed sufficient to create a binding obligation hereunder and shall have the same force and effect as an original signature of such party.

ARTICLE 27
MISCELLANEOUS

The books, records, documents, and accounting procedures and practices of the Landlord relevant to this Lease shall be made available and subject to examination by the State of Minnesota, including the Board, Legislative Auditor, and State Auditor for a minimum of six years from the end of this Lease.

[Rest of Page Intentionally Blank]

IN WITNESS WHEREOF, the parties, have caused this Lease to be approved on this 5th day SEPTEMBER of 2025.

LANDLORD
CITY OF APPLE VALLEY

By: _____
Clint Hooppaw
Its: Mayor

Attest: _____
Christina Scipioni
Its: City Clerk

TENANT
EASTVIEW HOCKEY ASSOCIATION

By: Aaron Hareid
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me on 5th day of September, 2025, by Aaron Hareid, the President of Eastview Hockey Association, a Minnesota nonprofit organization, under the laws of the State of Minnesota, on behalf of the organization.

Notary Public

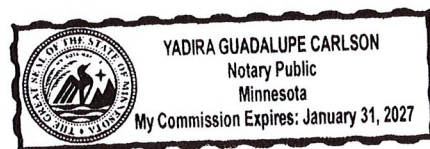


Exhibit A

Hayes Park Arena

Curtis Concourse Coffee Make
Model Number TP2S63A3100
Serial Number 12365776
Vendor Canteen 1-800-327-1231

Curtis Cappuccino Dispenser
Model Number CAFEP2CS10000
Serial Number 13083287
Vendor Canteen 1-800-327-1231

Microwave
Amana
Model Number ALD10T
Serial Number 0710210157

Refrigerator
True
Model Number T-23
Serial Number 1406455

Exhibit B

Apple Valley Sports Arena

Masterbuilt Cube freezer

Coca-Cola Refrigerator

Model Number ESM12

Serial Number 22009256



ITEM:
MEETING DATE:
SECTION:

4.Q.
September 25, 2025
Consent Agenda

Description:

Approve encroachment agreement for 13933 Ember Court (Lot 2, Block 1, The Woodwinds 8th Addition)

Staff Contact:

Evan Acosta, Assistant City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Approve encroachment agreement for 13933 Ember Court (Lot 2, Block 1, The Woodwinds 8th Addition)

Summary:

The homeowner at 13933 Ember Court has plans to build a deck against the rear of their home. The homeowner would like to construct the proposed deck within the large drainage and utility easement at the rear of the property.

The homeowner has a conditionally approved set of plans for the deck (pending approval of the license to encroach). Staff recommends that the proposed deck be allowed in the easement subject to conditions contained with the attached license agreement.

The City Attorney has reviewed the agreement.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Encroachment Agreement

ENCROACHMENT AGREEMENT

This Encroachment Agreement ("Agreement") is made and entered into this ____ day of _____, 2025, by and between the City of Apple Valley, a Minnesota municipal corporation (the "City"), and Matthew Zuber and Melanie Robbins, husband and wife (the "Owner"). The City and Owner are hereinafter referred to as the "Parties."

WHEREAS, the Owner is the fee owner of certain property located in the City of Apple Valley and legally described as Lot 2, Block 1 of The Woodwinds 8th Addition, according to the recorded plat thereof, Dakota County, Minnesota (hereinafter the "Property"); and

WHEREAS, the Owner desires to install and construct a deck on the Property (the "Improvement") in the City's existing drainage and utility easement (the "Easement") located on the Property as depicted on Exhibit "A" attached hereto; and

WHEREAS, in connection with placement of the Improvement, it is necessary for the Owner to encroach within the Easement; and

WHEREAS, the City is willing to allow Owner to encroach within the Easement all upon the terms and conditions contained herein:

NOW, THEREFORE, the City and Owner agree as follows:

1. ENCROACHMENT. The City hereby authorizes Owner to construct, maintain and repair the Improvement within the Easement.
2. NO WAIVER. Nothing in the Agreement shall be deemed a waiver or abandonment of the City's rights in the Easement.
3. COSTS. The Owner shall be responsible for all costs relating to the construction, maintenance and repair of the Improvement.
4. ASSUMPTION OF RISK. Owner acknowledges that the future maintenance, repairs within the Easement could possibly damage the Improvement. By entering into this Agreement, Owner assumes the risk of any and all damage to the Improvement that may result from any work performed by the City and/or its agents within the Easement.
5. DEFAULT/TERMINATION. If the Owner fails to take any action required in connection with this Agreement, the City will provide a written notice of default to the Owner giving Owner a 30-day cure period. Notice need not be given in the event emergency repairs are needed. After the 30-day cure

period, the City may take action and bill the Owner for the costs thereof. If the Owner fails to reimburse the City for the costs thereof within ten (10) days after receipt of the bill, the City may take any action permitted by law to collect the amount owed plus the costs of collection, including, but not limited to attorneys' fees. The City may also terminate this Agreement upon sixty (60) day's notice.

6. NOTICES. All written communications shall be directed to Owner at:

Matthew Zuber and Melanie Robbins
13933 Ember Ct
Apple Valley, MN 55124

All written communications shall be directed to the City at:

City of Apple Valley
Attn: City Engineer
7100 147th Street West
Apple Valley, MN 55124

With a copy to: Robert B. Bauer, City Attorney
Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, MN 55124

7. VALIDITY. If any portion, section, subsection, sentence, clause, paragraph or phrase of this agreement is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Agreement
8. BINDING AGREEMENT. The parties mutually recognize and agree that all terms and conditions of this recordable agreement shall run with the land herein described and shall be binding upon the successors and assigns of the parties hereto.
9. GOVERNING LAW. This Agreement shall be governed by and interpreted under the laws of the State of Minnesota.

ENCROACHMENT AGREEMENT

(Signature page of the City)

CITY OF APPLE VALLEY:

By: Clint Hooppaw
Its: Mayor

By: Christina M. Scipioni
Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Clint Hooppaw and Christina M. Scipioni, the Mayor and Clerk of the City of Apple Valley, a Minnesota municipal corporation, on behalf of the municipal corporation.

Notary Public

ENCROACHMENT AGREEMENT

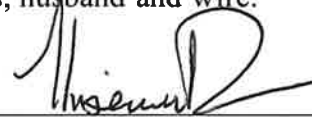
(Signature page of Owner)


Matthew Zuber


Melanie Robbins

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 12 day of Sept., 2025, by Matthew Zuber and Melanie Robbins, husband and wife.


Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

DOUGHERTY, MOLENDIA, SOLFEST
HILLS & BAUER P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, MN 55124
(952) 432-3136
(RBB: 00652)

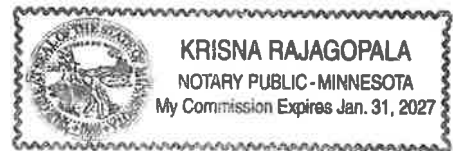


EXHIBIT "A"

[Placeholder for sketch.]

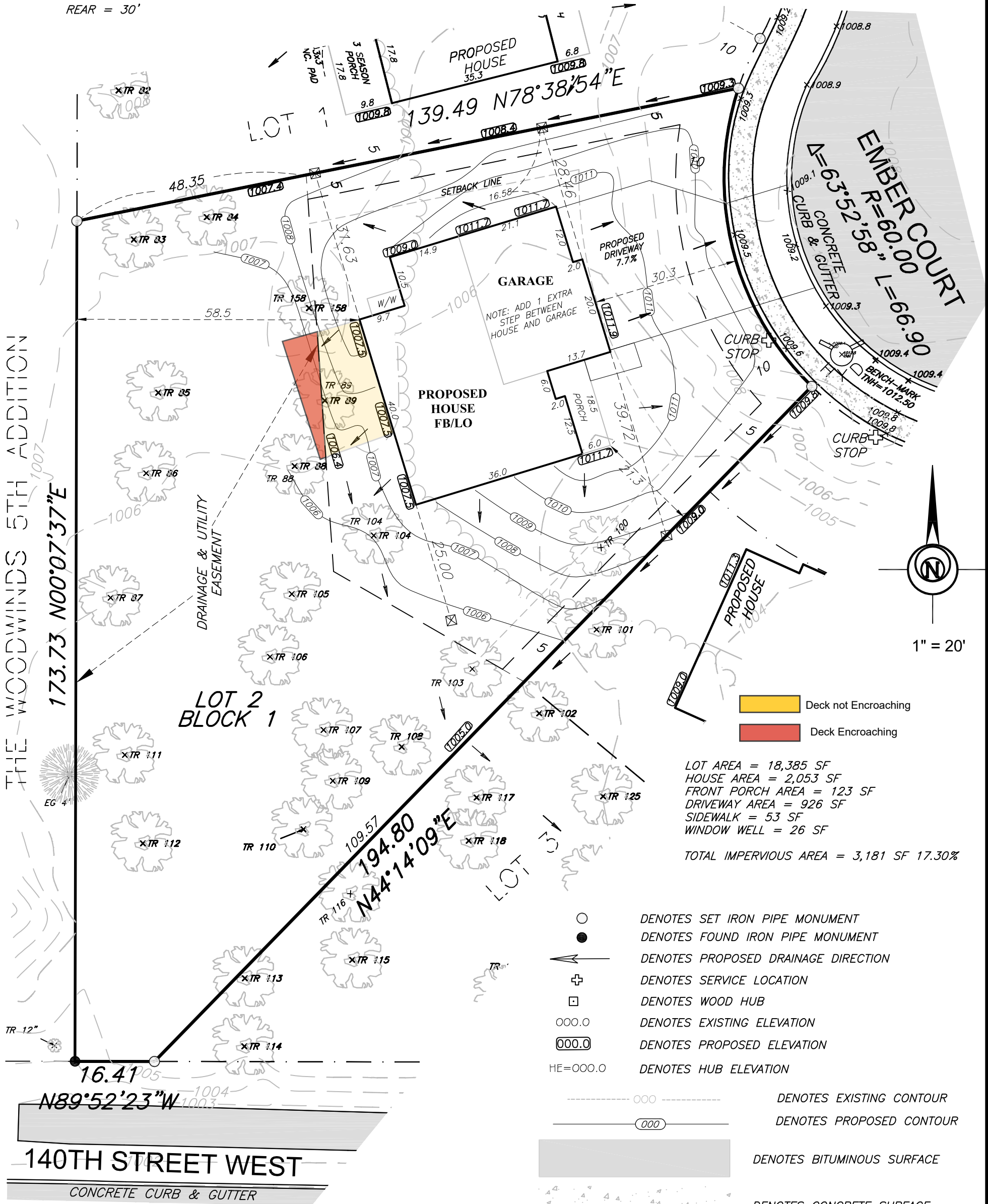
ADDRESS: 13933 EMBER COURT

CERTIFICATE OF SURVEY

FOR

EXHIBIT A McNEARNEY CUSTOM HOMES

SETBACKS:
FRONT = 30'
INTERIOR SIDE = 10'
SIDE ALONG A STREET = 20'
REAR = 30'



NOTE: TEMPORARY STOCKPILES WILL BE STORED ON ON OF THE ADJOINING LOTS. THEY WILL NEED TO BE STABILIZED IF THEY WILL NOT BE USED FOR GREATER THAT 14 DAYS.
NOTE: THE STREET FRONT WILL BE MONITORED DAILY FOR TRACKING FROM VEHICLES (INCLUDING SUBCONTRACTORS) AND WILL BE SWEEPED DAILY OR AS NEEDED.

Bohlen
Surveying & Associates

31432 Foliage Avenue
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlenaassociates.com

1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

NOTE: ADD 1 EXTRA STEP BETWEEN THE HOUSE AND GARAGE.

PROPOSED TOP OF WALL ELEV. = 1012.8
PROPOSED GARAGE FLOOR ELEV. = 1011.9
PROPOSED BASEMENT FLOOR ELEV. = 1004.8
LOOKOUT WINDOW LOWEST OPENING = 1008.0

PROPERTY DESCRIPTION

LOT 2, BLOCK 1, THE WOODWINDS 8TH ADDITION, CITY OF APPLE VALLEY, DAKOTA COUNTY, MINNESOTA.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas J. O'Meara

THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167



ITEM:
MEETING DATE:
SECTION:

4.R.
September 25, 2025
Consent Agenda

Description:

Approve disclaimer of interest related to Dakota County Project No. 31-118 (147th and Pilot Knob Intersection Improvements)

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Approve disclaimer of interest related to Dakota County Project No. 31-118 (147th and Pilot Knob Intersection Improvements)

Summary:

As part of the proposed 2026 intersection improvements at 147th Street and Pilot Knob, Dakota County has identified the need for some Right of Way acquisition to complete the improvements. The City of Apple Valley holds easement interests over the properties identified in the attached agreement for acquisition. According to MN law, any entity with an interest in a property is considered an owner under Chapter 117 (eminent domain). Without a JPA or a signed disclaimer of interest, the County is legally bound to include the City in the condemnation petition since the City is an owner by definition. Once this disclaimer of interest between the City and County is executed, it would allow the City to be dismissed from the petition prior to the public need hearing.

The disclaimer has been reviewed by the City Attorney.

Background:

N/A

Budget Impact:

N/A

Attachments:

1. Disclaimer of Interest
2. CP 31-118 - Parcel Map Combined

DISCLAIMER OF INTEREST

Dakota County Project No.: 31-118 Parcel No.: 1, 2, & 3

The undersigned, having an interest of record in the above-titled parcel of real property, does hereby disclaim, waive, and release any and all claims for damages sustained or that may be sustained by reason of Dakota County's acquisition of the certain property rights described below:

See "Exhibit A"

The undersigned does hereby further waive any notice of or inclusion in any condemnation proceeding that may be commenced by Dakota County to secure said property rights and authorizes Dakota County to eliminate its name as a party payee on any voucher or consideration that may be paid or made to the owner and/or other claimants of interest in or to said property or any portion thereof.

1. City of Apple Valley ("City") holds permanent public right-of-way and drainage and utility easements in favor of the City over, across and under part of the properties ("City Easements") subject to the condemnation proceeding. The County does not seek to modify, extinguish, cancel, or amend the City Easement, or any other City interest. City agrees that there is no need for the City to appear in the condemnation proceeding saved and except for purposes of preserving its easement interests in the Properties. This disclaimer or waiver does not, and shall not be construed, as the City disclaiming or waving its interests or rights in the City Easements. Any Court order or final condemnation determination resolving this action shall expressly provide that there will be no modification, extinguishment, cancellation, or amendment of any City Easement interests held by the City in the Properties.

BY THE APPLE VALLEY CITY COUNCIL ON , 2025.

Clint Hoopaw-Mayor

Date

Christina M. Scipioni-City Clerk

Date

EXHIBIT A

Parcel 1 - River Valley Church of Apple Valley - PID 01-811001-01-010

Highway easement 584 square feet

A permanent easement for highway purposes over, under, and across the most easterly 2.00 feet of Lot 1, Block 1, Valley Business Park 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota.

Temporary easement 2,920 square feet

A temporary easement for highway purposes over, under, and across the westerly 10.00 feet of the most easterly 12.00 feet of Lot 1, Block 1, Valley Business Park 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota.

Parcel 2 – Dakota Upreit Limited Partnership - PID 01-81102-01-020

Highway easement 330 square feet

A permanent easement for highway purposes over, under, and across that part of Lot 2, Block 1, Valley Business Park 3rd Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying northeasterly of the following described line:

Beginning at a point on the east line of said Lot 2 distant 22.00 feet southerly of the northeast corner of said Lot 2; thence northwesterly to a point on the north line of said Lot 2 distant 30.00 feet westerly of said northeast corner.

Temporary easement 3,956 square feet

A temporary easement for highway purposes over, under, and across that part of Lot 2, Block 1, Valley Business Park 3rd Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying easterly of the following described line:

Commencing at the northeast corner of said Lot 2; thence North 89 degrees 51 minutes 35 seconds West, assumed bearing along the north line of said Lot 2, a distance of 38.46 feet to the point of beginning of the line to be described; thence South 53 degrees 36 minutes 53 seconds West a distance of 32.82 feet; thence South 00 degrees 06 minutes 55 seconds West a distance of 187.92 feet; thence southerly a distance of 128.90 feet along a tangential curve concave to the west having a radius of 2778.04 feet and a central angle of 2 degrees 39 minutes 31 seconds to a southerly line of said Lot 2 and said line there terminating. Excepting therefrom that part of said Lot 2 lying northeasterly of the following described line:

Beginning at a point on the east line of said Lot 2 distant 22.00 feet southerly of the northeast corner of said Lot 2; thence northwesterly to a point on the north line of said Lot 2 distant 30.00 feet westerly of said northeast corner.

Parcel 3 - Mistwood Courthomes Association Inc.- CIC #124

Highway easement 2,220 square feet

A permanent easement for highway purposes over, under, and across that part of the designated common element of CIC Number 124, according to the recorded plat thereof, Dakota County, Minnesota, described as follows:

Beginning at the southeast corner of said common element; thence North 89 degrees 51 minutes 34 seconds West, assumed bearing along the south line of said common element, distance of 65.00 feet; thence North 00 degrees 06 minutes 55 seconds East a distance of 3.00 feet; thence South 89 degrees 51 minutes 34 seconds East a distance of 40.00 feet; thence North 42 degrees 24 minutes 01 second East a distance of 29.73 feet; thence North 00 degrees 06 minutes 55 seconds East a distance of 339.00 feet; thence South 89 degrees 53 minutes 05 seconds East a distance of 5.00 feet to the east line of said common element; thence South 00 degrees 06 minutes 55 seconds West along said east line a distance of 364.00 feet to said southeast corner and the point of beginning.

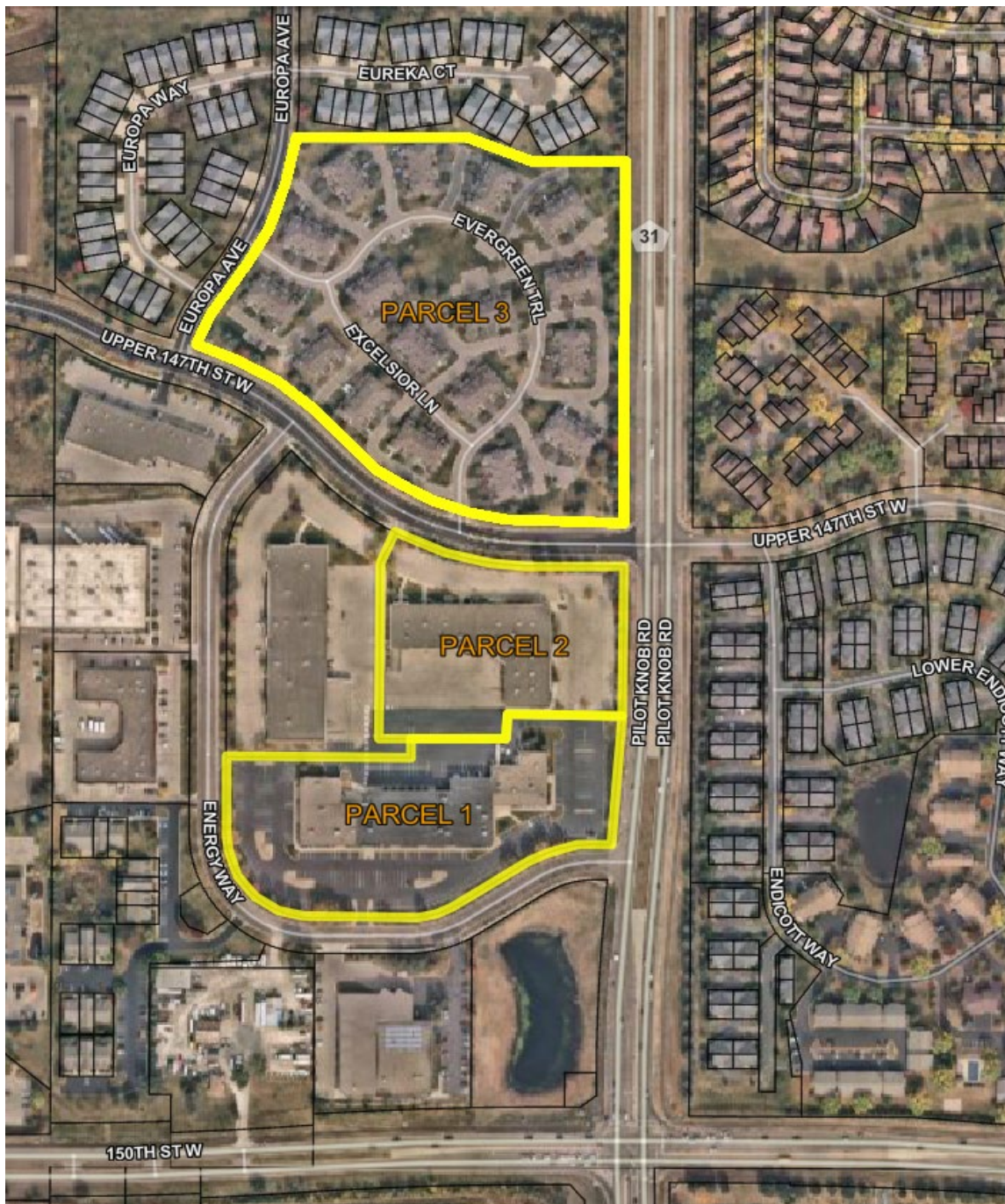
Temporary easement 3,589 square feet

A temporary easement for highway purposes over, under, and across that part of the designated common element of CIC Number 124, according to the recorded plat thereof, Dakota County, Minnesota, described as follows:

Commencing at the southeast corner of said common element; thence North 89 degrees 51 minutes 34 seconds West, assumed bearing along the south line of said common element, distance of 65.00 feet; thence North 00 degrees 06 minutes 55 seconds East a distance of 3.00 feet to the point of beginning; thence continuing North 00 degrees 06 minutes 55 seconds East a distance of 6.00 feet; thence South 89 degrees 51 minutes 34 seconds East a distance of 37.35 feet; thence North 42 degrees 24 minutes 01 second East a distance of 24.75 feet; thence North 00 degrees 06 minutes 55 seconds East a distance of 442.68 feet; thence South 89 degrees 53 minutes 05 seconds East a distance of 11.00 feet to the east line of said common element; thence South 00 degrees 06 minutes 55 seconds West along said east line a distance of 106.00 feet; thence North 89 degrees 53 minutes 05 seconds West a distance of 5.00 feet; thence South 00 degrees 06 minutes 55 seconds West a distance of 339.00 feet; thence South 42 degrees 24 minutes 01 second West a distance of 29.73 feet; thence North 89 degrees 51 minutes 34 seconds West a distance of 40.00 feet to the point of beginning.

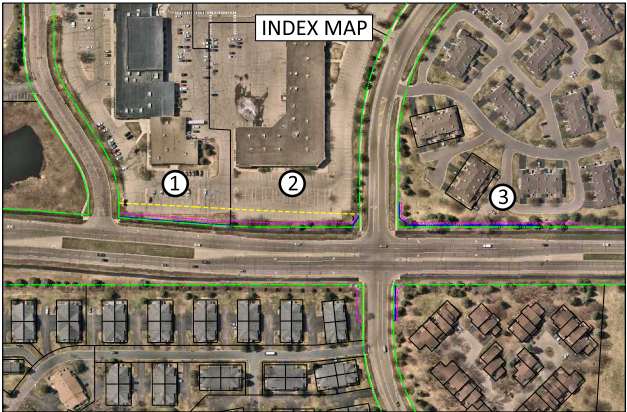
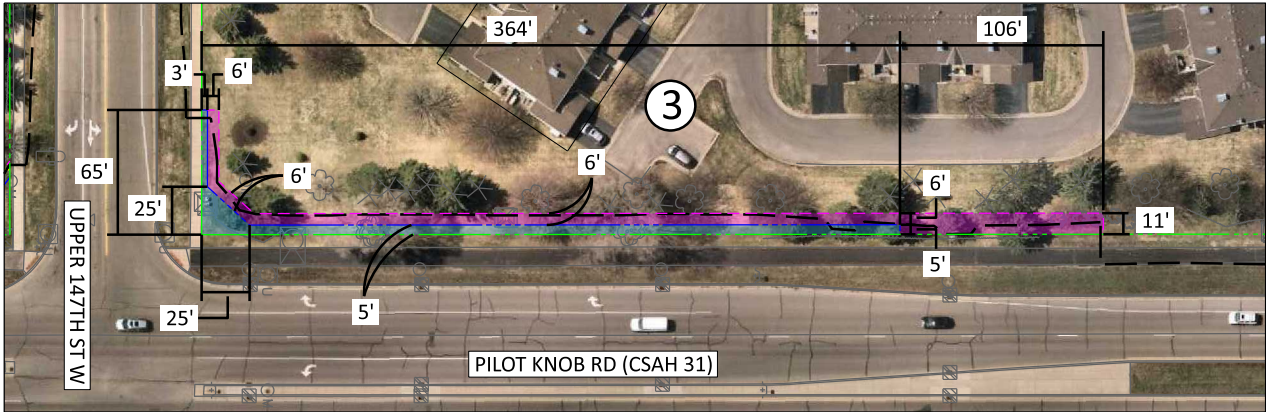
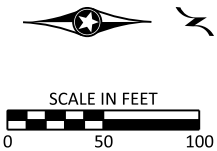
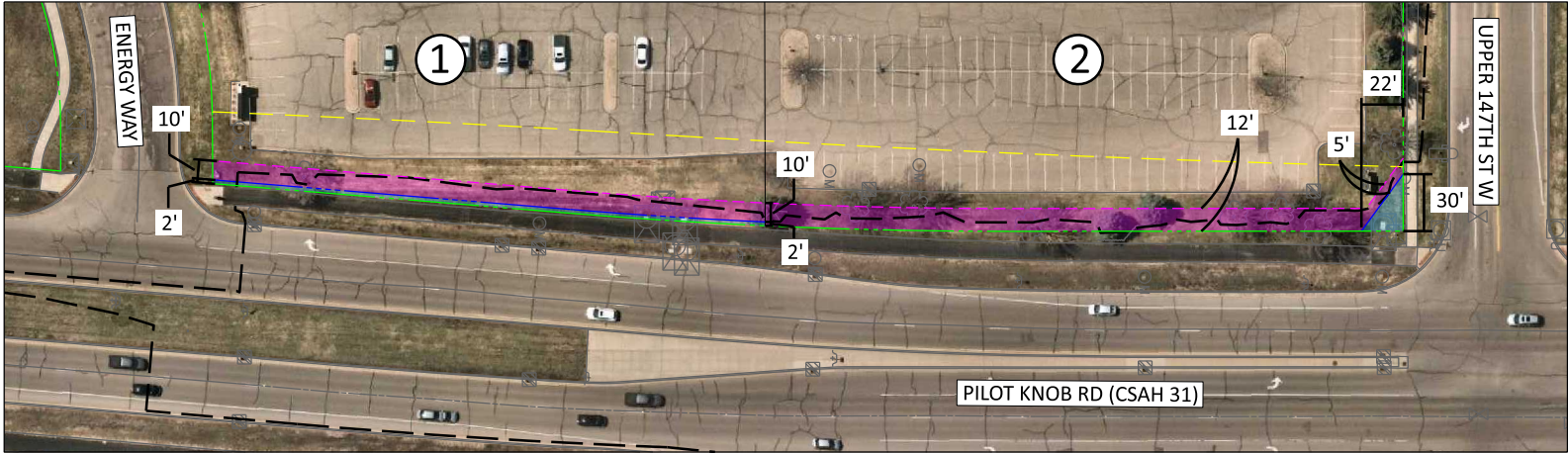


CP 31-118 – RIGHT-OF-WAY ACQUISITION MAP





PILOT KNOB ROAD (CSAH 31) AND UPPER 147TH STREET W
EXHIBIT A
APPLE VALLEY, MN



OWNER	PARCEL	PID/CIC	NEW HIGHWAY RIGHT OF WAY (SQ. FT.)	TEMPORARY EASEMENT (SQ. FT.)
RIVER VALLEY CHURCH OF APPLE VALLEY	1	01-811001-01-010	584	2920
DAKOTA UPREIT LIMITED PARTNERSHIP	2	01-811001-01-010	330	3956
MISTWOOD COURTHOMES CONDOMINIUM	3	CIC 124	2220	3589

LEGEND

—

 DENOTES PARCEL LINE

 DENOTES EXISTING R/W LINE

 DENOTES EXISTING EASEMENT LINE

 DENOTES EXISTING PERM. EASEMENT

 DENOTES PROPOSED TEMP. EASEMENT

 DENOTES CONSTRUCTION LIMITS

*DIMENSIONS OF EASEMENT AREAS ARE ROUNDED TO THE NEAREST FOOT SO MAY NOT MATCH SQUARE FOOTAGE LISTED BELOW



ITEM:
MEETING DATE:
SECTION:

4.S.
September 25, 2025
Consent Agenda

Description: Approve naming rights agreement with Wings Financial Credit Union for Hayes Arena	
Staff Contact: Brian Christianson, Recreation Facilities Manager	Department / Division: Parks and Recreation

Action Requested:

Approve naming rights agreement with Wings Financial Credit Union for Hayes Arena

Summary:

In November 2024, the City entered into a Professional Services Agreement with Front Burner Sports and Entertainment to help us find a naming rights partner for the Hayes Arena. After months of working with staff to develop a naming rights package and to find and negotiate with potential naming rights partners, we are pleased to bring forward this Naming Rights Agreement with Wings Financial Credit Union.

As a long-standing presence in the City of Apple Valley, Wings Financial Credit Union will be strengthening their connection to our community by investing \$60,000.00 each year for the next 12 years in the Hayes Arena. This financial support will allow staff to fund operational and capital improvements to our arena operations without burdening taxpayers.

The attached agreement was written by our City attorney in collaboration with the Wings Financial legal team.

Background:

Staff are always looking for ways to generate additional revenue to help offset our reliance on the general fund. Selling naming rights for parks facilities presents a unique opportunity to generate revenue while fostering community investment. By partnering with local businesses or organizations, municipalities can secure essential funding to enhance the overall quality of park facilities, allowing for better landscaping, upgraded amenities, and more engaging recreational programs.

Additionally, naming rights can strengthen community ties and encourage local pride. When businesses invest in public spaces, they not only gain visibility but also demonstrate a commitment to the well-being of the community. This partnership can enhance brand loyalty, as residents appreciate companies that contribute to their quality of life. Ultimately, selling park naming rights can lead to a win-win scenario, where funding is secured for vital services while creating a sense of

ownership and engagement among community members.

Staff will continue exploring naming rights for other park facilities and amenities now that the Hayes Arena naming rights have been secured.

Budget Impact:

Wings Financial will provide \$60,000 annually over the next 12 years to the City of Apple Valley for Hayes Arena.

Attachments:

1. Naming Rights Agreement

HAYES PARK ARENA NAMING RIGHTS AGREEMENT

THIS NAMING RIGHTS AGREEMENT (“Agreement”) is made as of this 25th day of September, 2025 (the “Effective Date”), by and between the **CITY OF APPLE VALLEY**, a Minnesota municipal corporation (“City”), and **WINGS FINANCIAL CREDIT UNION**, a state-chartered credit union organized and existing under the laws of the State of Minnesota (“Primary Sponsor”). The following recitals form the basis for this Agreement and are made a part hereof.

RECITALS

- A.** The City of Apple Valley owns the Hayes Park Arena (“Facility”) with a street address of 14595 Hayes Road, Apple Valley, MN 55124.
- B.** Primary Sponsor is a state-chartered credit union with a branch located at 14985 Glazier Avenue, Apple Valley, MN 55124 with the intent of attaining exclusive naming rights to the Facility.
- C.** The City and Primary Sponsor enter into this Agreement whereby in exchange for Primary Sponsor’s agreement to make initial and annually recurring Contributions (as hereinafter defined) to the City for deposit to the Facility fund, the City agrees to grant to Primary Sponsor the naming rights for the Facility, as set forth and agreed to in this Agreement.
- D.** Other than the naming rights set forth and agreed to in this Agreement, the City is not giving Primary Sponsor anything of value for the Contributions.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING RECITALS, THE MUTUAL PROMISES AND CONSIDERATIONS SET FORTH BELOW, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE CITY AND PRIMARY SPONSOR AGREE AS FOLLOWS:

Article I Facility Name and Naming Rights

- 1. **Facility.** The City grants to Primary Sponsor exclusive naming rights for the Facility.
 - a. **Facility Name and Logo.** The City and Primary Sponsor will work together to create a name and logo for the Facility that showcases Primary Sponsor’s business.
 - b. The name and logo will be agreed on by the parties and approved by the Apple Valley City Council.

2. **Facility Signage and Related Naming Rights Assets.**

- a. Primary Sponsor will be permitted Facility signage as listed on **Exhibit A**, which is attached hereto and incorporated herein.
- b. In addition to signage, Primary Sponsor is granted the related naming rights assets enumerated and depicted in **Exhibit A**.
- c. The City will pay up to \$45,000 to fabricate and install the initial signage and related naming rights assets. Primary sponsor will be responsible for any costs above \$45,000 associated with the initial signage and naming rights assets. Once installed, the City will own, maintain, and replace (if required due to normal wear and tear or other damage) during the term of this Agreement. Primary Sponsor will also be responsible for any future costs for signage or other naming rights assets related to a request by Primary Sponsor to modify or change the name or logo of the Facility.

**Article II
Exclusivity**

1. **Exclusivity.** Primary Sponsor will have category exclusivity for all advertising, branding and sponsorship within the Facility. The City will not make marketing, branding or sponsorship agreements with any Sponsor "Competitor." "Competitor" is defined as a retail business engaged exclusively or primarily in banking.

2. **Secondary Sponsors.** The City reserves the right to sell advertising and entitlements to secondary sponsors, excluding Competitors ("Secondary Sponsors"), as set forth herein for naming of other current or future physical spaces within the Facility, including the ice rink. The City also reserves the right to sell entitlement to Secondary Sponsors for naming of other Facility assets including, but not limited to, dasher board signs, Zamboni wraps, etc.

**Article III
Contribution**

Primary Sponsor hereby agrees to make an initial contribution ("Contribution") to the City of payable in full on or before October 1, 2025. Primary Sponsor shall make an annual contribution of Sixty Thousand and no/100 Dollars (\$60,000.00) due and payable on the anniversary date of this Agreement.

**Article IV
Relationship of Parties; No Property Interest**

1. **Relationship of the Parties.** Under this Agreement, the parties shall at all times be acting and performing as independent contractors. Nothing contained in this Agreement shall be

construed to create a joint venture, principal and agent, or any similar legal or equitable relationship between the parties. Neither party shall have or exercise any control or direction over the methods by which the other party provides services contemplated by this Agreement. Nothing in this Agreement shall be construed to give Primary Sponsor any control over or responsibility for operation of the Facility.

2. **No Property Interest.** Nothing in this Agreement shall be construed as granting to Primary Sponsor any property interest in any City-owned property. The City maintains all of its rights as the fee owner of the Facility and all improvements thereon on behalf of itself and the public.

Article V

Term and Termination

1. **Fixed Term.** The Term of this Agreement shall commence on October 1, 2025 and remain in effect for a period of twelve (12) years.

2. **Early Termination.**

- a. **Early Termination for Cause.** Either party may terminate this Agreement for good cause shown. The terminating party shall give a written “Notice of Intent to Terminate” the Agreement. The Notice of Intent to Terminate the Agreement shall set forth the reason(s) for termination of the Agreement, and shall allow for a “Cure Period” during which time the non-terminating party shall have the opportunity to cure the purported breach or default. If either party fails to cure and Good Cause continues to exist following the applicable cure period, the other party shall be entitled to terminate the Agreement or seek specific performance, and in any event, may sue for damages. In any action for damages under this Agreement, neither party shall be liable or responsible under any circumstances for consequential, incidental, indirect lost profit, or punitive damages of any kind.
- b. “Good cause” for the City to terminate includes, but is not limited to, the following:
 - i. Any material breach of the terms, conditions, and obligations of this Agreement by Primary Sponsor; and
 - ii. Failure by Primary Sponsor to deliver contributions provided for in Article III hereof.
- c. “Good cause” for Primary Sponsor to terminate includes, but is not limited to, the following:
 - i. Any material breach of the terms, conditions, and obligations of this Agreement by the City;
 - ii. Acts by the City, its City Council, Mayor, or any other party employed or providing a service to the City that Wings, in its sole discretion, considers reputationally damaging. Both parties agree there shall be no “Cure Period”

required for termination of this Agreement if terminated for cause under this Section.

- iii. City's failure to upkeep and maintain the Facility for any duration longer than three (3) consecutive months.

3. **Removal of Signs, Logos, and Marks.** Upon termination or expiration of this Agreement, City shall have the right to remove all signs, logos, and marks in all locations throughout the Facility.

Article VI Indemnification; Insurance

1. **Indemnification.** Without waiving or limiting the City's statutory immunities pursuant to Minnesota Statutes Chapter 466 or other applicable law, the Primary Sponsor agrees to defend, indemnify, and hold harmless the City, its officials, employees, and agents, from and against any and all claims, liabilities, damages, judgments, costs, and expenses (including reasonable attorneys' fees and costs) asserted against, imposed upon, or incurred by the City that arise out of or are in connection with the Primary Sponsor's default under, or failure to perform, any contractual or other obligations, commitments, or undertakings under this Agreement. The City shall be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of the Primary Sponsor or the results thereof. The provisions of this Article shall survive the termination of this Agreement with respect to any claim, action, or proceeding relating to acts or omissions occurring during the term of this Agreement.

2. **Insurance.** The City shall maintain such insurance as is customarily maintained by owners of comparable facilities.

Article VII Assignment

Article VIII The Primary Sponsor may not assign its rights under this Agreement without the express written consent of the City, which consent may be withheld by the City, in the City's sole discretion. Notwithstanding the foregoing, Primary Sponsor may assign this Agreement, without requiring such prior express written consent, in connection with a merger or sale of all or substantially all of its assets, provided that the assignee agrees in writing to assume the assignor's obligations under this Agreement. This Agreement shall be binding upon and inure to the benefit of City, Primary Sponsor, and their successors and permitted assigns.

Notices

All notices hereunder by either Party to the other shall be in writing. All notices, demands, or requests shall be deemed given when mailed, postage prepaid, registered or certified mail, return receipt requested.

If to the City:

City of Apple Valley
7100 147th Street W
Apple Valley, MN 55124

With a copy to:

Dougherty, Molenda, Solfest, Hills
& Bauer P.A.
Attn: Robert Bauer, City Attorney
14985 Glazier Avenue, Suite 525
Apple Valley, MN 55124

If to Primary Sponsor:

Wings Financial Credit Union
Attn: Legal Department
14985 Glazier Avenue
Apple Valley, MN 55124

Article IX General Provisions

1. **Amendments.** Neither this Agreement nor any term or provision hereof may be changed, waived, discharged or terminated, except by a written instrument signed by the Parties hereto.
2. **Interpretation of Agreement.** The captions preceding the articles and sections of this Agreement have been inserted for convenience of reference only and such captions shall in no way define or limit the scope of intent of any provision of this Agreement. Unless otherwise provided herein, whenever the consent of the City is required to be obtained, the City may give or withhold such consent in its sole and absolute discretion.
3. **Severability.** If any provision of this Agreement or the application thereof to any person, entity, or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.
4. **Attorneys' Fees.** In the event of a dispute regarding any provision of this Agreement, the Party not prevailing in such dispute shall pay any and all costs and expenses incurred by the other Party in enforcing or establishing its rights hereunder (whether or not such action is prosecuted to judgment), including without limitation, court costs and attorneys' fees.
5. **Time of Essence.** Time is of the essence with respect to all provisions of this Agreement in which a definite time for performance is specified including, but not limited to, the expiration of the term.
6. **Cumulative Remedies.** All rights and remedies of either party hereto set forth in this Agreement shall be cumulative, except as may otherwise be provided herein.
7. **Survival of Indemnities.** Termination of this Agreement shall not affect the right of the City or Primary Sponsor to enforce any and all indemnities and representations and warranties given or made to the other Party under this Agreement, nor shall it affect any provision of this Agreement that expressly states it shall survive termination hereof.

8. **Entire Agreement; Exhibits.** This Agreement, including exhibits, shall constitute the entire agreement of the Parties. Any and all prior agreements or understandings of the Parties shall, upon execution of this Agreement, be null and void.

9. **Waiver.**

- a. Any term or condition of this Agreement may be waived at any time by the Party entitled to the benefit thereof. The waiver of any term or condition shall not be construed as a waiver of any other term or condition of this Agreement.
- b. The failure of either Party to give notice or demand strict performance by the other of any of the terms, obligations, covenants or conditions set forth herein shall not be construed as a waiver or relinquishment of the other Party's right to seek a remedy for or demand strict performance of said terms, obligations, covenants and conditions.
- c. The failure to terminate this Agreement for default shall not constitute a waiver of any remedies the non-defaulting Party would otherwise be entitled to demand.
- d. Any waivers shall be done in writing to be valid.

10. **Force Majeure.** If the performance by any Party of any obligation set forth in this Agreement (other than the payment of money) is prevented by an act of God, force majeure or similar contingency or unexpected event beyond the control of any Party, such occurrence shall be considered a valid excuse for non-performance or delay in the performance of the obligations hereunder.

11. **Compliance with Laws.** In performing its obligations under this Agreement, each Party will comply with all local ordinances, state and federal statutes, orders, by-laws, regulations, and other laws of any applicable governmental entity or agency.

12. **Costs and Expenses.** Each Party must pay its own legal costs and expenses for the negotiation, preparation, and execution of this Agreement.

13. **Governing Law and Jurisdiction.** Any and all matters in dispute between the Parties arising from or relating to this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota and the exclusive jurisdiction for any claim or action arising out of or relating to this Agreement shall be the state or federal courts located in Sherburne County, State of Minnesota.

14. **Section Headings.** Section headings are for reference purposes only and are not intended to create substantive rights or obligations.

IN WITNESS WHEREOF, the parties have executed this agreement to be effective on the Effective Date noted above.

City:

City of Apple Valley

Primary Sponsor:

Wings Financial Credit Union

By _____

Clint Hooppaw

Its: Mayor

By _____

By _____

By _____

Christina M. Scipioni

Its: City Clerk

Exhibit A

Naming Rights Signage and Assets

Exterior Signage

- One large sign placement over the main entrance of the Facility. Maximum square footage of sign to be as allowed by the City's Sign Code or as approved via sign package by the Apple Valley City Council.
- One large sign placement on the south side of the Facility (facing Apple Valley Community and Senior Centers). Maximum square footage of sign to be as allowed by the City's Sign Code or as approved via sign package by the Apple Valley City Council.
- One large sign placement on the southwest corner of the Facility (visible to baseball/softball complex). Maximum square footage of sign to be as allowed by the City's Sign Code or as approved via sign package by the Apple Valley City Council.
- Branding on flags hung from lamp posts throughout facility parking lot.
- Branding integration in monument signage located at street entry on Hayes Road.

Internal Signage

- Integration into one artistic wall scape that will be prominently featured in the main lobby of facility.
- Inclusion in graphics on the windows above interior lobby entryway doors to ice rink.
- Inclusion of logo and brand messaging on the Facility-wide IPTV system.
- Integration into all interior directional signage and ancillary messaging found in the Facility.
- Opportunities to display marketing material on all Facility brochure racks and message boards.
- Logo placement on Facility staff uniforms or clothing.
- Facility logo printed at center ice in each ice rink. (will be installed summer of 2026 due to ice maintenance schedule).
- Four (4) three-foot by sixteen-foot dasherboards. This signage will be strategically placed in at center ice and behind each goal for maximum visibility.

- One large wall graphic at center ice facing the seating area of ice rink.
- Logo inclusion on a step and repeat graphic strategically placed on the rink glass of ice rink.
- Signage adjacent to scoreboards in each arena.
- Inclusion in exit signage placed above the doors leading to the lobby from the ice rink.

City-Wide Activation

- Inclusion in one branding treatment in the Apple Valley Community Center lobby.
- One (1) Outfield wall banner on each of the baseball/softball fields on the Hayes Park property.
- One banner/sign at the Apple Valley Skate Park facility. Size and placement to be determined.
- Inclusion in up to three (3) e-mails annually sent to players who register for tee-times at Valleywood Golf Course.

On-Site Activation

- The opportunity to activate at up to six (6) building events annually. Activation dates and details to be mutually agreed upon by both parties.
- Use of all or part of the Facility for up to six (6) hours for private events annually. Dates subject to availability and standard facility booking procedures.

Digital Activation

- Inclusion of the Primary Sponsor's name and Facility logo on the City's official website pages and social media pages related to the Facility.
- Inclusion of the Primary Sponsor's name and Facility logo in social media posts related to the Facility on the City's social media channels (the City shall endeavor to make at least twelve (12) such social media posts per year).
- Inclusion of the Primary Sponsor's name and Facility logo in City e-newsletters and other digital communication providing announcements or messaging related to the Facility.



ITEM:
MEETING DATE:
SECTION:

4.T.
September 25, 2025
Consent Agenda

Description:

Approve master services agreement with VertexOne Software, LLC

Staff Contact:

Ron Hedberg, Finance Director

Department / Division:

Finance

Action Requested:

Approve master services agreement with VertexOne Software, LLC

Summary:

In 2019, the City of Apple Valley entered into a Software as a Service agreement with Mueller, Inc (our water meter provider) to provide for the use of the WaterSmart customer portal through Mueller, Inc. The WaterSmart customer portal is where our customers receive information to manage their water use and receive alerts on unusual patterns. Mueller is no longer the intermediary for the software, and we will need to contract directly with the provider. VertexOne, LLC purchased the WaterSmart software portal so a contract with VertexOne, LLC is recommended to continue the use of the portal by our staff and customers.

Background:

The WaterSmart Customer Portal allows customers to view their consumption history data and sign up for various alerts. The alerts our customers can choose to enroll in, include leak detection (continuous use) at various thresholds that the customer can set for their own accounts, rather than relying on a global threshold that is the same for all customers. Without the WaterSmart portal and with our current quarterly billing system, our customers would not become aware of unusual or high use until they receive their bill, which could be up to 90 days after the use occurred. The WaterSmart portal provides customers with the ability to be notified if there is continuous use for over 3 days or immediately if there is a large leak (i.e., use that exceeds twice their typical use). Currently, we are also able to enroll customers in automatic payments and the electronic billing option through the WaterSmart platform.

Staff frequently receive positive feedback from our customers, appreciating the alerts and the ability to view their own use. Our own staff appreciate the data that is provided when talking with our customers about the use that appears on their quarterly bills.

Benefits to customers:

- Easy access to information

- Register for alerts
- High use, leak detection
- Empowers them to better manage and adjust water and energy usage
- Helps them target energy goals and budget within their means
- Personalizes their information
- Usage comparisons to similar properties

Benefits to City:

- Minimizes routine customer calls
- Reduces energy and water waste
- Improves billing and usage relationship
- Enhances customer satisfaction
- Offers an effective tool during conservation initiatives

The attached contract has been reviewed by the City Attorney and has been signed by VertexOne, LLC.

Budget Impact:

The Annual cost for the VerttexOne, LLC contract is \$33,041.89 and is included in the Water and Sewer utility fund budgets.

Attachments:

1. Agreement



Master Services Agreement

City of Apple Valley

Eric Thompson

VertexOne Account Manager

Table of Contents

VertexOne Master Agreement General Terms..... 4

1. Definitions..... 4

2. VertexOne Responsibilities. 5

3. Client Obligations. 5

4. Payment Terms..... 5

5. Intellectual Property. 6

6. Confidentiality..... 7

7. Marketing and Publicity. 7

8. Representations and Warranties..... 7

9. Indemnification. 7

10. Liability. 9

11. Term and Termination. 9

12. Miscellaneous..... 10

VertexOne Master Services Agreement

This VertexOne Master Services Agreement is comprised of the VertexOne General Terms set for the below ("General Terms"), and all Attachments, Order Form(s), and Statement(s) of Work that are incorporated by reference into the VertexOne Master Agreement (collectively, the "Agreement"), and is entered into by VertexOne Software, LLC, a Delaware limited liability company located at 1321 Upland Dr., Suite 8389, Houston, TX 77043 ("VertexOne") and City of Apple Valley, with its principal office address at 7100 147th St. Apple Valley, MN 55124 ("Client").

The following documents to the extent they are attached and incorporated by reference herein ("Attachments") shall be read and construed as part of the Agreement. In the event of ambiguity or contradiction between different parts, precedence shall be given in the order listed: (i) Order Form(s); (ii) General Terms; and (iii) Statement(s) of Work, and (iv) any other Attachment(s).

VertexOne Master Agreement General Terms

1. Definitions.

“Affiliate” means any entity that directly or indirectly Controls, is Controlled by, or is under common Control with that entity, and shall include any such entity that meets such test whether before or after the Effective Date. Control means control of greater than 50% of the voting rights or equity interests of a party.

“Applicable Law” means any applicable law, statute, regulation, rule, notice, judgment, order, instruction or award of any court or other Competent Authority and any applicable official request or requirement with which either or both of the parties is or are legally required to comply, in each case as amended from time to time.

“Authorized Users” means employees, agents, consultants, contractors, or vendors authorized by Client to use the Software, subject to the terms and conditions of this Agreement.

“Client Data” means any data (including any Client Personal Data as defined in any applicable Order Form), contained in documents, text, drawings, diagrams, images, messages (together with any database made up of any of those), embodied in any medium, that are supplied to VertexOne by or on behalf of Client, or which VertexOne is required to generate, process, store or transmit pursuant to this Agreement, or any data that is initiated or authorized by the Client.

“Confidential Information” means any business, technical, or other information that one party or its Affiliates, or the Recipient’s employees, Affiliates, agents, or professional advisors (the “Delegates”) of such party or its Affiliates (“Disclosing Party”) discloses to the other party or its Affiliates, or the Delegates of such party or its Affiliates (“Recipient”) under the Agreement, and that is marked as confidential or would normally be considered confidential information under the circumstances. Confidential Information does not include information that is independently developed by the recipient, is shared with the recipient by a third party without confidentiality obligations or is or becomes public through no fault of the recipient.

“Indemnified Materials” means the products, information, and materials provided by either the Client or VertexOne under this Agreement.

“Intellectual Property Right(s)” means all copyrights and other intellectual property rights, however arising and in any media whether or not registered, including copyright, patents, trademarks, service marks, trade names, registered and unregistered designs, trade secrets, any applications for the protection or registration of those rights, and renewals and extensions of those rights, throughout the world

“Liability” means any liability, whether under contract, tort (including negligence), or otherwise, regardless of whether foreseeable or contemplated by the parties.

“Order Form” means an ordering document specifying the Services to be provided hereunder that is entered into between VertexOne and Client or any of VertexOne’s Affiliates, including any addenda, attachments, schedules, and supplements thereto.

“Personnel” mean all employees, agents, consultants, or subcontractors of VertexOne or Client, as applicable.

“Services” has the meaning described in the applicable Order Forms, Statement of Work, or Attachments.

“Software” means any web-based or offline software application that is provided by VertexOne.

“Statement(s) of Work” means an Attachment that contains a description of applicable Software or Services to be provided by VertexOne to Client, as well as any milestones, deliverables, and Client obligations.

“Territory” means the United States and Canada, or any other jurisdiction identified in the Order Form.

“**Third-Party Materials**” means any software programs or services that are made available by third parties that are provided to Client under this Agreement.

“**URL**” means a uniform resource locator address to a site on the internet and includes any general terms arising from a URL mentioned in this Agreement, an Attachment, Order Form, or Statement of Work.

2. VertexOne Responsibilities.

1. Provision of Services; Access and Use. After the parties complete and execute one or more Order Forms, or Statement of Work, and subject to payment of all applicable fees, VertexOne will provide the Services to Client in accordance with the Agreement and hereby grants Client, during the Term, a nonexclusive, non-transferable right to access and use (and permit Authorized Users to access and use) the Software and Services solely for Client’s internal business purposes within the Territory and in the quantity specified in the applicable Order Form.
2. Compliance with Law. Each party will comply with all laws and regulations applicable to its provision, receipt, or use of the Services, as applicable. Each Party will remain responsible for its own regulatory compliance. This Agreement is not intended to and shall not be deemed to delegate any regulatory requirement.
3. VertexOne shall promptly correct any defect or substitute Services, Software, or products to achieve the functionality and benefits originally specified in the Order Form or Statement of Work. If VertexOne makes such correction or substitution, VertexOne shall have no further liability with respect to said defect(s).

3. Client Obligations.

1. Client will perform responsibilities and shall fulfill them with the necessary due care and skill within the timescales specified in this Agreement and any applicable Attachments, or if no timescales are specified, as instructed by VertexOne consistent with this Agreement. Client shall provide: (i) all timely and reasonable assistance to VertexOne as reasonably requested or required by VertexOne in order for VertexOne to be able to provide (and for Client to be able to receive) the Services, and (ii) all Internet and technology requirements required to access, connect to, and receive the VertexOne Services.
2. Restrictions on Use. Client shall not (directly or indirectly): (a) copy or reproduce the Software except as permitted under this Agreement; (b) modify, reverse engineer or disassemble the Software or decompile, attempt to derive the source code or underlying ideas or algorithms of any part of the Software or use the Software for any competitive purpose; (c) interfere with or disrupt the integrity or performance of the Software; (d) attempt to gain unauthorized access to the Software or its related systems or networks, or perform unauthorized penetrating testing on the Software.

4. Payment Terms.

1. Payment. VertexOne will invoice Client for the applicable fees and Services, as set forth in the Order Form and Statements of Work (“Fees”). Unless otherwise agreed upon in this Agreement, Client will pay

VertexOne all invoiced amounts by thirty (30) days after receipt of the invoice (the "Payment Due Date"). Client shall notify VertexOne of any disputed invoices within ten (10) days of receipt of the Invoice, and if such notice is not provided the invoice will be deemed accepted.

2. Taxes. Client is responsible for paying all taxes associated with its purchases hereunder. If VertexOne has the legal obligation to pay or collect taxes, VertexOne will invoice Client and Client will pay that amount unless Client provides VertexOne with a valid tax exemption certificate authorized by the appropriate taxing authority.
3. Overdue Payments. If Client's payment is overdue, then VertexOne shall be entitled but not obligated to suspend services due to delinquent payments, and any late payments shall be subject to an additional charge of the lesser of 1.5% per month or the maximum permitted by law.
4. Upon (a) any automatic extension of the Term or the Subscription End Date, or (b) use of the Software beyond the Term or Subscription End Date, VertexOne shall apply a twenty-five percent (25%) increase to the Fees and may in its sole discretion add new charges (including charges to account for increases or decreases in transaction volume). If Client has agreed to a renewal (in an Order Form or Statement of Work) before the automatic extension date, Subscription End Date, or the first day of the hold-over period, the relevant Order Form or Statement of Work associated with such renewal shall prevail. Client understands that pricing is contingent on timely renewal and failure to timely renew requires VertexOne to allocate resources in a manner that incurs additional cost. If a renewal is agreed after the extension or hold-over period, no refund or credit against future fees will be given.

5. Intellectual Property.

1. Intellectual Property Rights. Except as expressly described in the Agreement, Order Form, or Statement of Work, the Agreement does not grant either party any rights, implied or otherwise, to the other's content or Intellectual Property. As between the parties, Client retains all Intellectual Property Rights in Client Data, and VertexOne retains all Intellectual Property Rights in the VertexOne data, Services and Software.
2. Client Data. Client hereby grants VertexOne the limited, non-exclusive right to view and use the Client Data solely for the purpose of providing the Services hereunder in the Territory. VertexOne will maintain commercially reasonable administrative, physical, and technical safeguards for protection of the security, confidentiality, and integrity of Client's Data. Those safeguards will include, but will not be limited to, measures for preventing access, use, modification, or disclosure of Client Data by VertexOne personnel except (a) to provide the Services and prevent or address service or technical problems, (b) as compelled by law in accordance with this Agreement, or (c) as Client expressly permits in writing.
3. Deliverables and Derivatives. Client acknowledges that as between Client and VertexOne, VertexOne shall retain ownership of all Intellectual Property Rights in and to deliverables hereunder and the derivative works (whether independently or jointly conceived), this shall include all Software and Services delivered through the Change Management Process, regardless of whether or not incorporated in any Software, and Client shall acquire no right or interest in the same. Notwithstanding this Section, each Order Form or Statement of Work may specifically identify work for hire as defined under the U.S. Copyright Act.
4. Third-Party Materials. The Software and Services may include Third-Party Materials subject to their respective licenses and terms and conditions as indicated in the Attachments, where applicable; and VertexOne shall not be liable to Client for any liabilities arising therefrom.

5. Aggregated Data; Feedback. Client hereby gives its permission to VertexOne to (i) use any feedback or suggestions received by VertexOne from Client or Authorized Users, and (ii) to use and disclose, on an anonymous and/or aggregated basis, any data pertaining to Client end customers, including without limitation derivative data and data combined with the data of other utilities, for purposes of project evaluation and any research, product development, marketing, or other legitimate business purposes. This Section shall survive any termination or expiration of the Agreement.

6. Confidentiality.

1. Use and Disclosure of Confidential Information. The Recipient will only use the Disclosing Party's Confidential Information to exercise its rights and fulfill its obligations under the Agreement, and will use reasonable care to protect against the disclosure of the Disclosing Party's Confidential Information. Notwithstanding any other provision in the Agreement, the Recipient may disclose the Disclosing Party's Confidential Information (a) to its Personnel and Delegates who have a need to know and who are bound by confidentiality obligations at least as protective as those in this Section 6 (Confidentiality); (b) with the Disclosing Party's consent; or (c) as strictly necessary to comply with law, provided the Recipient promptly notifies the Disclosing Party prior to such disclosure, unless (i) the Recipient is legally prohibited from doing so. The Recipient will comply with the Disclosing Party's reasonable requests to oppose disclosure of its Confidential Information.

7. Marketing and Publicity.

Pending mutual consent from both Parties, VertexOne may identify Client as a customer and use Client's logo and trademark on VertexOne's marketing materials.

8. Representations and Warranties.

Each party warrants, represents, and covenants that: it has the full capacity and authority to enter into and to perform this Agreement, this Agreement is executed by a duly authorized representative of that party; and there are no actions, suits, or proceedings or regulatory investigations pending or to that party's knowledge, threatened against or affecting that party before any statutory or regulatory authority which is permitted by statute to issue rules and regulations in the United States (the "Competent Authority") that might affect the ability of that party to meet and carry out its obligations under this Agreement. Except for any warranties specifically identified in this Agreement, both parties agree that the warranties set out in this section are in lieu of and exclude all other terms. EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION, THERE ARE NO OTHER EXPRESS WARRANTIES OR REPRESENTATIONS, AND THERE ARE NO IMPLIED WARRANTIES OR REPRESENTATIONS, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

9. Indemnification.

1. VertexOne Indemnification Obligations. Subject to the Liability Cap in Section 10.1(b) (Limited Liabilities), VertexOne will defend Client and its Affiliates participating under the Agreement ("**Client Indemnified Parties**"), and indemnify them against approved settlements or any finally awarded cost or damages ("**Indemnified Liabilities**") in any formal legal proceeding, claim, demand, action, or

investigation initiated by an unaffiliated third party before a court or government tribunal (including any appellate proceeding) (a **“Third-Party Legal Proceeding”**) to the extent arising from an allegation that the Client Indemnified Parties’ use of VertexOne-provided Software or Services (hereinafter the **“VertexOne Indemnified Materials”**) infringes the third party’s Intellectual Property Rights.

2. **Client Indemnification Obligations.** Subject to the Liability Cap in Section 10.1(b) (Limited Liabilities), Client will defend VertexOne and its Affiliates and indemnify them against Indemnified Liabilities in any Third-Party Legal Proceeding to the extent arising from (a) an allegation that the VertexOne Indemnified Party’s use of any Client Data or any other Client-provided materials (hereinafter the **“Client Indemnified Materials”**) infringes the third party’s Intellectual Property Rights; (b) any losses, damages, costs or expenses and other liabilities (including reasonable legal fees) (the **“Losses”**) suffered by or claims made against VertexOne as a result of Client’s misuse of the Services; and (c) any Losses arising out of or relating to Client Data.
3. **Indemnification Exclusions.** Sections 9.1 (VertexOne Indemnification Obligations) and 9.2 (Client Indemnification Obligations) will not apply to the extent the underlying allegation arises from (a) the indemnified party’s breach of the Agreement or (b) the gross negligence or willful misconduct, in each case of the other party or their agents. Moreover, Section 9.1 (VertexOne Indemnification Obligations) will not apply in the event that a claim arises from or relates to: (a) any modification, alteration or conversion of the VertexOne Indemnified Materials not created or approved in writing by VertexOne; (b) any combination or use of the VertexOne Indemnified Materials with any computer, hardware, software, data or service not required by the Documentation or this Agreement; (c) or VertexOne’s compliance with specifications, requirements or requests of Client.
4. **Indemnification Conditions.** Sections 9.1 (VertexOne Indemnification Obligations) and 9.2 (Client Indemnification Obligations) are conditioned on the following:
 - a. The indemnified party must promptly notify the indemnifying party in writing of any allegation(s) and cooperate reasonably with the indemnifying party to resolve the allegation(s).
 - b. The indemnified party must tender sole control of the indemnified portion of the Third-Party Legal Proceeding to the indemnifying party, subject to the following: (i) the indemnified party may appoint its own non-controlling counsel, at its own expense; and (ii) any settlement, will require the indemnified party’s prior written consent.
5. **Remedies.**
 - a. If VertexOne reasonably believes the Services might infringe a third party’s Intellectual Property Rights, then VertexOne will, at its sole option and expense, (i) procure the right for Client to continue using the Services, (ii) modify the Services to make them non-infringing without materially reducing their functionality, or (iii) replace the Services with a non-infringing, functionally equivalent alternative.
 - b. If VertexOne does not believe the remedies in Section 9.5 (a) are commercially reasonable, then VertexOne may disable access to or use of the Services or components of the Services or terminate the impacted Services.
 - c. The provisions contained in Section 9.1 and this Subsection 9.5 are the Client’s sole and exclusive remedy for any alleged infringement by VertexOne of a third party’s Intellectual Property Rights.

10. Liability.

1. Limited Liabilities.
 - a. SUBJECT TO SECTION 10.2 (UNLIMITED LIABILITIES), NEITHER PARTY WILL HAVE ANY LIABILITY ARISING OUT OF OR RELATING TO THE AGREEMENT FOR ANY
 - i. INCIDENTAL, INDIRECT, EXEMPLARY, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES; OR
 - ii. LOST REVENUES, PROFITS, SAVINGS, DATA, CAPITAL, LOSSES BY REASON OF COST OF CAPITAL, OR GOODWILL,
 - b. EVEN IF SUCH DAMAGES WERE FORESEEABLE OR A PARTY WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND REGARDLESS OF THE LEGAL OR EQUITABLE PRINCIPLE ON WHICH THE CLAIM IS BASED.
 - c. Each party's total aggregate Liability for damages arising out of or relating to the Agreement is limited to the Fees that Client paid under the applicable Services Order, Order Form, or Statement of Work during the 12-month period before the event giving rise to Liability (the "Liability Cap").
2. Unlimited Liabilities. Nothing in the Agreement excludes or limits either party's Liability for: (a) its gross negligence; (b) its fraud or fraudulent misrepresentation; (c) its breach caused or contributed to by of any licenses granted by VertexOne; or (d) its payment obligations under the Agreement.

11. Term and Termination.

1. Agreement Term. The Agreement is effective from the date of the last party's signature of the General Terms (the "Effective Date") until it expires or is terminated in accordance with its terms (the "Term").
2. Termination for Breach.
 - a. Termination of an Order Form or Statement of Work. Either party may terminate an Order Form, or Statement of Work if the other party is in material breach of the applicable Order Form, or Statement of Work and fails to cure that breach within 30 days after receipt of written notice. Payments following termination by Client for VertexOne's uncured material breach of an Order Form, or Statement of Work will be governed by Section 11.3.2 or the terms of the applicable Order Form, or Statement of Work.
 - b. Termination of the Agreement. Either party may terminate this Agreement if the other party (i) is in material breach of the Agreement and fails to cure that breach within 30 days after receipt of written notice, or has submitted a plan for cure of breach accepted in writing by the non-breaching party within such 30 day period (ii) ceases its business operations, or (iii) becomes subject to insolvency proceedings and such proceedings are not dismissed within 90 days.
3. Effects of Termination.
 1. In the event of expiration or termination of this Agreement for any reason, each party shall return to the other party (as applicable) any assets, equipment, Software, data, documentation, information, and other material of whatever kind and in whatever form belonging to the other party which it has no legal right to retain.
 2. In the event of expiration or termination of this Agreement for any reason, Client shall pay to VertexOne all unpaid Fees and any other sums due under this Agreement in accordance with the payment terms expressed in this Agreement. Such payment shall not prejudice all other rights each party may have against the other.

3. Expiration or termination of this Agreement for any reason shall not affect the rights and liabilities subsisting at the date of such termination or expiration, or any Order Forms or Statement of Work intended to apply and/or to continue in force after expiration or termination.

12. Miscellaneous. Assignment Neither party may assign this Agreement or any of its rights and obligations under this Agreement without the prior consent of the other party which consent shall not be unreasonably delayed, withheld or conditioned; provided, however, that either party may assign or delegate its rights and obligations under this Agreement, in whole or in part, without the other party's consent to (i) an Affiliate, or (ii) to an entity that acquires all or substantially all of the assets of such party or which is the successor in a merger or acquisition involving such party.

2. Sub-Contractors and Other Personnel

- a. VertexOne shall be entitled to subcontract any part of its rights or obligations under this Agreement without Client's prior consent to any Affiliate or third party provided that it remains liable for the acts and omissions of such Affiliate or third party as if they were its own. Client acknowledges that, and consents to, some of the Services being delivered by VertexOne through other companies in VertexOne.
 - b. Client is and shall remain liable for the acts of omissions of Client Personnel in connection with this Agreement as if they were Client's own.
3. Force Majeure. Other than obligations to make payments when due, neither party will be liable for failure or delay in performance of its obligations to the extent caused by circumstances beyond its reasonable control, including acts of God, natural disasters, terrorism, riots, or war (a "Force Majeure Event"). If there is a Force Majeure Event, then the excused party will promptly provide written notice to the other party and will use commercially reasonable efforts to recommence performance.
4. Insurance. VertexOne shall maintain in force for the Term the following insurance policies with reputable insurance companies to cover its relevant potential liabilities in connection with this Agreement:
- a. Commercial General Liability Insurance issued on a standard ISO Commercial General Liability policy form (CG 0001) or its equivalent in an amount of at least one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and
 - b. Professional Liability Insurance including errors, omissions, and cyber coverage in an amount of at least five million dollars (\$5,000,000) per claim; and
 - c. Automobile Liability Insurance including hired and non-owned vehicles in an amount of at least one million dollars (\$1,000,000) per accident; and
 - d. Worker's compensation insurance in such form, and in such amounts, as may be required by law from time to time.
5. No Agency. VertexOne is an independent contractor and shall not be considered an officer, agent, or employee of Client.
6. No Waiver. Neither party will be treated as having waived any rights by not exercising (or delaying the exercise of) any rights under the Agreement.
7. Severability. If any part of the Agreement is invalid, illegal, or unenforceable, the rest of the Agreement will remain in effect.
8. No Third-Party Beneficiaries. The Agreement does not confer any rights or benefits to any third party unless it expressly states that it does.
9. Dispute Resolution Procedure. The parties will attempt in good faith to resolve within 30 days any dispute or claim arising out of or in relation to this Agreement before filing a formal legal proceeding before a court or government tribunal. Nothing in this Section (Dispute Resolution Procedure) shall

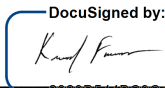
prevent either party from instigating immediate legal proceedings to avoid irreparable damage or to preserve the status quo.

10. Notice; Governing Law. Notices shall be given to each party at their respective addresses as first stated in the preamble of this Agreement. All Notices will be in writing and will be deemed to have been duly given (a) three (3) days after being sent by registered or certified mail, return receipt requested and postage prepaid; or, (b) one (1) day after deposit with a nationally recognized overnight delivery or express courier service. Notices can also be sent via electronic mail to the following email addresses: legaldl@vertexone.net for VertexOne gripley@applevalleymn.gov for the Client. This Agreement shall be governed by the laws of the State of Texas without regard to choice or conflicts of law rules, and to the exclusive jurisdiction of the applicable courts of Dallas County with respect to any dispute, claim, action, suit or proceeding (including non-contractual disputes or claims) arising out of or in connection with this Agreement.
11. Entire Agreement. The Agreement states all terms agreed between the parties and supersedes any prior or contemporaneous agreements between the parties relating to the subject matter of the Agreement. In entering into the Agreement, neither party has relied on, and neither party will have any right or remedy based on, any statement, representation, or warranty (whether made negligently or innocently), except those expressly described in the Agreement. The Agreement includes URL links to other terms, which are incorporated by reference into the Agreement. Any amendment to this Agreement shall be in writing.
12. Counterparts. The parties may execute the Agreement in counterparts, including facsimile, PDF, and other electronic copies, which taken together will constitute one instrument.
13. Affiliates: Notwithstanding any provision of this Master Agreement to the contrary, either Party may enter into an Order Form or Statement of Work using an Affiliate of the named Party to this Agreement, and terms of this MSA shall incorporate automatically by reference.
14. Data Practices: Under Minn. Stat. § 13.05, subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by VertexOne in performing the Client's functions under this Agreement is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, and VertexOne must comply with those requirements as if it were a government entity.
15. Audit: Under Minn. Stat. §§ 6.551 and 16C.05, subd. 5, VertexOne's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the City of Apple Valley, State of Minnesota Legislative Auditor, and/or State of Minnesota Auditor, as appropriate, for a minimum of six years from the end of this Agreement.



IN WITNESS WHEREOF, this Agreement is hereby executed to be effective as of the Effective Date.

VERTEXONE:

By:  _____
Name: Keith Foester
Title: CFO
Date: 9/11/2025

CLIENT:

By: _____
Name: Clint Hooppaw
Title: Mayor
Date: _____

ATTEST:

By: _____
Name: Christina M. Scipioni
Title: City Clerk
Date: _____



1321 Upland Dr. Suite 8389
Houston, TX 77043
United States

ORDER FORM

Prepared By: Eric Thompson
Email: eric.thompson@vertexone.net
Phone: (314) 401-0808
Legal Entity: VertexOne Software, LLC

Client Name: Apple Valley MN, City of
Contact Name: Gail Ripley
Email: gripley@ci.apple-valley.mn.us
Phone: (952) 953-2400

Offer Valid Through: 10/31/2025
Effective Date: 9/30/2025
Contract Term (months): 12
Contract End Date: 9/29/2026
Payment Frequency: Annually in Advance
Payment Terms: Net 30

Year 1

VertexOne Product	VertexOne SKU	Unit of Measure	Contractual Minimum	Unit Fee	Amount	Monthly SaaS Fee
Premium Integration - Payments Variable	EV2003	Managed Meters	16,690.00	\$0.01106	\$184.59	\$15.38
Premium Integration - Payments Base	EF2003	Each	1.00	\$6,600.00000	\$6,600.00	\$550.00
VXsmart for Water Saas	EV2001	Managed Meters	16,690.00	\$0.67000	\$11,182.30	\$931.86
VertexOne Digital Base	EV1000	Active Accounts	1.00	\$15,075.00000	\$15,075.00	\$1,256.25

ORDER TOTAL \$33,041.89



1321 Upland Dr. Suite 8389
Houston, TX 77043
United States

Transactional Fees

Price Component	Price	Note
System Generated Notifications	\$0.00	Unlimited notifications are included at no-cost to Client
On Demand Notifications Composition and Initiation Fee	\$0.005	Per On Demand communication (Email, SMS, Print and/or Call) generated by VertexOne
Electronic Document Archival Notifications and Document Images (up to 24 months)	\$ 0.005	One-time charge, per item archived within VertexOne. This applies to all documents that incur composition fees (detailed above) or documents uploaded by Client staff and/or Client end-customers.
VertexOne SMS Gateway Transactional Fee	Cost + 10%	Per SMS sent
VertexOne Print & Consumable Transactional Fee	Cost + 10%	All services bill to VertexOne by VertexOne print vendors exclusively for printed Welcome Letters, Home Water Reports and/or Leak Alerts

Rate Card

Rate Card	Price	Note
VertexOne Blended Rate	\$ 225.00	Per hour for professional services

Terms and Conditions

Introduction

This order replaces and supersedes any other previous Order Forms, and/or understandings between VertexOne Software, LLC and Apple Valley MN, City of ("Client") Agreement dated, 9/30/2025 pertaining to the subject matter herein and for the products listed above. Notwithstanding the foregoing, Client shall remain responsible for any and all amounts already due and/or payable for the products listed above up to the Billing Start Date of this Order. In the event of a conflict between the Agreement and this Order Form, the Order Form shall control. VertexOne pricing is presented in USD.

Timely Renewal Policy

If Client uses the Software beyond the Subscription End Date, VertexOne may apply a twenty-five percent (25%) increase to the Fees and may, in its sole discretion, add new charges (including charges to account for increases or decreases in transaction volume). If Client has agreed to a renewal (in an Order Form or Statement of Work) before the Subscription End Date or the first day of the hold-over period, the relevant Order Form or Statement of Work associated with such renewal shall prevail. Client understands that pricing is contingent on timely renewal and failure to timely renew requires VertexOne to allocate resources in a manner that incurs additional cost. If a renewal is agreed after the hold-over period, no refund or credit against future fees will be given.



1321 Upland Dr. Suite 8389
Houston, TX 77043
United States

Change Management Policy

Where either Party sees the need for a change, Client may request or VertexOne may recommend such Change in accordance with the Change Management Process outlined in Exhibit A. Either Party may also seek additional information or suggest reasonable modifications to a proposed change. Additional work falling under the Change Management Policy will be billed at the VertexOne Blended Rate, excluding travel expenses. The VertexOne Blended Rate is subject to Annual Escalation increases per the Agreement terms.

Transactional Fees

Transactional Fees include, Composition Fee, Document Archival, SMS Pass Through and Print Pass Through. The Annual Pricing detailed in this Quote are based on average usage, actual pricing will be based on Client usage on a monthly basis. Transactional Fees are calculated by the volume of Services consumed. Unless explicitly stated otherwise, Transactional Fees are not cancelable, and Fees paid are not refundable.

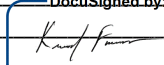
Signatures

VertexOne

Name: Keith Foester

Title: CFO

Date: 9/11/2025

Signature: 
2929B544BC9C41D...

Client

Name: Clint Hooppaw

Title: Mayor

Date:

Signature:

ATTEST:
Name: Christina M. Scipioni
Title: City Clerk
Date: _____
Signature: _____

CHANGE MANAGEMENT POLICY EXHIBIT A

The definitions set out in this policy shall apply to all Statements of Work, Attachments, and Order Forms unless context requires otherwise.

"Change" and "Changes" means a change/changes to a Statements of Work, Attachment, or Order Form

1. PURPOSE

1.1 Where either Party sees the need for a Change, Client may at any time request, and VertexOne may at any time recommend, such Change in accordance with the Change Management Process as set out in this Change Management Policy. Either Party may request further information or reasonable changes to a change proposed by the other Party.

2. CHANGE MANAGEMENT PROCESS

2.1 Client Change Requests

2.1.1 Client shall submit a request for a Change in writing using VertexOne's ticketing system.

2.2 Where a request for a Change is received from Client, if VertexOne approves of the Change submitted by the Client, VertexOne shall submit a category estimate to Client as soon as reasonably possible taking into account the nature and scope of the request, but in no event longer than ten (10) business days. Client will review the category estimate to ensure Client's requirements are stated correctly and then the Parties will execute a Change Request to approve the estimate prior to VertexOne's delivery plan for the Change Request. VertexOne will inform Client as soon as possible if additional information is required or if an estimate will take longer than 15 days to submit.

2.3 **VertexOne Recommendations to Change** A recommendation for a Change by VertexOne shall be submitted to Client in writing for Client's review and consideration. Change documentation from VertexOne to the Client shall contain the cost, information about the change, any known impacts, risks, constraints, a date, and a change request number.

2.4 General

2.4.1 Any request not approved or rejected directly by the Party receiving the request for Change Amendment within twenty (20) business days after receipt, shall automatically be deemed rejected.

2.4.2 Any request approved by VertexOne will be reviewed to determine the delivery plan for the approved Change Request. VertexOne has sole discretion to determine when the delivery plan of the Change Request will be delivered.

3. COSTS

The costs incurred to prepare and to review a proposed Change shall be borne by the Party preparing and/or reviewing it. Such costs will not be paid by or reimbursed by the other Party.



ITEM:
MEETING DATE:
SECTION:

4.U.
September 25, 2025
Consent Agenda

Description:

Approve agreement with Loffler Companies, Inc., for replacement multi-function copier rental and maintenance

Staff Contact:

Nathan Bang, IT Manager

Department / Division:

Administration

Action Requested:

Approve agreement with Loffler Companies, Inc., for replacement multi-function copier rental and maintenance

Summary:

The City utilizes a number of large networked copier/ printer units to provide the large scale printing and copying needs of the City. These units are required at a number of the City's facilities. Due to the high volume of output and the frequent need for mechanical maintenance on these units, the City has found that a rental agreement with regular maintenance by the provider is the preferred method of providing these assets. The attached agreement is for a replacement copier within the Municipal Center.

Background:

The City currently utilizes numerous multi-function copiers throughout various facilities to meet the large volume, copier and print needs across multiple departments and locations. Based on required specifications to meet these needs, cost-effective pricing is available through the current State of Minnesota contract for the lease or rental of equipment, plus all-inclusive maintenance on the multi-function devices.

Based on the monthly rental costs, plus the anticipated cost-per-print maintenance costs, Canon multi-function devices from Loffler Companies provide the best value solution over the length of term for the numerous machines utilizing State of Minnesota contract #189667. This agreement is for a replacement copier within the Municipal Center currently under an existing agreement Q35593. Approval of the new agreement will align the rental term of this copier with our main copier contract.

This agreement uses the State of Minnesota SWIFT Contract 189667. Due to the extensive length of the contract, a copy is available for review within the IT Division.

Budget Impact:

Monthly rental of one multi-function copier at \$60.97 per month, totaling \$2804.62 for forty-six months, co-termed with existing agreement. All-inclusive cost-per-page maintenance will be billed at \$.0073/page B&W, \$.049/page color.

Attachments:

1. Proposal
2. Contract Acknowledgement Form
3. Contract Order Agreement
4. Maintenance Agreement

Recommendation Configuration:**46 Months**

Canon DX C259if

\$51.93

Cassette Feeding Unit AJ1

\$9.04

Total**\$60.97**

All BW copies billed quarterly
@ \$0.0073 per copy

All Color copies billed quarterly
@ \$0.049 per copy





Contract Acknowledgement in lieu of Purchase Order

I, Tom Lawell, as an authorized agent of City of Apple Valley am making
(Purchasing Agent Name) *(Agency Name)*
the attached ***purchase / lease / rental*** as specified in agreement 36531 under the
(circle procurement type) *(Purchase Agreement Number)*
terms and conditions of State/Association Contract Number 189667.
(State/Association Contract Number)

Signature

Title

Date



1101 E 78th Street, Bloomington, MN 55420
952-925-6800 • Fax 952-925-6801

ORDER AGREEMENT - RENTAL

Minnesota State Contract #189667

B I L L T O	Company Apple Valley, City of	Customer Number HQC495	S H I P T O	Company Apple Valley, City of	Customer Number HQC495
	Address			Address	
	7100 147th St W			7100 147th St W	
	Address 2			Address 2	
	Suite/Floor/Dept			Suite/Floor/Dept	
	City Apple Valley, City of	State MN		Zip 55124	City Apple Valley
Loffler Contact Nathan Bang			Phone 952-953-2514		
E-Mail Address nathan.bang@applevalleymn.gov					

Meter Contact Nathan Bang	Phone ☐ Preferred Meter Method 952-953-2514	Fax ☐ Preferred Meter Method	E-Mail Address ☐ Preferred Meter Method nathan.bang@applevalleymn.gov
Training YES	Training Contact Nathan Bang	Phone 952-953-2514	E-Mail Address nathan.bang@applevalleymn.gov
Networking YES	Networking Contact Nathan Bang	Phone 952-953-2514	E-Mail Address nathan.bang@applevalleymn.gov
Delivery/Pickup Date & Date	Carrier	If "Other", Please Describe	Stairs SELECT ONE
Trade In ID#s	Model/Serial Number	Trade-In Ownership	

Comments: State Contract 189667
Vendor Swift Code 0000195734-011
Bill to: Canon USA C/O Canon Financial Services,
14904 Collections Center Drive, Chicago IL 60693

ORDER QTY	PRODUCT NUMBER	DESCRIPTION	UNIT PRICE	TOTAL
		Lower Level Work Room		
1	5847C003AA	imageRUNNER ADVANCE DX C259iF	\$ 51.93	\$ 51.93
1	9579B003AA	Cassette Feeding Unit-AJ1	\$ 9.04	\$ 9.04
		Delivery, Install, Training		
		46 month co-term rental		
Client Signature: x			TOTAL	\$60.97



3745 Louisiana Ave S, MN, 55426
952-925-6800 • Fax 952-925-6801

MAINTENANCE AGREEMENT

B I L L T O	Company	Customer #	S H I P T O	Company	Customer #
	Apple Valley, City of	HQC495		Apple Valley, City of	
	7100 147th St W			Address	
	Address 2			7100 147th St W	
	Suite/Floor/Dept			Address 2	
	City	State		Zip	City
Apple Valley	MN	55124	Apple Valley	MN	55124
Contact	Phone		Contact	Phone	
Nathan Bang	952-953-2514				

☒ Multi-Functional Copier/Printer	☐ Managed Print Services	☐ Mail Machine
CONTRACT TERM: ☐ 1 Year ☐ 2 Year ☐ 3 Year ☐ 4 Year ☒ 5 Year Other: Add to existing Contract		
EFFECTIVE DATE: ☐ New ☐ Renewal		

MAKE/MODEL	DESCRIPTION	SERIAL NUMBER	ID	BEGIN METER
Canon	C259if			

Please list additional equipment on attached schedule A

Base Frequency		Overage Frequency	Quarterly	Base Charge	\$ \$0.00
B/W Covered Impressions	0	B/W Overage Charge	\$0.007300	Meter Collection Method DCA	
Color Covered Impressions	0	Color Overage Charge	\$0.049000		
Xerox Versant	Mono_____	Color_____	Large Clr_____	Banner_____	<u>All Four Rates Required</u>

☐ Addtl. Charge \$ _____ For _____
Supplies Included: ☒ Yes ☐ No Black Toner ☒ Color Toner ☒
Staples Included: ☐ Yes ☐ No

Meter Contact	Phone (required)	E-mail Address (required)	Fax
Nathan Bang	952-953-2514	nathan.bang@applevalleymn.gov	
☐ Enable Canon Cloud Backup Service Qty _____ \$4.95 per device monthly for Canon generation three or newer devices			

Special Instructions:
MN State Contract: NC18912-01 Locked rates
Please carefully review the Terms and Conditions on our website, https://www.loffler.com/loffler-terms-and-conditions Version 08022023

Supported equipment - The following list of additional equipment will be added to the Loffler maintenance agreement. If additional space is needed, please use the Loffler Schedule A. By signing this agreement, the customer acknowledges they have viewed the Loffler maintenance terms and conditions located on the Loffler website, which may be downloaded from our website if a hard copy is required.

[illegible]

Customer Signature X Print Customer Name

Loffler Companies Representative _____ Loffler Company Acceptance Date _____

Loffler Companies Officer Approval		
Signature	Title	Date



ITEM:
MEETING DATE:
SECTION:

4.V.
September 25, 2025
Consent Agenda

Description:

Approve agreement with Davey Resource Group for City Project #2025-152, 2025 BMP Vegetation Maintenance

Staff Contact:

Samantha Berger, Natural Resources Coordinator

Department / Division:

Public Works/Natural Resources

Action Requested:

Approve agreement with Davey Resource Group, Inc. for Project #2025-152, 2025 BMP Vegetation Maintenance

Summary:

On August 29, 2025, three quotes were received for completing vegetation maintenance of Best Management Practices (BMPs) throughout the City in 2025-2026. The work will include weed pulling, spraying and mowing at 15 different sites.

Davey Resource Group, Inc. submitted the lowest quote of \$28,500.00. The agreement includes hourly rates for completing maintenance for additional projects that may come up through December 31, 2026. A standard City agreement will be utilized for this project.

Background:

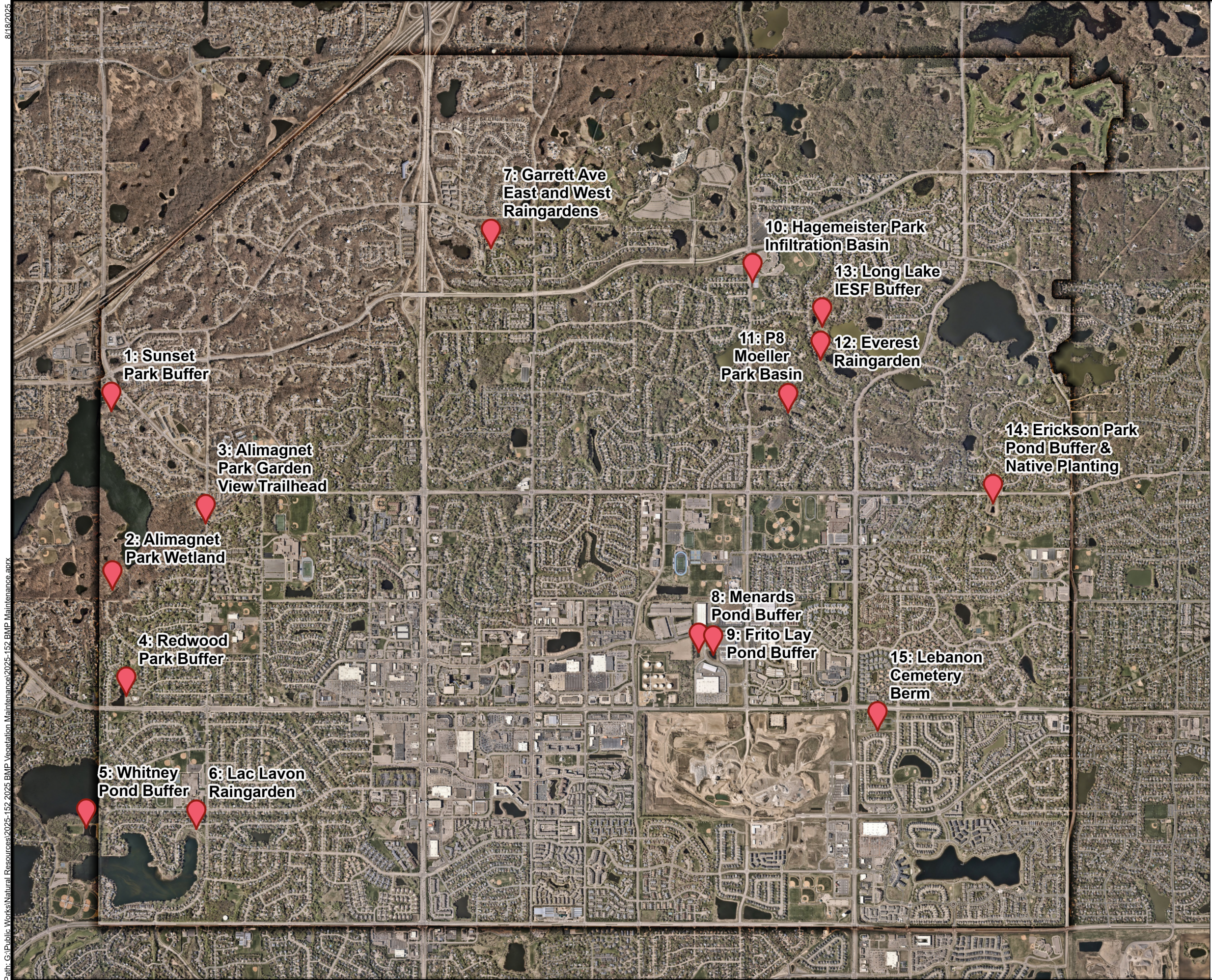
N/A

Budget Impact:

Funding for this project is included in the City stormwater operating budget.

Attachments:

1. Project Map
2. Quote Tabulation



2025 BMP Vegetation Maintenance

Project 2025-152

 Maintenance Site



0 0.25 0.5 1
Miles

BID TABULATION
PROJECT 2025-152
2025 BMP VEGETATION MAINTENANCE

			Davey Resource Group		Minnesota Native Landscapes, Inc.		Native Shore Technologies, Inc.	
	ITEM	# OF VISITS	COST PER VISIT	TOTAL	COST PER VISIT	TOTAL	COST PER VISIT	TOTAL
1	Sunset Park Pond Buffer - Spot Spraying/Weed Whipping/Woody Debris Removal	3	\$500.00	\$1,500.00	\$379.92	\$1,139.76	\$532.00	\$1,596.00
2	Alimagnet Park Wetland - Manage for Purple Loosestrife	3	\$800.00	\$2,400.00	\$379.92	\$1,139.76	\$1,974.00	\$5,922.00
3	Alimagnet Park Garden View Drive Trailhead - Manage for Japanese Knotweed	3	\$475.00	\$1,425.00	\$379.92	\$1,139.76	\$374.00	\$1,122.00
4	Redwood Park West and East Side Buffer - Spot Spraying/Weed Whipping	3	\$450.00	\$1,350.00	\$606.02	\$1,818.06	\$960.00	\$2,880.00
5	Whitney Pond Buffer - Spot Spraying/Weed Whipping and Cut and Treat Woody Debris	3	\$700.00	\$2,100.00	\$606.02	\$1,818.06	\$1,197.00	\$3,591.00
6	Lac Lavon Raingarden Spot Spraying/Handpulling	3	\$450.00	\$1,350.00	\$606.02	\$1,818.06	\$548.00	\$1,644.00
7	Garrett Avenue East and West Raingarden - Spot Spraying/Weed Whipping/Woody Debris Removal	3	\$450.00	\$1,350.00	\$606.02	\$1,818.06	\$675.00	\$2,025.00
8	Menards Pond Buffer - Establishment of Mows/Spot Spraying	3	\$1,300.00	\$3,900.00	\$1,212.04	\$3,636.12	\$4,666.00	\$13,998.00
9	Frito Lay Pond Buffer - Management for Invasive/Weedy Species	3	\$850.00	\$2,550.00	\$606.02	\$1,818.06	\$1,958.00	\$5,874.00
10	Hagemeister Park Infiltration Basin - Spot Spraying/Weed Whipping/Woody Debris Removal	3	\$450.00	\$1,350.00	\$379.92	\$1,139.76	\$687.00	\$2,061.00
11	P8 Iron Enhancement Sand Filter - Spot Spraying/Weed Whipping	3	\$450.00	\$1,350.00	\$1,204.89	\$3,614.67	\$1,498.00	\$4,494.00
12	Everest Raingarden - Clean Raingarden and Spot Spray/Weed Whip Invasives, Cut/Treat Woody Debris	3	\$325.00	\$975.00	\$379.92	\$1,139.76	\$241.00	\$723.00
13	Long Lake Iron Enhanced Sand Filter Buffer - Spot Spraying/Weed Whipping/Woody Debris Removal	3	\$600.00	\$1,800.00	\$1,950.43	\$5,851.29	\$991.00	\$2,973.00
14	Erickson Park Natural Area and Buffer - Spot Spraying/Weed Whipping	3	\$850.00	\$2,550.00	\$606.02	\$1,818.06	\$1,894.00	\$5,682.00
15	Lebanon Cemetery Berm - Spot Spraying/Weed Whipping/Cut & Treat Volunteer Trees	3	\$850.00	\$2,550.00	\$606.02	\$1,818.06	\$1,783.00	\$5,349.00
TOTAL BID				\$28,500.00	\$31,527.30		\$59,934.00	
Costs Per Hour								
Mowing			\$200.00		\$230.00		\$500.00	
Spot Weed Whipping			\$115.00		\$160.00		\$250.00	
Brush Cutting			\$115.00		\$170.00		\$250.00	
Spot Spraying			\$125.00		\$170.00		\$250.00	



ITEM:
MEETING DATE:
SECTION:

4.W.
September 25, 2025
Consent Agenda

Description:

Approve playground equipment/installation purchase orders for Project 2026-116, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

1. Purchase order with St. Croix Recreation Fun Playgrounds, Inc., for Apple Valley East Park and Delaney Park
2. Purchase order with Minnesota Playground, Inc., d/b/a MWP Recreation, for Belmont Park

Staff Contact:

Eric Carlson, Parks and Recreation Director

Department / Division:

Parks and Recreation

Action Requested:

Approve playground equipment/installation purchase orders for Project 2026-116, Neighborhood Parks Improvements (2023 Parks Bond Referendum)

1. Purchase order with St. Croix Recreation Fun Playgrounds, Inc., for Apple Valley East Park and Delaney Park
2. Purchase order with Minnesota Playground, Inc., d/b/a MWP Recreation, for Belmont Park

Summary:

A cornerstone of the 2023 Parks Bond Referendum is to make improvements to Apple Valley's neighborhood parks. In 2026, improvements (including playground replacements) will be made to the following 15 parks: Apple Valley East, Belmont, Cedar Knolls, Delaney, Duchess, Faith, Findlay, Fred J. Lagen, Greening, Hagemeister, Longridge, Moeller, Pennock, Tintah, and Wallace.

The City hired HKGi to solicit quotes for playground equipment from a variety of vendors for Apple Valley East, Belmont, and Delaney Parks, which were originally scheduled for construction in 2025 but were moved to 2026. The HGKi team also created surveys for residents to select their preferred playground equipment and choose their desired color scheme. The purchase orders and corresponding renderings presented in this agenda item directly reflect the choices made by residents for their neighborhood playgrounds. In order to purchase playground equipment at the price initially quoted by vendors in spring 2025, it is recommended the following purchase orders be approved at this time:

1. Apple Valley East Park in the amount of \$89,609.00
2. Delaney Park in the amount of \$161,155.00

3. Belmont Park in the amount of \$82,499.95

The City is purchasing this equipment and installation services from St. Croix Recreation (Apple Valley East Park and Delaney Park) and MWP Recreation (Belmont Park) through the State Purchasing Contract. Demolition, site preparation, and additional improvements at these parks will be done by a separate contractor through a separate agreement, the plans for which will be going out to bid in early 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. Purchase Order - Apple Valley East Park
2. Purchase Order - Delaney Park
3. Purchase Order - Belmont Park

St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082-7597 USA
6514301247
hannah@stcroixrec.com



Estimate

ESTIMATE # 7523

DATE 09/02/2025

EXPIRATION DATE 09/30/2025

ADDRESS

City of Apple Valley
APPLE VALLEY EAST
PLAYGROUND

SHIP TO

City of Apple Valley
ATTN: JORDAN HEDLUND
HKGI
APPLE VALLEY, MN
55124

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA

TRUCKLOAD

SALES REP

MIKE BASICH

ACTIVITY	QTY	RATE	AMOUNT
Services CUSTOM BURKE PLAYGROUND INCLUDING ALL ITEMIZED EVENTS, ACTIVITIES AND COMPONENTS DEPICTED IN IMAGES AND DOCUMENTS ATTACHE AND IDENTIFIED AS PR#100-198085-1R1 COLORS TO BE LIME GREEN, ORANGE, NEON	1	103,714.00	103,714.00
EWf - Blown-in Wood Fiber quote includes freight and material blown-in by hose/blower truck of quoted CY to the site listed on the estimate by a 300' hose.	150	38.00	5,700.00
APPLIED DISCOUNT ADDITIONAL MFG. DISCOUNT APPLIED	1	-34,805.00	-34,805.00
Optional Installation Installation will be billed by the Certified installer, Michael Basich, Inc.	1	15,000.00	15,000.00T

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT
QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES.
SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR
SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED.
FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO
INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

SUBTOTAL 89,609.00
TAX (8.125%) 0.00
TOTAL \$89,609.00

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT
INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE
SUPPLY CHAINS & NATIONAL SHORTAGES.

**FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX
RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT
BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S
RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S),
DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END
USER

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s),
quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing
off of the MN State Contract are bound only by the terms and conditions listed in said contract**

Accepted By

Accepted Date

City of Apple Valley

By _____
Clint Hooppaw, Its: Mayor Date

By _____
Christina M. Scipioni, Its: Clerk Date

SERIES Nucleus | Intensity | Burke Basics

GROUP:

NU-3666|Freestanding

DESIGNED FOR AGES:

5 to 12

Apple Valley East

Apple Valley, MN 55124-6838

Burke
PLAY THAT MOVES YOU

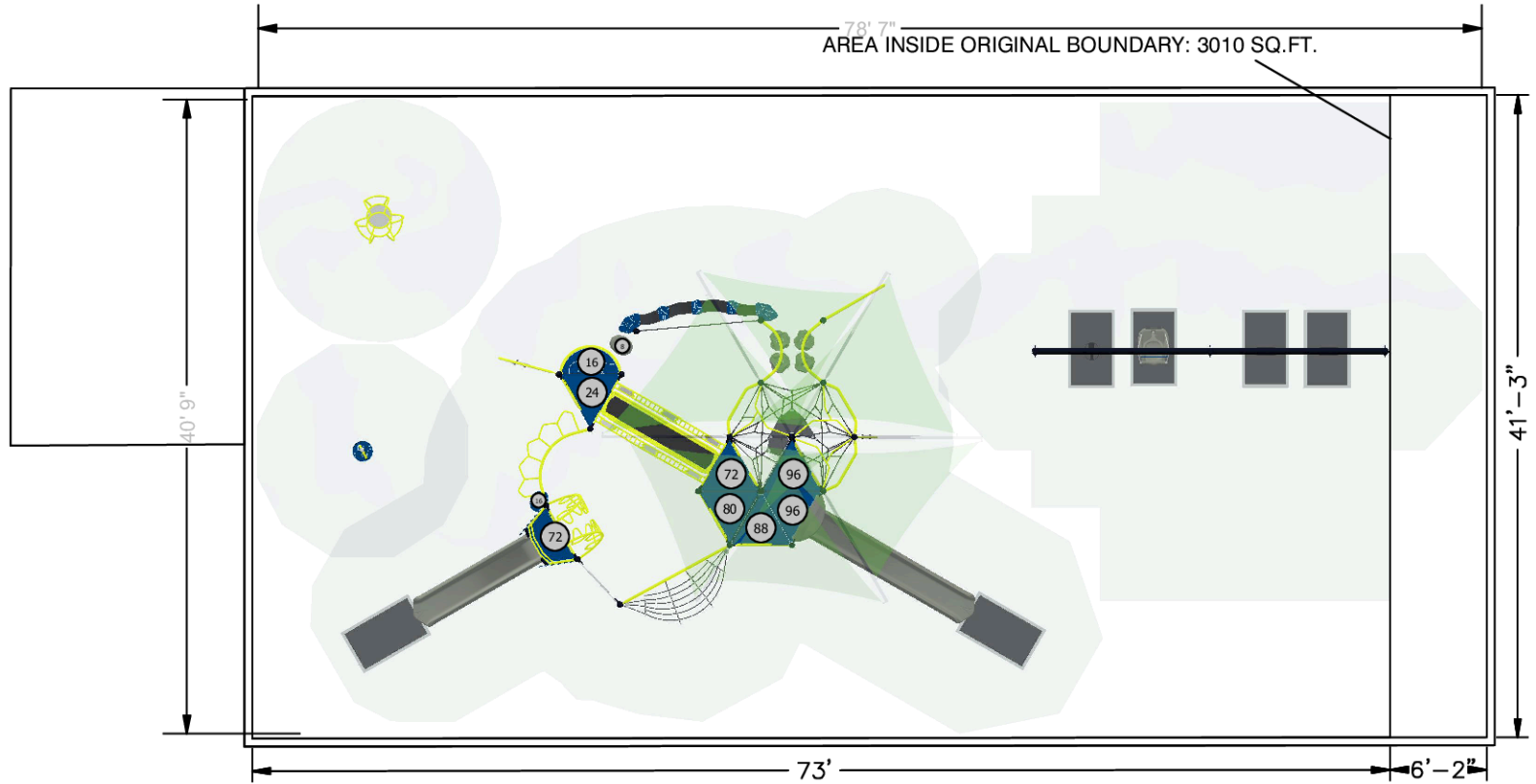
SITE PLAN VIEW

03/06/2025

St. Croix Recreation Fun Playgrounds

100-196085-1

Designer: Brittany Murphy



AREA INSIDE EXPANDED BOUNDARY: 3270 SQ.FT.

NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.

OVERALL BOUNDING OF USE ZONES

Area: 3194.6 sq.ft.
Perimeter: 238.4 ft.

STRUCTURE SIZE: 9"x78' 7"
POST SIZE(S):

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
20	10 / 5	8 / 0	0 / 0	14 / 3	7 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

PROPOSAL #: 100-198085-1

APPLE VALLEY EAST PARK PLAYGROUND RENOVATION

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

CHANGE NAVY BLUE
TO ORANG/YELLOW

COLOR KEY

- NAVY
- LIME
- GRAY
- GRANITE
- BLUE/WHITE



ST. CROIX
RECREATION

3D Designer: Gina

St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082-7597 USA
6514301247
hannah@stcroixrec.com



Estimate

ESTIMATE # 7521

DATE 09/02/2025

EXPIRATION DATE 09/30/2025

ADDRESS

City of Apple Valley

SHIP TO

City of Apple Valley:
DELANEY PARK
Attn: JORDAN HEDLUND
HKGI
Apple Valley, MN 55124

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA

TRUCKLOAD

SALES REP

MIKE BASICH

ACTIVITY	QTY	RATE	AMOUNT
Services CUSTOM BURKE PLAYGROUND INCLUDING ALL ITEMIZED EVENTS, ACTIVITIES AND COMPONENTS DEPICTED IN IMAGES AND DOCUMENTS ATTACHED AND IDENTIFIED AS PR#100-198093-1 COLORS SHALL BE PER THE ATTACHED 3D RENDER.	1	127,889.00	127,889.00
EWf - Blown-in Wood Fiber quote includes freight and material blown-in by hose/blower truck of quoted CY to the site listed on the estimate by a 300' hose.	260	48.00	12,480.00
APPLIED DISCOUN DISCOUNT	1	-10,902.00	-10,902.00
Freight Freight quotes currently only valid for 15 days. Quote based on information currently listed on estimate. Modifications to delivery address, contact or offloading capability must be made prior to order. If made after order is placed, surcharges may apply. THIS ESTIMATE IS FOR THE DELANEY PARK PLAYGROUND RENOVATION PROJECT	1	2,800.00	2,800.00
Optional Installation Installation will be billed by the Certified installer, Michael Basich, Inc.	1	22,000.00	22,000.00
SAFEFALL SAFEFALL PIP RUBBER RESILIENT SURFACING FOR REQUIRED CRITICAL FALL HEIGHTS PER PROJECT SPECIFICATION: 50% COLOR/50% BLACK	246	28.00	6,888.00

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES.
SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED.
FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

SUBTOTAL	161,155.00
TAX (8.125%)	0.00
TOTAL	\$161,155.00

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE
SUPPLY CHAINS & NATIONAL SHORTAGES.

****FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX
RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT
BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER’S
RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S),
DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END
USER**

Accepted By

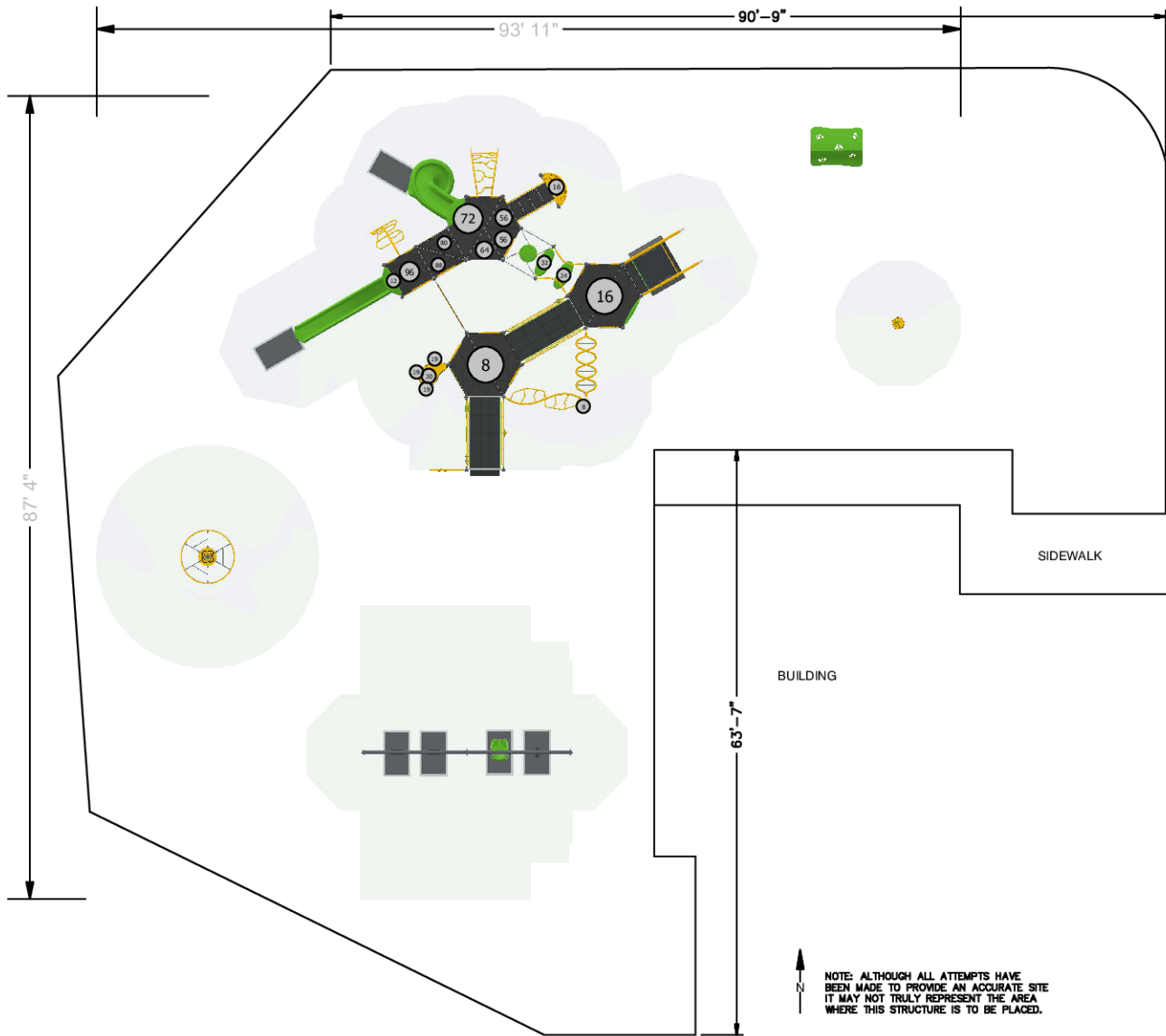
Accepted Date

City of Apple Valley

By _____
Clint Hooppaw, Its: Mayor Date

By _____
Christina M. Scipioni, Its: Clerk Date

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. ****Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract****



SERIES Nucleus | Intensity | Burke Basics

GROUP: Structure|Freestanding
DESIGNED FOR AGES: 5 to 12

Delaney Park

Apple Valley, MN 55124-6918

Burke
PLAY THAT MOVES YOU

SITE PLAN VIEW

03/05/2025

St. Croix Recreation Fun Playgrounds

100-196093-1

Designer: Malorie Pierce

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 8192.2 sq.ft.
Perimeter: 362.3 ft.

STRUCTURE SIZE: 4"x93' 11"
POST SIZE(S):

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
36	24 / 12	9 / 6	9 / 6	15 / 8	8 / 4

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

DELANEY PARK PLAYGROUND RENOVATION





MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

09/05/2025
Quote #
105905-01-10

CONSULTANT: DAN LANES

MAT - Belmont Park - Apple Valley, MN - D12632L

City of Apple Valley
Attn: Eric Carlson
7100 West 147th Street West
Apple Valley, MN 55124
United States
Phone: 952-953-2310
Fax: 952-953-2306
eric.carlson@applevalleymn.gov

Ship to Zip 55124

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - PrimeTime Play Unit #PT22019 "Brewster" Forester - [Basic:(BR)Brown] Forester - [Deck:Pvc:(BR)Brown] Forester - [RotoPlastic:(5)Green] Forester - [Tube:(5)Green] Forester - [Accent:(EB)Beige] [Accent2:(EB)Beige] Forester - [Roof:(5)Green] Forester - [Roof2:(5)Green] [HDPE:(EB)Beige] [Cabling:(1)Black] [RotoPlastic2:(5)Green] [Arch:(EB)Beige]	\$77,889.60	\$77,889.60
		(2) 12022 -- 3 1/2" Uprt Ass'Y Alum 7'		
		(4) 12024 -- 3 1/2" Uprt Ass'Y Alum 9'		
		(4) 12077 -- 3 1/2" Uprt Ass'Y Alum 15'		
		(3) 18200 -- 36" Sq Punched Deck P/T 1.3125		
		(1) 18679 -- Bongos		
		(1) 18766 -- Fun Seat 36"		
		(4) 18832 -- Umbra Roof Extensio 2'		
		(4) 18833 -- Umbra Roof Extensio 3'		
		(1) 19007 -- Transfer System W/Barrier (3' Rise)		
		(1) 19099 -- Schooner (7'-6" & 8')		
		(1) 19200 -- Telescope Enclosure		
		(1) 19269 -- Double Ridge Climber		
		(1) 19285 -- Transfer Platform W/ Guardrail 3'		
		(1) 19322 -- Swerve Slide		
		(2) 19757 -- Umbra Square Roof		
		(8) 19762 -- Umbra Roof Plug		
		(1) 19806 -- Splitter 8'		
		(1) 19885 -- Hi Line Climb Link 2 Deck 2' Rise		
		(1) 19889 -- Trillium Climber 3'-0" & 3'-6"		
		(1) 19900 -- Conversion Deck		





CONSULTANT: DAN LANES

MAT - Belmont Park - Apple Valley, MN - D12632L

Quantity	Part #	Description	Unit Price	Amount
		(1) 19903 -- Inclined Climber (3')		
		(4) 26094 -- Triangular Shroud		
		(1) 26142 -- Single With Step		
		(1) 26161 -- 5'-0" Connectscape Climber		
		(1) 27078 -- Trapezoid Overhead Ladder 60 Deg PT		
		(1) 27080 -- Stretched Trapezoid Overhead - 60 Deg		
		(1) 27083 -- Geocentrix 2 Connection		
		(1) 90272 -- 14' Upright, Alum		
		(1) 90286 -- 8' Sky Hi Spiral Tube Slide, 30" Dia		
		(4) G12077 -- 3 1/2" Uppt Ass"Y Galv 15'		
		(1) G90272 -- 14' Upright, Galv		
1	RDU	GameTime - 8' ADA PrimeTime Swing Set - [RotoPlastic:(5)Green] - [Basic:(BR)Brown]	\$5,237.00	\$5,237.00
		(1) 8555 -- 3 1/2" Zero-G Chair (2-5)-Galv Chain		
		(1) 8696 -- Encl Seat 3 1/2"(8696)		
		(2) 8910 -- Belt Seat 3 1/2"Od(8910)		
		(1) 12583 -- Ada Primetime Swing Frame, 3 1/2" Od		
		(1) 12584 -- Ada Primetime Swing Aab, 3 1/2" Od		
1	6376	GameTime - Duo Spinner Custom - [Basic: (BR) Brown] [Roto Plastic: (5) Green]	\$2,751.00	\$2,751.00
6	161292	GameTime - Wear Mat 36" x 36"	\$336.00	\$2,016.00
1	6279I	GameTime - Duck Spring Rider	\$1,459.00	\$1,459.00
1	EWFL-L	EWFLGE - Engineered Wood Fiber- 185 CY 12" depth Includes blow-in Includes geo-fabric Includes install of wear mats	\$10,950.00	\$10,950.00
1	178749	GameTime - Owner's Kit	\$92.08	\$92.08
			Sub Total	\$100,394.68
			Discount	(\$41,595.36)
			Material Surcharge	\$2,650.57
			Freight	\$5,353.71
			Total	\$66,803.60





CONSULTANT: DAN LANES

MAT - Belmont Park - Apple Valley, MN - D12632L

Comments

All sitework is priced in conjunction with one another. Any adjustments to overall scope of work may result in additional mobilizations; additional costs may apply.

Owner is responsible for adequate access to play container

Owner is responsible for providing a flat and level area with less than 1% grade change

This quotation is subject to current MWP Recreation (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and MWP, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by MWP will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, MWP Recreation (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: MWP, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of MWP, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

Indemnification; Owner/Owner's Representative will indemnify and hold GameTime (GT) harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. GT will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of GT's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: GT, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of GT, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

This quotation is subject to policies in the current GameTime Park and Playground catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime, c/o MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and GameTime, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by GameTime will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Pricing: f.o.b. factory, firm for 15 days from date of quotation. If placing an order after expiration of quote, please contact our office for updated pricing. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.





MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPrecreation.com

09/05/2025
Quote #
105905-01-10

CONSULTANT: DAN LANES

MAT - Belmont Park - Apple Valley, MN - D12632L

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Unless already on file, please include a tax exempt certificate upon order entry whether a tax supported government agency or other.

GameTime Standard Product Shipment: order shall ship within ten to twelve weeks after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, if required, and receipt of deposit, if required. Receipt of anything other than what is stated herein will not constitute an order and therefore no materials will be placed into production nor installation, if required, will be scheduled.

EWf Shipment: order shall deliver within 14 - 21 days after our receipt and acceptance of your purchase order as well as schedule and weather allowing. Bulk material will ship via semi-truck/trailer with a live floor system in trailer which allows driver to deposit EWF directly onto a specific area provided proper access is available. If driver is asked to deposit EWF in certain area, driver has final say whether the site conditions allow proper access for the semi-truck/trailer. If MWP is installing EWF, bulk material will need to be deposited no farther than 30 yards from play area where surfacing is to be spread. If distance from deposited EWF to play area is greater than 30 yards, additional time/cost will be charged based on lack of site access. Additionally, this 30 yard route to install EWF must be free from any/all obstacles such as, but not limited to, landscaping, curbing, fencing, etc. Site restoration is not included and will be the responsibility of the owner/owner's representative. Road restrictions may be in effect and cause delays depending on time of year.

Freight charges: Prepaid & added

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

Order Information:

Bill To: _____ Ship To: _____
Company: _____ Project Name: _____
Attn: _____ Attn: _____
Address: _____ Address: _____
City, State, Zip: _____ City, State, Zip: _____
Contact: _____ Contact: _____
Tel: _____ Tel: _____
Fax: _____ Fax: _____
Email: _____ Email: _____

Acceptance of quotation:

Accepted By (printed): City of Apple Valley P.O. No: _____

Signature: See below. Date: _____

Title: _____ Phone: _____

Facsimile: _____ Purchase Amount: \$66,803.60

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date





MWP Recreation
4800 Olson Memorial Hwy, Suite 130 Golden Valley, Minnesota 55422
Ph. 800-622-5425 | 763-546-778 | dan@MWPRecreation.com

09/05/2025
Quote #
105905-01-11

CONSULTANT: DAN LANES

INS - Belmont Park - Apple Valley, MN - D12632L

City of Apple Valley
Attn: Eric Carlson
7100 West 147th Street West
Apple Valley, MN 55124
United States
Phone: 952-953-2310
Fax: 952-953-2306
eric.carlson@applevalleymn.gov

Ship to Zip 55124

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	Install - Installation of Play Equipment- Includes layout and digging for footings Includes disposal of packing material	\$15,696.35	\$15,696.35
			Sub Total	\$15,696.35
			Total	\$15,696.35

Comments

All sitework is priced in conjunction with one another. Any adjustments to overall scope of work may result in additional mobilizations; additional costs may apply.

Owner is responsible for adequate access to play container
Owner is responsible for demo, and border
Owner is responsible for providing a flat and level area with less than 1% grade change
Owner is responsible for taking delivery and storage for a 2026 installation.
Owner is responsible for having the equipment delivered to the site prior to installation.

This quotation is subject to current MWP Recreation (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and MWP, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by MWP will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, MWP Recreation (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: MWP, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of MWP, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.





CONSULTANT: DAN LANES

INS - Belmont Park - Apple Valley, MN - D12632L

Indemnification; Owner/Owner's Representative will indemnify and hold GameTime (GT) harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. GT will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of GT's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: GT, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of GT, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

This quotation is subject to prices in the current GameTime Park and Playground catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime, c/o MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and GameTime, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by GameTime will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Pricing: f.o.b. factory, firm for 15 days from date of quotation. If placing an order after expiration of quote, please contact our office for updated pricing. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Installation: shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs.





CONSULTANT: DAN LANES

INS - Belmont Park - Apple Valley, MN - D12632L

Project Scope:

Please note, installation is based on site being ready prior to our arrival to install play equipment as well as site conditions that have been conveyed to our organization by the owner/owner's representative and/or ideal conditions existing for a timely completion of your project as quoted. Unless addressed prior to the installation quote being issued or specifically mentioned herein, any issues that arise that impede the progress/completion of your project as quoted will result in additional charges.

Weather can change project scheduling in many ways. Take rain for an example. Day, or days, before rain... If weather forecasts show a high percentage chance for rain that will effect the site conditions, a postponement may be in order. Digging holes, laying certain surfacing materials, etc., are greatly affected by weather conditions and work may not begin/continue due to weather forecasts. There's the rain days themselves, which if heavy enough rainfall occurs, makes a site unworkable. Day, or days, after rain... Drying time will be needed after rain and the number of days needed will vary depending on amount of moisture received. One actual rain day may equal multiple delay days depending on work scheduled to be done.

+ INCLUSIONS +

- + One mobilization
- + Public utility locates only
- + Demolition and removal of existing play equipment
- + Removal of existing safety surfacing
- + Excavation of new earth as needed
- + Concrete border for new play container
- + Concrete access pad
- + Restoration of area surrounding new play container(excludes watering)
- + Installation of equipment as outlined on quote #105905-01-03
- + Marking and digging of footings holes to accept direct embedment supports as needed
- + Unpacking of play equipment
- + Assembly of play equipment
- + Concrete for footings as needed
- + Pouring of concrete for footings
- + Construction tape/temporary bracing (as needed)
- + Standard insurance offerings
- + Standard warranty offerings
- + Standard industry accepted labor wages

- EXCLUSIONS -

- Clear access path up to and into play area for installation equipment (minimum of 8-foot wide, includes but not limited to gates, walkways, driveways, etc.)
- Staging area for materials and installation equipment, trailers, etc.
- Unobstructed space for maneuvering installation equipment as well as performing work
- Security fencing of any type
- On site security personnel
- If fencing is in place (by others), ability to unlock fencing is to be provided to our office a minimum of one week prior to our start
- Private utility locates such as, but not limited to, irrigation, fiber optics, private lighting, etc.
- Accepting, unloading and storage of order(s)/shipment(s) prior to installation. Please note, orders can be packaged/shipped in large crates, pallets, etc., requiring heavy-duty equipment to unload.
- Sitework of any kind such as, but not limited to, grading (play area to have max slope of 1%), site restoration, drainage, etc.
- Removal of existing play equipment, border, safety surfacing, etc.
- Backfill and compaction of backfill after removal of existing items (for footing holes as an example) that leave voids in area (marking and digging of new footing holes based on workable site)
- Digging in compacted sub-surfaces, rock, hard pan, tree roots, unstable soil conditions, etc.
- Restoration of compacted sub-surfaces for playground surfacings such as, but not limited to, poured-in-place rubber, rubber tiles, artificial turf, etc.
- Digging/maneuvering in sand, pea gravel, mud, etc.
- Offsite removal of spoils from footing holes (can be stockpiled near play area for owner/owner's representative removal or spread within play area)





CONSULTANT: DAN LANES

INS - Belmont Park - Apple Valley, MN - D12632L

- Removal of temporary braces, caution/construction tape, etc. (Can be removed and disposed of after concrete has cured.)
- Bonding of any type
- Permits of any kind
- Prevailing, Davis Bacon, Union, or similar, wages
- Restroom facilities. Please provide access to restrooms whether within a building or portable style. Should use of site facilities not be available, additional charges will be required to bring on site temporary/portable restrooms. These temporary facilities will be removed once your project has been completed.
- Short term maintenance, check manufacturer's owner's manual recommendations for maintenance and always follow these written instructions. To help set up short (and ongoing) term maintenance, use the first twelve months to regularly check equipment (such as, but not limited to, tightening hardware, checking moving features, etc.). Twelve months allows use in all seasons and will provide a better understanding of what will be necessary for your ongoing maintenance. This short term schedule will be based on the amount of use the play equipment is getting as well as the type of play event that is being played on. Activities with movement have a more dynamic play which can lead to more maintenance due to the nature of the motion but also because these types of play events tend to be more popular. Static features may require less attention during the short term and ongoing maintenance as inspections will determine frequency of maintenance needed for these events. There may be a need for scheduled lower and higher frequency inspections.
- Ongoing maintenance, check manufacturer's owner's manual recommendations for maintenance and always follow these written instructions. After short term maintenance period is done and data is collected for that time period, an ongoing schedule should be implemented. The ongoing maintenance can change with age and greater use. There may be a need for scheduled lower and higher frequency inspections.

Should weekend work be necessary or non-standard hours be worked, please provide a site contact and the best telephone number to reach this person in case an urgent matter arises requiring immediate attention.

(Name) _____

(Cell) _____

(Other Telephone Number) _____

Wet Site Conditions: installation areas located near wetlands, where a high water table exists or in any environment that produces excessive moisture will require additional planning prior to installation of your project. Unless excessively wet conditions have been conveyed prior to installation quote and accounted for in some manner, your installation will not proceed. Ideal dry conditions need to be present to begin, and complete, your project as quoted.

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

Acceptance of quotation:

Accepted By (printed): City of Apple Valley P.O. No: _____

Signature: See below. Date: _____

Title: _____ Phone: _____

Facsimile: _____ Purchase Amount: \$15,696.35

City of Apple Valley

By: _____
Clint Hooppaw, Its: Mayor Date

By: _____
Christina M. Scipioni, Its: Clerk Date



ADA REQUIREMENTS FOR STRUCTURE AGES 5-12 YEARS OLD

TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	IN PLAN	10	REQ'D.	5
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	IN PLAN	10	REQ'D.	0
TOTAL ACCESSIBLE EVENTS VIA RAMP	IN PLAN	0	REQ'D.	3
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	IN PLAN	12	REQ'D.	3
DIFFERENT TYPES OF GROUND LEVEL EVENTS	IN PLAN	7	REQ'D.	3

THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE

ENGINEERED WOOD FIBER
SAFETY SURFACING
3725 SF
BY OTHERS

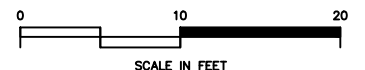
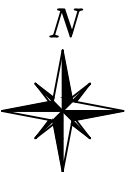
WEAR MATS

4" CONCRETE SLAB
375 SF

CONCRETE ACCESS
RAMP 5' X 5'
BY OTHERS

CONCRETE BORDER
6" X 12" X 275 LF
BY OTHERS

ASPHALT PATH
BY OTHERS



Sold & Distributed By:



P.O. Box 27328, Golden Valley, MN 55427
763-546-7787 1-800-622-5425
Fax 763-546-5050
E-Mail info@mwprecreation.com

THIS PLAN REQUIRES A FINISHED GRADE RESOLUTION

Belmont Park

Apple Valley, MN

9-5-25

DWG. D12632L1

THIS PRINT IS THE PROPERTY OF MINNESOTA WISCONSIN PLAYGROUND INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN PERMISSION.

SCALE: 1" = 12'-0"



A PLAYCORE Company



BELMONT PARK

Apple Valley, MN D12632L1





ITEM:
MEETING DATE:
SECTION:

4.X.
September 25, 2025
Consent Agenda

Description:

Approve Change Order No. 5 to agreement with Jerry's Transmission Service, Inc., d/b/a North Central Emergency Vehicles, for 2025 Fire Engine, Triple Combination Pumper

Staff Contact:

Matt Nelson, Fire Chief

Department / Division:

Fire

Action Requested:

Approve Change Order No. 5 to agreement with Jerry's Transmission Service, Inc., d/b/a North Central Emergency Vehicles, for 2025 Fire Engine, Triple Combination Pumper, in the amount of \$120.86.

Summary:

Attached is a proposed change order to the project agreement. The change order covers a few changes to the specification for the new fire engine which are summarized below. Change Order 5 is in the amount of \$120.86. The contract sum prior to approval of the change order is \$1,060,763.00. With the approval of the change order, the contract sum would be \$1,060,883.86.

Background:

Several members of the truck committee went out to Brandon, SD in early September to complete a mid-construction inspection of the truck. During this inspection, clarification on a few items was given, and a couple of minor changes were requested. The requested changes revolve around how some exterior and interior lights are controlled. This involves changing some of the switches which were in the previous specification to a different kind of switch. These requested changes come to a total of \$120.86.

The Fire Department recommends the City approve the proposed changes to the 2025 Fire Engine, Triple Combination Pumper agreement.

Budget Impact:

Change Order No. 2: Total Amount \$120.86

Attachments:

1. Change Order

CHANGE ORDER

PROJECT NAME: 2025 Fire Engine, Tripple Combination Pumper

NAME OF CONTRACTOR: Jerry's Transmission Service, Inc., d/b/a North Central
Emergency Vehicles

DATE: September 16, 2025

CHANGE ORDER NUMBER: 5

Description of Change:

The following proposed changes are incorporated into the Agreement referenced above. The contractor agrees to perform and the owner agrees to pay for the following changes to the Agreement.

Item #	Description of Proposed Change	Amount
1	See attachment for complete list of changes	\$120.86

REQUESTED AMOUNT OF CHANGE:	\$120.86
ORIGINAL CONTRACT AMOUNT:	\$1,058,370.00
NET CHANGE BY PREVIOUS CHANGE ORDERS:	\$2,393.00
CONTRACT SUM PRIOR TO THIS CHANGE ORDER:	\$1,060,763.00
CONTRACT SUM WILL BE CHANGED BY CHANGE ORDER:	\$120.86
NEW CONTRACT SUM INCLUDING THIS CHANGE ORDER:	\$1,060,883.86

Date 9/16/2025

By 
Dan Rushmeier, Fire Salesman

Date _____

By _____
Clint Hooppaw, Mayor

Date _____

And _____
Christina M. Scipioni, City Clerk

Contract Change Order # 5

Change Resulting From Mid Inspection

Spartan Motors USA Inc Truck 224008-01			Date: 9/9/2025	
Customer/Department: Apple Valley Fire Dept. MN			Dealer: North Central Emergency	
This Change Order is a legal document that changes the content of the contractual agreement and does not become effective until is signed by all parties to which it applies.				
Item #	C/D/A	Quote Writer #	Description	Contract Change Amount - To Pay or (To Receive)
1	Clarification	88-53-2000	REAR RETRO-REFLECTIVE CHEVRON STRIPING	\$0.00
			A minimum of 100 percent of the rear-facing vertical surface excluding the roll up rear door, and diamond plate storage compartment doors.	
2	Clarification	09-09-0210	INTAKE PRESSURE RELIEF VALVE	\$0.00
			A Task Force Tips model #A1850 pressure relief valve shall be provided. The valve shall have an easy to read adjustment range from 90 to 300 PSI with easy to read 90, 125, 150, 200, 250, 300 psi settings and an "OFF" position. Pressure adjustment can be made utilizing a ¼" hex key, 9/16" socket or 14mm socket	
3	Clarification	16-24-0050	WARM WATER WASHDOWN SYSTEM	\$0.00
			A discharge from the pump shall be provided with a garden hose outlet/thread suitable for simple wash-down operations.	
			The system shall be comprised of a cold-water side and a hot-water side with independent valve controls for each system.	
			The cold-water system shall be activated using an illuminated rocker switch controlling a 1.00 inch (25.40 mm) ball valve at the tank and a 12 volt pump. The system shall be capable of a minimum of 5 GPM and 70 PSI. The plumbing to the pump shall contain a strainer connected to its own separate drain to prevent freezing	
4	Clarification	52-39-0115	There shall be two (2) {Qty} Pull-Out Tool Board - Aluminum w/DA Finish- in the R1 compartment	\$0.00
5	Clarification	53-30-2220	FULL LENGTH HANDRAILS	\$0.00
			Four (4) 45 inch handrails shall be installed, Two (2) on each rear beavertail.	

Contract Change Order # 5

Change Resulting From Mid Inspection

Spartan Motors USA Inc Truck 224008-01			Date: 9/9/2025	
Customer/Department: Apple Valley Fire Dept. MN			Dealer: North Central Emergency	
This Change Order is a legal document that changes the content of the contractual agreement and does not become effective until is signed by all parties to which it applies.				
Item #	C/D/A	Quote Writer #	Description	Contract Change Amount - To Pay or (To Receive)
6	Clarification	04-25-0125	EMS STORAGE COMPARTMENT There shall be one (1) EMS compartment, fabricated out of .125 inch (3.18 mm) smooth aluminum installed rear outer most location of Crew area in passenger side rear of the chassis cab. To Match Truck #214142	\$0.00
7	Clarification	04-25-0120	EMS STORAGE COMPARTMENT There shall be one (1) EMS compartment, fabricated out of .125 inch (3.18 mm) smooth aluminum installed in rear outer most location of Crew area in Drivers side rear of the chassis cab. To Match Truck #214142	\$0.00
8	Add		Driver Side Mechanical foot switch	\$50.00
9	Clarification		Make sure the Fuel shut off Valve is labeled	\$0.00
10	Add		Change the rocker switches for the left and right scene to latching switches in the cab.	\$38.00
11	Add		Body Scene lights will be activated on the vista and pump panel	\$11.25
12	Add		Change the front scene switch in the cab to latching	\$11.25
13	Add		Side scene lights in the chassis will come on with rocker switch and resp. door	\$10.38
14	Add		Rear Blue Dome Light button to the vista on the driver secondary scene below the retarder button	\$0.00

Contract Change Order # 5

Change Resulting From Mid Inspection

Spartan Motors USA Inc Truck 224008-01			Date: 9/9/2025	
Customer/Department: Apple Valley Fire Dept. MN			Dealer: North Central Emergency	
This Change Order is a legal document that changes the content of the contractual agreement and does not become effective until is signed by all parties to which it applies.				
Item #	C/D/A	Quote Writer #	Description	Contract Change Amount - To Pay or (To Receive)
The Contract Price will change by this amount				\$120.86

Due to the changes outlined in this change order, and the current level of completed work, this change will add 0 days to the contracted delivery days of your apparatus .

If a signed copy of this change order is not returned to Spartan by **9/16/2025** , one (1) day will be added to your contracted delivery date for every one (1) day late in returning the document, in addition to the above quoted extension.

Spartan will reserve the right to decline any requested change(s) if the document is not returned signed by the requested date and/or the unit may also be pulled out of production if in process. Please sign and return ASAP. Any delays can and will cause a loss of production days.

Dealer Representative	Customer Representative	Spartan Sales Administrator
Date	Date	Date



ITEM:
MEETING DATE:
SECTION:

4.Y.
September 25, 2025
Consent Agenda

Description:

Approve Change Order No. 16 for Project 2021-172, Police Garage

Staff Contact:

Charles Grawe, Assistant City Administrator

Department / Division:

Administration

Action Requested:

Approve Change Order No. 16 for Project 2021-172, Police Garage

Summary:

Project 2021-172, Police Garage, is using construction management services. As a result, the bid specification created 37 separate bid/quote categories and 37 separate contracts. In addition, the City has a construction management contract with RJM.

Attached is a proposal for Change Order No. 16 to the project contracts. The change order covers one issue summarized below. This issue results in changes to 14 of the contracts. The resulting changes to each contract are line itemized on the attached summary sheet.

The total budget impact for the entire change is a deduction of \$(116,684.78). The changes to the individual contract sums prior to the approval of the change and after the approval of the change order are detailed on the attached summary sheet.

The project is under budget. Due to timing and scheduling, staff may grant prior approval of some of these items to keep the project moving on schedule. If prior staff approval is given, an explanation will be noted with the issue description.

Background:

Item 1: Deduct for remaining project allowances. Each construction management firm has its own methods and strategies to efficiently deliver a building project on time and within the set budget. In this case, RJM made extensive use of allowances across the contracts. With the project closing-out, the unused allowances are deducted from the final invoices to the City via change order.

Budget Impact:

The total budget impact for the entire change is a deduction of \$(116,684.78). See the attached summary for the list of cost changes by issue and by contract.

Attachments:

1. PD Council Change Order 16 Summary

Project 2021-172, Police Garage (Police Operations Building)

Change Order Budget Impact Summary Sheet

Change Order Number: 16
Council Meeting Date: 25-Sep-25

Costs by Construction Issue

Item(s)	Change	Amount	Summary	Prior Staff Approval?
1	Deduction	\$ (116,684.78)	Deduct for remaining project allowances	no
Total Cost Changes		\$ (116,684.78)		

Costs by Contract

		Contract Change Information			CO#
Costs by Contract	Contractor	Previous Amount	Change	New Amount	
3B Precast Concrete Shop Drawings and Engineering	Wells Concrete Products Co.	\$ 1,002,030.00	\$ (5,643.90)	\$ 996,386.10	4
5A Structural Steel & Misc. Metals Supply	Construction Systems, Inc.	\$ 430,837.00	\$ (10,625.00)	\$ 420,212.00	3
7B Architectural Metal Panels	Architectural Panel Systems Inc.	\$ 873,133.00	\$ (13,378.00)	\$ 859,755.00	3
8B Doors, Frames, & Hardware Materials	Bredemus Hardware Co Inc.	\$ 120,651.00	\$ (1,540.00)	\$ 119,111.00	5
8D Sectional Overhead Doors	Crawford Door Sales of Twin Cities	\$ 134,239.00	\$ (5,000.00)	\$ 129,239.00	2
9F Tiling	Lee's Ceramics Inc.	\$ 99,365.00	\$ (3,779.20)	\$ 95,585.80	4
10B Signage	Spectrum Sign Systems	\$ 13,455.00	\$ (2,170.00)	\$ 11,285.00	2
10F Lockers	Midwest Lockers, LLC	\$ 226,829.70	\$ (4,650.00)	\$ 222,179.70	3
22B Plumbing Systems	RJ Mechanical, Inc.	\$ 576,304.46	\$ (23,848.52)	\$ 552,455.94	4
23B HVAC Systems	RJ Mechanical, Inc.	\$ 844,112.00	\$ (37,117.00)	\$ 806,995.00	3
23C Integrated Automation	Architect Mechanical Inc.	\$ 279,705.99	\$ (1,196.23)	\$ 278,509.76	2
32F Fences & Gates	Action Fence, Inc.	\$ 307,340.00	\$ (2,562.00)	\$ 304,778.00	4
32L Landscaping	Hoffman & McNamara Nursery and Lanc	\$ 130,753.00	\$ (1,224.93)	\$ 129,528.07	2
32M Landscape Irrigation	Hoffman & McNamara Nursery and Lanc	\$ 84,344.95	\$ (3,950.00)	\$ 80,394.95	3
Const. Man. Fee	RJM Construction	\$ 253,431.41	\$ -	\$ 253,431.41	16
Const. Man. Reimburseables	RJM Construction	\$ 4,323.48	\$ -	\$ 4,323.48	16
Total Cost Changes			\$ (116,684.78)		



ITEM:
MEETING DATE:
SECTION:

4.Z.
September 25, 2025
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)

Staff Contact:

Eric Carlson, Parks and Recreation Director
Nick Thompson

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)

Summary:

The City hired McNamara Contracting, Inc., to build the eight new pickleball courts at Johnny Cake Ridge Park West. The initial specifications called for two different paint colors on the court surface: blue for the courts themselves and green for the asphalt surrounding the courts. After further consideration, staff would like to add a light blue paint color to the no-volley zone of the courts (commonly referred to as the "kitchen") so that the coloring of the new courts matches the coloring of the existing eight courts on the site. This change order accounts for the added paint color. Staff recommend approving this change.

CO 1: Additional paint color for no-volley zone on courts (add \$1,418.90)

Total Change: Addition of \$1,418.90

Revised Contract Total: \$476,420.83

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 1

McNamara Contracting, Inc.

(McNamara 25020)

City of Apple Valley

CHANGE ORDER #1

Project No. **Pickleball Court Expansion at JCRPW**
Description: Color Change at No-Volley Zone
Date: TBD

date sent 5/27/2025

Subcontractor:

	<u>Qty</u>	<u>Price</u>		
UM Athletic Construction Quote (5/22/25)	1.00	1,289.91	<u>1,289.91</u>	
			1,289.91	
Plus 10% Markup			<u>128.99</u>	
				1,418.90
Total Extra Work				<u><u>1,418.90</u></u>

City of Apple Valley

By: _____
Clint Hooppaw, Mayor Date

By: _____
Christina M. Scipioni, City Clerk Date



ITEM:
MEETING DATE:
SECTION:

4.AA.
September 25, 2025
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with Kunkel Electric, Inc., for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)

Staff Contact:

Eric Carlson, Parks and Recreation Director
Nick Thompson

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Order No. 1 to agreement with Kunkel Electric, Inc., for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)

Summary:

The City hired Kunkel Electric, Inc., to install the lighting for the eight new pickleball courts at Johnny Cake Ridge Park West. During the installation process, Kunkel encountered the following unplanned circumstances that resulted in this change order:

1. A building permit for the electrical poles was needed (beyond the expected electrical permit).
2. Kunkel needed to replace a broken sidewalk panel.
3. An improperly marked hockey lighting conduit was damaged during construction and needed repair.

Staff recommend approving this change order.

CO 1: Building permit, sidewalk panel replacement, and hockey lighting conduit repair (add \$2,330.00)

Total Change: Addition of \$2,330.00

Revised Contract Total: \$90,230.00

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of \$73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Change Order 1

Kunkel Electric, Inc.

58799 142nd Street
Mapleton, Mn 56065

Invoice

Phone #: (507) 524-3170
Fax #: (507) 524-3093

Customer No.: AP45
Invoice No.: 14974

Bill To:

City of Apple Valley
Apple Valley, MN 55124

Ship To:

Change Order #1

Date	P.O.Number		Terms	
09/08/2025			Net 10	
Quantity	Item Number	Description	Unit Price	Amount

Johnny Cake Ridge West Pickleball Court Lighting

Obtain Building Permit: 1500.00

Replaced broken sidewalk panel: 150.00

Repaired hockey rink lighting conduit that wasn't marked: 680.00

Invoice subtotal 2330.00

Invoice total 2330.00

Please Pay From This Invoice

AS PER MN DEPT OF REVENUE FACT SHEET 128
WE PAY THE SALES TAX ON MATERIALS AT THE TIME OF PURCHASE

Payment in full to be made upon completion, unless otherwise noted. A finance charge of 1.5% (18% per annum) will be charged to accounts past 30 days. In the event the buyer defaults under the terms of the agreement, buyer agrees to pay all costs of collection associated with collecting the amount owed, including attorney fees.

City of Apple Valley

By: _____
Clint Hooppaw, Mayor Date

By: _____
Christina M. Scipioni, City Clerk Date

Thank You



ITEM:
MEETING DATE:
SECTION:

4.BB.
September 25, 2025
Consent Agenda

Description:

Approve Change Order No. 35 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-187, Family Aquatic Center Improvements (2023 Parks Bond Referendum)

Staff Contact:

Eric Carlson, Parks and Recreation Director

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Order No. 35 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-187, Family Aquatic Center Improvements (2023 Parks Bond Referendum)

Summary:

The City is using the construction manager at risk (CMAR) project delivery method to complete *Project 2024-187, Family Aquatic Center Improvements (formerly Project 2024-115), and Terra Construction is our CMAR. At the Sept. 12, 2024, meeting, the City Council authorized Parks & Recreation Director Eric Carlson to approve change orders under \$20,000.

CO 35: Credit for warranty issues on boiler that were initially paid by the City (deduct \$2,829.89)

Total Change: Deduction of \$2,829.89

Revised Contract Total: \$6,296,516.65

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 Document

CHANGE ORDER NO. OCO-011

TITLE: COR#35 - Warranty Credit - Nordic

Date: Sep 11, 2025

PROJECT:

PROJECT NO: 24-834

Apple Valley Family Aquatic Center
14421 Jonny Cakes Ridge Road Apple Valley, MN
55124

TO CONTRACTOR:

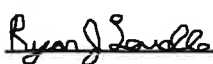
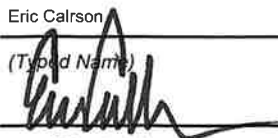
Terra Construction
21025 Commerce Blvd., Suite 1000
Rogers MN 55374

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR035	Warranty Owner Expenses - Nordic	-2,829.89
--------	----------------------------------	-----------

The original Contract Sum was	\$6,703,930.00
The net change by previously authorized Change Orders	-404,583.46
The Contract Sum prior to this Change Order was	\$6,299,346.54
The Contract Sum will be increased by this Change Order in the amount of	-2,829.89
The New Contract Sum Including This Change Order	\$6,296,516.65
The Contract Time Will Not Be Changed	
The date of Substantial Completion as of the date of this Change Order	

Johnson Laffen Galloway Architects Ltd.	Terra Construction	City of Apple Valley
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
323 DeMers Ave Grand Forks ND 58201	21025 Commerce Blvd., Suite 1000 Rogers MN 55374	7100 147th Street West Apple Valley MN 55124
ADDRESS	ADDRESS	ADDRESS
Ryan Lovelle	Jason Whiting or Anya Beck	Eric Carlson
(Typed Name)	(Typed Name)	(Typed Name)
		
BY (Signature)	BY (Signature)	BY (Signature)
09/13/2025	9/11/2025	9/15/25
DATE	DATE	DATE



ITEM:
MEETING DATE:
SECTION:

4.CC.
September 25, 2025
Consent Agenda

Description:

Approve Change Orders No. 3 and 4 to agreement with Kraus-Anderson Construction Company for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)

Staff Contact:

Brian Christianson

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Orders No. 3 and 4 to agreement with Kraus-Anderson Construction Company for Project 2024-189, Redwood Park Reconstruction (2023 Parks Bond Referendum)

Summary:

The City is using the construction manager at risk (CMAR) project delivery method to complete *Project 2024-189, Redwood Park Reconstruction (formerly Project 2024-117), and Kraus-Anderson is our CMAR. At the March 27 meeting, the City Council authorized Parks & Recreation Director Eric Carlson to approve change orders under \$20,000.

CO 3: Add a dedicated roof vent for sump pump (add \$670.76)

CO 4: Remove footings and foundation for proposed monument sign (deduct \$8,763.89)

Total Change: Deduction of \$8,093.13

Revised Contract Total: \$10,724,267.57

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 3
2. Change Order 4



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Owner Change Order

Project: 2510045-	Redwood Park Improvements	Contract Number:	2510045- Redwood Park Improvements
	311 County Road 42	Change Order #:	003
	Apple Valley, MN 55124		
To (Contractor):	Kraus-Anderson Construction Company	Change Order Date:	08/18/25
	501 South Eighth Street		
	Minneapolis, MN 55404		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR	Description	Amount
7.00	Confluence PR #05	Add: \$670.76
Total For Change Order: 003		Add: \$670.76

The original Guaranteed Maximum Price was	\$10,755,665.00
The net change by previously authorized Change Orders was	(\$23,304.30)
The Guaranteed Maximum Price prior to this Change Order was	\$10,732,360.70
The Guaranteed Maximum Price will be increased by this Change Order	\$670.76
The new Guaranteed Maximum Price will be	\$10,733,031.46

The Contract time will be increased by 0 days.

The Date of Substantial Completion as of the date of this Change Order therefore is 9/30/2026

Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

Authorized By Owner:

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

By: Eric Carlson
Date: 8/19/2025 1:18 PM CDT

Accepted By Contractor:

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

By: Patrick Mulcahey
Date: 8/19/2025 1:33 PM CDT



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Owner Change Order

Project: 2510045-	Redwood Park Improvements	Contract Number:	2510045- Redwood Park Improvements
	311 County Road 42 Apple Valley, MN 55124	Change Order #:	004
To (Contractor):	Kraus-Anderson Construction Company 501 South Eighth Street Minneapolis, MN 55404	Change Order Date:	08/21/25

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR	Description	Amount
25.00	RFI #021 - Monument Sign Foundation Requirements	Deduct: (\$8,763.89)
Total For Change Order:		004 Deduct: (\$8,763.89)

The original Guaranteed Maximum Price was	\$10,755,665.00
The net change by previously authorized Change Orders was	(\$22,633.54)
The Guaranteed Maximum Price prior to this Change Order was	\$10,733,031.46
The Guaranteed Maximum Price will be decreased by this Change Order	(\$8,763.89)
The new Guaranteed Maximum Price will be	\$10,724,267.57

The Contract time will be increased by 0 days.

The Date of Substantial Completion as of the date of this Change Order therefore is 9/30/2026

Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

Authorized By Owner:

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

Signed by: Eric Carlson
By: _____
Date: 8/28/2025 | 3:29 PM CDT

Accepted By Contractor:

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Signed by: Patrick Mulcahey
By: _____
Date: 8/28/2025 | 4:29 PM CDT



ITEM:
MEETING DATE:
SECTION:

4.DD.
September 25, 2025
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with Kraus-Anderson Construction Company for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum)

Staff Contact:

Brian Christianson

Department / Division:

Parks and Recreation

Action Requested:

Approve Change Order No. 1 to agreement with Kraus-Anderson Construction Company for Project 2024-190, Kelley Park Renovation (2023 Parks Bond Referendum)

Summary:

The City is using the construction manager at risk (CMAR) project delivery method to complete *Project 2024-190, Kelley Park Renovation (formerly Project 2024-118), and Kraus-Anderson is our CMAR. At the May 8 meeting, the City Council authorized Parks & Recreation Director Eric Carlson to approve change orders under \$35,000 for earthwork changes and change orders under \$20,000 for all other scope changes.

CO 1: Make soil subgrade corrections beneath splash pad, parking lot, and restroom building (add \$28,371.67)

Total Change: Addition of \$28,371.67

Revised Contract Total: \$7,902,292.67

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 1



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Owner Change Order

Project: 2510088-	Kelley Park Improvements	Contract Number:	2510088- Kelley Park Improvements
	6855 Fortino Street Apple Valley, MN 55124	Change Order #:	001
To (Contractor):	Kraus-Anderson Construction Company 501 South Eighth Street Minneapolis, MN 55404	Change Order Date:	09/16/25

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR	Description	Amount
13.00	Soil Subgrade Corrections	Add: \$28,371.67
Total For Change Order: 001		Add: \$28,371.67

The original Guaranteed Maximum Price was	\$7,873,921.00
The net change by previously authorized Change Orders was	\$0.00
The Guaranteed Maximum Price prior to this Change Order was	\$7,873,921.00
The Guaranteed Maximum Price will be increased by this Change Order	\$28,371.67
The new Guaranteed Maximum Price will be	\$7,902,292.67

The Contract time will be increased by 0 days.

The Date of Substantial Completion as of the date of this Change Order therefore is 8/30/2026

Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

Authorized By Owner:

City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

By: Eric Carlson
Date: 9/16/2025 | 2:47 PM CDT

Accepted By Contractor:

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

By: Patrick Mulcahey
Date: 9/16/2025 | 5:42 PM CDT



ITEM:
MEETING DATE:
SECTION:

4.EE.
September 25, 2025
Consent Agenda

Description:

Approve acceptance and final payment on agreement with Hawkins, Inc., for Project 2025-146, 2025 Outdoor Pool Water Management

Staff Contact:

Eric Carlson, Parks and Recreation Director

Department / Division:

Parks and Recreation

Action Requested:

Approve acceptance and final payment on agreement with Hawkins, Inc., for Project 2025-146, 2025 Outdoor Pool Water Management

Summary:

Hawkins, Inc., has completed work at Splash Valley Water Park as outlined in the agreement for Project 2025-146, 2025 Outdoor Pool Water Management. All final paperwork has been submitted to the City. Staff have found the work satisfactory and recommend authorization of final payment to Hawkins, Inc., in the amount of \$24,833.33 to complete this agreement.

Background:

Written quotations were solicited for the purpose of providing water treatment at Splash Valley Water Park for the 2025 summer swim season. Hawkins, Inc., was awarded the contract agreement in the amount of \$74,500.00. The payments were broken into three installments, one for each month of service (June, July, and August).

Budget Impact:

Funds have been allocated within the 2025 budget for this service.

Attachments:

1. Final Pay Documents

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

DATE: 8/22/2025 FOR PERIOD: August 2025

PROJECT: 2025-146, 2025 Outdoor Pool Water Management From 8/1/25 To 8/31/25

CONTRACTOR: Hawkins, Inc. REQUEST FOR PAYMENT NO. Final

ADDRESS: 2381 Rosegate

Roseville, MN 55113

SUMMARY:

1.	Original Contract Amount	\$74,500.00
2.	Change Order - ADDITION	\$ _____
3.	Change Order - DEDUCTION	\$ _____
4.	Revised Contract Amount	\$N/A
5.	Total Completed and Stored to Date	\$74,500.00
6.	Less Retainage _____%	\$ _____
7.	Total Earned Less Retainage	\$ _____
8.	Less Amount Paid Previously	\$49,666.33
9.	AMOUNT DUE THIS CURRENT REQUEST	\$24,833.33

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Hawkins, Inc.

By: Jon Larson

Recommended for Payment

By: Eric Carlson

ATTACH ITEMIZED INVOICE

Title: Parks & Recreation Director

Date: Sept. 15, 2025

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$24,833.33
Invoice Number	7180090
Invoice Date	8/22/25
Sales Order Number/Type	4890910 SO
Branch Plant	56
Shipment Number	5896481

Sold To: 107428
ACCOUNTS PAYABLE
CITY OF APPLE VALLEY
7100 147th St W
Accounts Payable
Apple Valley MN 55124-7519

Ship To: 121458
CITY OF APPLE VALLEY
14421 Johnny Cake Ridge Rd
Aquatic Center
Apple Valley MN 55124

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
10/6/25	Net 45	PPD Origin	HWTG	August 2025 Billing		046

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
3.000	P123	HWTG Project Billing	N	1.0000	EA	\$24833.330	EA	0. LB	\$24,833.33
				1.0000	EA			0. GW	

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total

\$24,833.33

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name:

Hawkins, Inc.

Account #:

180120759469

ABA/Routing #:

091000022

Swift Code#:

USBKUS44IMT

Type of Account:

Corporate Checking

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 1621107



ITEM:
MEETING DATE:
SECTION:

4.FF.
September 25, 2025
Consent Agenda

Description: Approve claims and bills	
Staff Contact: Ron Hedberg, 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 September 3, 2025, and September 10, 2025, in the amounts of \$2,396,867.76, and \$2,768,067.46, respectively.

Attachments:

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

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35567	9/5/2025		150442 ADVANCED ENGINEERING & ENVIRO							
		1,332.96	SCADA SYSTEM REPAIRS		497122	104616	5380.6249		OTHER CONTRACTUAL SERVICES	SEWER LIFT STN REPAIR & MNTC
		1,332.97	SCADA SYSTEM REPAIRS		497122	104616	5325.6249		OTHER CONTRACTUAL SERVICES	WATER TREATMENT FCLTY MNTC/RPR
		1,332.97	SCADA SYSTEM REPAIRS		497122	104616	5506.6249		OTHER CONTRACTUAL SERVICES	STORM LIFT STN MNTC/RPR
		<u>3,998.90</u>								
35568	9/5/2025		144685 AM CRAFT SPIRITS INC							
		80.00	NTAX#1	00051504	497189	21195	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		<u>80.00</u>								
35569	9/5/2025		153995 AMAZON CAPITAL SERVICES							
		25.96	1" TO 3/4" PIPE FITTING (4)		497130	136WDV49PN6T	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		19.97	SAUNA CLEANER NEW BUILDING		497131	16Q1GJFN76JL	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		22.31	(404) SANDING DRUM KIT		497133	16VF9L3Q4MGM	5345.6211		SMALL TOOLS & EQUIPMENT	WATER EQUIP/VEHICLE/MISC MNTC
		81.98	GSOC MARKING STICK		497134	1CGMWRQ13P9	5335.6211		SMALL TOOLS & EQUIPMENT	WATER FINAL/SERVICE ON OFF/LOC
		207.96	NEW MOUSE/CUPHOLDERS NEW GYM		497132	1CM7KVGKNKWL	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		43.15	PAPER PRODUCTS ATHLETICS		497161	1DTW6KTK9PDP	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		263.95	CLEANING PRODUCTS SHOP TOOLS		497129	1FNQT34QKMX	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		118.22	CLEANING SUPPLIES BATHROOMS		497159	1MKMFF176CNV	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		15.95	ADDY RESPIRATOR		497160	1R6Q69KT469D	1770.6229		GENERAL SUPPLIES	PARK GENERAL MAINTENANCE
		565.00	PUMP PARTS SPLASHPAD		497162	1TGWT6YV76YN	1940.6215		EQUIPMENT-PARTS	SPLASH VALLEY WATER PARK
		<u>1,364.45</u>								
35570	9/5/2025		142511 AMERICAN RED CROSS							
		564.00	RED CROSS CERTIFICATIONS (12)		497163	22974057	1940.6280		DUES & SUBSCRIPTIONS	SPLASH VALLEY WATER PARK
		<u>564.00</u>								
35571	9/5/2025		100058 BELLBOY CORPORATION							
		117.00	LIQ#3	00004928	497211	110182700	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		22.40	NTAX#3	00004928	497212	110182700	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		39.20	TAX#1	00004928	497190	110183000	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		111.80	NTAX#1	00004928	497191	110183000	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		54.70	TAX#1	00004928	497200	110202400	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		52.10	NTAX#1	00004928	497201	110202400	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		113.40	TAX#2	00004928	497206	110202500	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		22.40	NTAX#2	00004928	497207	110202500	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		26.40	TAX#2	00004928	497210	110233500	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		86.50	TAX#3	00004928	497218	110233700	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		607.77	LIQ#3	00004928	497213	208669500	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		49.50	TAX#3	00004928	497214	208669500	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		18.00	FREIGHT#3	00004928	497215	208669500	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35571	9/5/2025		100058 BELLBOY CORPORATION						Continued...	
		559.47	LIQ#1	00004928	497192	208669800	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		12.00	FREIGHT#1	00004928	497193	208669800	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		573.92	LIQ#1	00004928	497196	208727900	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		10.00	FREIGHT#1	00004928	497197	208727900	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		306.25	LIQ#3	00004928	497216	208728100	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		4.00	FREIGHT#3	00004928	497217	208728100	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		257.00	LIQ#2	00004928	497204	208742400	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		4.00	FREIGHT#2	00004928	497205	208742400	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		251.45	LIQ#2	00004928	497208	208811700	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		4.00	FREIGHT#2	00004928	497209	208811700	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		181.00	LIQ#3	00004928	497219	208812000	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		4.00	FREIGHT#3	00004928	497220	208812000	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,804.00	THC#1	00004928	497194	300220800	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		46.00	FREIGHT#1	00004928	497195	300220800	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,624.80	THC#1	00004928	497198	300235800	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		44.00	FREIGHT#1	00004928	497199	300235800	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		210.00	THC#1	00004928	497202	300250200	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00004928	497203	300250200	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		7,223.06								
35572	9/5/2025		142897 BOLTON & MENK, INC.							
		179.00	HAYES SURVEYING THRU 8-1-25		497164	370875	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		537.00	KELLEY SURVEYING THRU 8-1-25		497164	370875	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		1,521.00	REDWOOD SURVEYING THRU 8-1-25		497164	370875	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		2,237.00								
35573	9/5/2025		121092 BOURGET IMPORTS							
		220.00	LIQ#1	00045600	497221	220241	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		240.00	WINE#1	00045600	497222	220241	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00045600	497223	220241	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		826.67	WINE#3	00045600	497224	220551	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		250.67	CMWINE#3	00045600	497225	220551	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.00	FREIGHT#3	00045600	497226	220551	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2.00	CMFREIGHT#3	00045600	497227	220551	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,048.00								
35574	9/5/2025		100152 BREAKTHRU BEVERAGE MIN WINE							
		2,092.00	LIQ#3	00001930	497262	122845133	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		17.25	FREIGHT#3	00001930	497263	122845133	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		30.11	TAX#3	00001930	497264	122845134	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35574	9/5/2025		100152 BREAKTHRU BEVERAGE MIN WINE						Continued...	
		1.15	FREIGHT#3	00001930	497265	122845134	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		188.00	WINE#3	00001930	497292	122845135	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3.45	FREIGHT#3	00001930	497293	122845135	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,872.20	LIQ#2	00001930	497250	122845241	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		14.95	FREIGHT#2	00001930	497251	122845241	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		78.15	LIQ#2	00001930	497252	122845242	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		4.60	FREIGHT#2	00001930	497253	122845242	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		416.00	WINE#2	00001930	497284	122845243	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		4.60	FREIGHT#2	00001930	497285	122845243	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,271.00	LIQ#1	00001930	497228	122845244	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		24.15	FREIGHT#1	00001930	497229	122845244	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		504.00	WINE#1	00001930	497274	122845245	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.90	FREIGHT#1	00001930	497275	122845245	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		112.00	WINE#1	00001930	497276	122845246	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.15	FREIGHT#1	00001930	497277	122845246	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		30.11	TAX#1	00001930	497230	122845247	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.15	FREIGHT#1	00001930	497231	122845247	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,117.40	LIQ#3	00001930	497266	122950479	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		24.15	FREIGHT#3	00001930	497267	122950479	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,532.00	WINE#3	00001930	497294	122950480	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		21.85	FREIGHT#3	00001930	497295	122950480	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		54.11	TAX#3	00001930	497268	122950481	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		2.30	FREIGHT#3	00001930	497269	122950481	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,300.60	LIQ#2	00001930	497254	122950485	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		6.90	FREIGHT#2	00001930	497255	122950485	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		960.02	WINE#2	00001930	497286	122950486	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		13.80	FREIGHT#2	00001930	497287	122950486	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,329.38	LIQ#1	00001930	497232	122950488	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		11.50	FREIGHT#1	00001930	497233	122950488	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		264.00	WINE#1	00001930	497278	122950489	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.30	FREIGHT#1	00001930	497279	122950489	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		3,293.78	LIQ#3	00001930	497270	123064561	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		41.40	FREIGHT#3	00001930	497271	123064561	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,168.00	WINE#3	00001930	497296	123064562	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		60.00-	CMWINE#3	00001930	497297	123064562	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.65	FREIGHT#3	00001930	497298	123064562	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1.15-	CMFREIGHT#3	00001930	497299	123064562	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,098.51	LIQ#2	00001930	497256	123064569	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		20.32	FREIGHT#2	00001930	497257	123064569	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35574	9/5/2025		100152 BREAKTHRU BEVERAGE MIN WINE						Continued...	
		96.00	WINE#2	00001930	497290	123064570	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.30	FREIGHT#2	00001930	497291	123064570	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		368.00	WINE#2	00001930	497288	123064572	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		4.60	FREIGHT#2	00001930	497289	123064572	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,766.01	LIQ#1	00001930	497234	123064573	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		18.59	FREIGHT#1	00001930	497235	123064573	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,047.00	WINE#1	00001930	497280	123064574	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		11.50	FREIGHT#1	00001930	497281	123064574	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		48.00	WINE#1	00001930	497282	123064575	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.15	FREIGHT#1	00001930	497283	123064575	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,620.00	LIQ#3	00001930	497272	123086386	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		18.40	FREIGHT#3	00001930	497273	123086386	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,080.00	LIQ#2	00001930	497260	123086388	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		12.65	FREIGHT#2	00001930	497261	123086388	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,080.00	LIQ#1	00001930	497236	123086389	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		12.65	FREIGHT#1	00001930	497237	123086389	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		39.96	TAX#2	00001930	497258	123604571	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1.15	FREIGHT#2	00001930	497259	123604571	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		26.64-	CMTAX#2	00001930	497238	413872395	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		.77-	CMFREIGHT#2	00001930	497239	413872395	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		26.64-	CMTAX#2	00001930	497240	413873396	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		.77-	CMFREIGHT#2	00001930	497241	413873396	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		10.04-	CMTAX#2	00001930	497244	413873398	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		.38-	CMFREIGHT#2	00001930	497245	413873398	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		10.50-	CMLIQ#2	00001930	497246	413873399	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		.10-	CMFREIGHT#2	00001930	497247	413873399	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		16.50-	CMLIQ#2	00001930	497248	413873400	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		.19-	CMFREIGHT#2	00001930	497249	413873400	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		76.66-	CMTAX#2	00001930	497242	41387397	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1.53-	CMFREIGHT#2	00001930	497243	41387397	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		28,943.98								
35575	9/5/2025		120313 FASTENAL COMPANY							
		345.20	METER INSTALL/ REPAIR SUPPLIES		497142	MNTC1297285	5310.6229		GENERAL SUPPLIES	WATER METER RPR/REPLACE/READNG
		345.20								
35576	9/5/2025		100217 GRAINGER, INC.							
		111.01	SPACE HEATER - UTIL BILLING		497144	9614291558	1035.6211		SMALL TOOLS & EQUIPMENT	FINANCE
		111.01								

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35577	9/5/2025		101263 J.P. COOKE COMPANY						Continued...	
		218.95	2026 DOG LICENSES		497105	894157	1295.6229		GENERAL SUPPLIES	COMMUN SERVICE OFFICERS (CSO)
		218.95								
35578	9/5/2025		103337 KLM ENGINEERING INC							
		4,200.00	TELECOM T-MOBILE @ LONGRIDGE		497121	10958	1000.2430	20053008	ANTENNA LEASE ESCROWS	GENERAL FUND BALANCE SHEET
		4,200.00								
35579	9/5/2025		100289 LOGIS							
		29.51	FIBER LOCATES Q2 PD OPS BLDG		497173	152413	1030.6249		OTHER CONTRACTUAL SERVICES	INFORMATION TECHNOLOGY
		101.25	GOPHER STATE FIBER LOCATES		497173	152413	1030.6249		OTHER CONTRACTUAL SERVICES	INFORMATION TECHNOLOGY
		2,525.50	FIBER LOCATING FEES		497173	152413	1030.6249		OTHER CONTRACTUAL SERVICES	INFORMATION TECHNOLOGY
		5,932.92	PARK REF AVCC FIBER DUCT LOWER		497173	152413	2305.6740	PR230064	CAPITAL OUTLAY-MACH/EQUIP/OTHE	APPLE VALLEY COMMUNITY CENTER
		1,635.23	WIRELESS ACCESS POINT PD OPS		497173	152413	4432.6740	2021172G	CAPITAL OUTLAY-MACH/EQUIP/OTHE	2024A CAPITAL PROJECTS CIP EXP
		12,496.16	CHAPARRAL DR EMPTY CONDUIT PR		497173	152413	5305.6735		CAPITAL OUTLAY-OTHER IMPROVEME	WATER MGMT/REPORT/DATA ENTRY
		30.00	VPN TOKENS		497119	152494	1500.6211		SMALL TOOLS & EQUIPMENT	PW MANAGEMENT
		930.00	BUDGET CONSULTATION		497119	152494	1030.6235		CONSULTANT SERVICES	INFORMATION TECHNOLOGY
		5,775.00	CISCO UMBRELLA SUBSCRIPTION		497119	152494	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		1,156.36	FIBER CONDUIT FOR SAN LS 3		497119	152494	5365.6735		CAPITAL OUTLAY-OTHER IMPROVEME	SEWER MGMT/REPORTS/DATA ENTRY
		1,156.36	FIBER CONDUIT FOR ST LS 9		497119	152494	5505.6735		CAPITAL OUTLAY-OTHER IMPROVEME	STORM DRAIN MNTE/RPR/SUMPS
		31,768.29								
35580	9/5/2025		137425 MARSCHALL, STEPHANIE							
		153.00	MCAA-MARSCHALL-ROCHESTER MN		493813	20250711	1015.6278		SUBSISTENCE ALLOWANCE	CITY CLERK/ELECTIONS
		153.00								
35581	9/5/2025		151844 MAVERICK WINE LLC							
		911.04	LIQ#3	00052289	497316	1666876	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		6.00	FREIGHT#3	00052289	497317	1666876	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		159.96	WINE#1	00052289	497314	1669839	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.50	FREIGHT#1	00052289	497315	1669839	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		416.04	WINE#3	00052289	497318	1669845	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3.00	FREIGHT#3	00052289	497319	1669845	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,497.54								
35582	9/5/2025		100348 MTI DISTRIBUTING CO							
		2,282.01	215 MOWER REPAIR		497185	148852700	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		70.15	LUG NUT FOR MOWER		497184	149069800	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		119.64	TIRE REPAIR 213		497183	149070900	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		2,471.80								

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35583	9/5/2025		120171 MTM RECOGNITION						Continued...	
		115.63	ALBERT CLAYTON RECOGNITION		497186	6254194	1025.6399		OTHER CHARGES	EMPLOYEE RECOGNITION PARTY
		115.63								
35584	9/5/2025		152003 MUELLER CO, LLC							
		3,526.32	REPLACEMENT DC REPEATERS (2)		497124	66295681	5310.6540		TAXABLE MISC FOR RESALE	WATER METER RPR/REPLACE/READNG
		3,632.11	REPLACEMENT DC REPEATERS (2)		497123	66295682	5310.6540		TAXABLE MISC FOR RESALE	WATER METER RPR/REPLACE/READNG
		7,158.43								
35585	9/5/2025		109947 NEW FRANCE WINE CO							
		42.67	WINE#3	00041046	497320	250977	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		238.50	LIQ#3	00041046	497321	251001	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.50	FREIGHT#3	00041046	497322	251001	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		80.00	WINE#3	00041046	497327	251147	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.50	FREIGHT#3	00041046	497328	251147	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		552.00	WINE#3	00041046	497323	251522	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		120.00	CMWINE#3	00041046	497324	251522	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.00	FREIGHT#3	00041046	497325	251522	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2.50	CMFREIGHT#3	00041046	497326	251522	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		805.67								
35586	9/5/2025		100372 PAUSTIS & SONS							
		661.00	WINE#3	00001291	497329	272750	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.50	FREIGHT#3	00001291	497330	272750	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		673.50								
35587	9/5/2025		100385 PLUNKETT'S PEST CONTROL INC							
		80.25	AVCC PEST CONTROL PROGRAM		497152	10081539	1900.6249		OTHER CONTRACTUAL SERVICES	AV COMMUNITY CENTER
		80.25	PEST CONTROL		497151	10081635	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		160.50								
35588	9/5/2025		144495 SMALL LOT MN							
		315.96	WINE#1	00051469	497337	100734	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		5.00	FREIGHT#1	00051469	497338	100734	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		49.34	LIQ#2	00051469	497339	100972	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		360.00	LIQ#3	00051469	497340	100973	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		87.00	THC#3	00051469	497341	100973	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		216.00	WINE#3	00051469	497342	100973	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.00	FREIGHT#3	00051469	497343	100973	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,039.30								

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35589	9/5/2025		119875 SOUTH METRO RENTAL						Continued...	
		241.37	MOWER BELTS		497113	141285	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		241.37								
35590	9/5/2025		121326 SUMMIT FIRE PROTECTION							
		356.00	FIRE SPRINKLER ANNUAL INSPECT		497154	3459819	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		356.00	FIRE INSPECTION AND TESTING		497188	3459823	1940.6280		DUES & SUBSCRIPTIONS	SPLASH VALLEY WATER PARK
		950.00	FS3 REPLACE INSP TEST VALVE		497126	3461759	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		1,662.00								
35591	9/5/2025		101753 SYSCO MINNESOTA, INC							
		79.90	MOUNTAIN DEW		497108	647085478	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		114.95	CUPS		497108	647085478	2270.6422		GOLF-KITCHEN SUPPLIES	GOLF FOOD & BEVERAGE
		696.06	KITCHEN FOOD		497108	647085478	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		890.91								
35592	9/5/2025		158145 TERRA CONSTRUCTION							
		11,334.13	CMAR FEES THRU 7-31-25		497116	24834011	2306.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY AQUATIC CENTER
		14,979.90	WOODWORK, GYPSUM & SIDING		497116	24834011	2306.6715	PR230002	CAPITAL OUTLAY-BUILDINGS	APPLE VALLEY AQUATIC CENTER
		14,979.90	WOODWORK, GYPSUM & SIDING		497116	24834011	2306.6715	PR230001	CAPITAL OUTLAY-BUILDINGS	APPLE VALLEY AQUATIC CENTER
		24,731.37	SIGNAGE		497116	24834011	2306.6740	PR230037	CAPITAL OUTLAY-MACH/EQUIP/OTHE	APPLE VALLEY AQUATIC CENTER
		458,646.00	POOL EQUIPMENT & STRUCTURES		497116	24834011	2306.6735	PR230007	CAPITAL OUTLAY-OTHER IMPROVEME	APPLE VALLEY AQUATIC CENTER
		524,671.30								
35593	9/5/2025		100471 TOLL GAS & WELDING SUPPLY							
		230.33	GAS REGULATOR		497107	10630685	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		230.33								
35594	9/5/2025		130206 TOUCHING WORLDS LLC							
		177.60	TAI CHI INSTRUCTOR		497156	20250827	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		177.60								
35595	9/5/2025		147460 TRADITION WINE & SPIRITS							
		160.00	WINE#1	00051881	497344	43999	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00051881	497345	43999	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		296.00	WINE#3	00051881	497346	44007	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.00	FREIGHT#3	00051881	497347	44007	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,129.33	WINE#3	00051881	497348	44185	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		19.00	FREIGHT#3	00051881	497349	44185	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,618.33								

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35596	9/5/2025		100496 VAN PAPER CO						Continued...	
		464.91	BAGS#1	00008795	497350	117786	5025.6229		GENERAL SUPPLIES	LIQUOR #1 OPERATIONS
		4.65-	DISCT#1	00008795	497351	117786	5025.6333		GENERAL-CASH DISCOUNTS	LIQUOR #1 OPERATIONS
		460.26								
35597	9/5/2025		122010 VINOCOPIA							
		120.00	TAX#2	00046257	497357	378874	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		12.00	FREIGHT#2	00046257	497358	378874	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		96.00	LIQ#1	00046257	497352	378875	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		120.00	TAX#1	00046257	497353	378875	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		14.00	FREIGHT#1	00046257	497354	378875	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		192.00	LIQ#3	00046257	497363	379609	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		5.00	FREIGHT#3	00046257	497364	379609	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		96.00	LIQ#2	00046257	497359	379610	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		160.00	THC#2	00046257	497360	379610	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		128.00	WINE#2	00046257	497361	379610	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		10.00	FREIGHT#2	00046257	497362	379610	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,248.00	WINE#1	00046257	497355	379612	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		18.00	FREIGHT#1	00046257	497356	379612	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,219.00								
35598	9/5/2025		100520 WINE COMPANY, THE							
		256.00	WINE#1	00015926	497367	308612	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		12.00	FREIGHT#1	00015926	497368	308612	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		640.00	WINE#3	00015926	497373	308615	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.00	FREIGHT#3	00015926	497374	308615	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		184.00	WINE#2	00015926	497371	309205	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		12.00	FREIGHT#2	00015926	497372	309205	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		376.00	WINE#1	00015926	497369	309873	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		12.00	FREIGHT#1	00015926	497370	309873	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		408.00	WINE#3	00015926	497375	309876	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.00	FREIGHT#3	00015926	497376	309876	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,924.00								
326771	9/3/2025		152066 3 GUYS SEWING							
		140.00	UNIFORM PATCHES		497128	12612	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
		16.00	EMBROIDERY #S ON HATS (4)		497127	12641	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		156.00								
326772	9/3/2025		100958 ANCOM COMMUNICATIONS INC							
		150.00	PAGER REPAIR		497135	129464	1330.6265		REPAIRS-EQUIPMENT	FIRE OPERATIONS

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326772	9/3/2025		100958 ANCOM COMMUNICATIONS INC						Continued...	
		150.00								
326773	9/3/2025		154253 APPLE FORD LINCOLN							
		396.36	POLICE VEHICLE LEASE-SEPT		497136	20250827	1215.6310		RENTAL EXPENSE	POLICE DETECTIVE UNIT
		396.36								
326774	9/3/2025		137736 ARTHUR, BRAD							
		263.31	UB REFUND 8155 134TH ST W		497401	20250828F	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		263.31								
326775	9/3/2025		164547 BUTLER, JANE							
		14.77	UB REFUND 13542 GOSSAMER WAY		497402	20250828E	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		14.77								
326776	9/3/2025		144930 CANON							
		49.94	COPIER LEASE		497137	41617221	2012.6310		RENTAL EXPENSE	CABLE TV JOINT POWERS
		49.94								
326777	9/3/2025		164545 CARLSON, KEVIN							
		161.82	UB REFUND 7165 UPPER 157TH ST		497403	20250828D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		161.82								
326778	9/3/2025		123650 CHARTER COMMUNICATIONS INC							
		100.00	ST. GEORGE CF 25000150		497138	25327895	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		100.00								
326779	9/3/2025		100282 CINTAS CORPORATION							
		51.80	CARPET RUNNERS		497140	4240743093	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC
		11.20	SHOP COVERALLS		497139	4240859563	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		497139	4240859563	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		497139	4240859563	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		.74-	LIQ2 USE TAX		497397	4240859720	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.74	LIQ2 USE TAX		497397	4240859720	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		10.80	FLOOR MATS		497397	4240859720	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		25.75	AVCC RUG SERVICE		497141	4241508787	1900.6240		CLEANING SERVICE/GARBAGE REMOV	AV COMMUNITY CENTER
		.46-	LIQ1 USE TAX		497396	4241508924	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.46	LIQ1 USE TAX		497396	4241508924	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		6.72	RUGS/MATTS		497396	4241508924	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		164.26								

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326780	9/3/2025		130960 COLDSPRING GRANITE COMPANY						Continued...	
		141.00	BOULDER EMBLEM - BECKER		497112	RI2422199	5605.6326		CREMATION BOULDER	CEMETERY
		141.00								
326781	9/3/2025		122019 CROWN RENTAL - BURNSVILLE							
		347.90	CHAIN SAW PARTS		497165	W161241	1765.6211		SMALL TOOLS & EQUIPMENT	PARK EQUIPMENT MAINTENANCE
		347.90								
326782	9/3/2025		162934 CTI							
		137,376.00	PD OPS LOW VOLTAGE FINAL PAY		497166	PINV030003	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		137,376.00								
326783	9/3/2025		101329 CUMMINS SALES AND SERVICE							
		6,862.30	GENERATOR MAINT - PM/SERVICE		497120	E4250624066	1060.6265		REPAIRS-EQUIPMENT	MUNICIPAL BLDG & GROUNDS MNTC
		6,862.30								
326784	9/3/2025		143990 DAKOTA COUNTY							
		350.00	PERMIT NO.54626		497398	54626	5330.6269		REPAIRS-OTHER	WTR MAIN/HYDRANT/CURB STOP MNT
		350.00								
326785	9/3/2025		140659 DOMACE VINO							
		792.00	WINE#3	00050649	497300	30331	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		18.00	FREIGHT#3	00050649	497301	30331	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		810.00								
326786	9/3/2025		152830 DVS RENEWAL							
		15.25	POL TAB RENEWAL-#930		497167	20250827	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		15.25								
326787	9/3/2025		161984 EMANUELSON PODAS							
		2,917.20	PD OPS COMMISSIONING TO JULY		497109	30782	4432.6235	2021172G	CONSULTANT SERVICES	2024A CAPITAL PROJECTS CIP EXP
		1,458.59	PD OPS COMMISSIONING TO AUG 15		497110	31053	4432.6235	2021172G	CONSULTANT SERVICES	2024A CAPITAL PROJECTS CIP EXP
		4,375.79								
326788	9/3/2025		102254 ENVIRONMENTAL EQUIPMENT & SERVICES INC							
		217.00	PARTS SWITCH 324		497399	25273	5505.6215		EQUIPMENT-PARTS	STORM DRAIN MNTC/RPR/SUMPS
		217.00								
326789	9/3/2025		157932 GEMM INTERNATIONAL INC							
		240.00	WINE#3	00052894	497302	740	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.00	FREIGHT#3	00052894	497303	740	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326789	9/3/2025		157932 GEMM INTERNATIONAL INC						Continued...	
		242.00								
326790	9/3/2025		101328 GOVCONNECTION INC							
		435.69	LASERJET PRINTER		497169	76780877	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
		545.84	MEMORY		497169	76780877	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
		269.64	COMPUTER MEMORY		497143	76780917	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		512.34	LCD MONITORS (2)		497168	76785317	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		1,763.51								
326791	9/3/2025		100827 GRAPE BEGINNINGS INC							
		552.00	LIQ#3	00032379	497304	171015	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		578.70	WINE#3	00032379	497305	171015	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		22.50	FREIGHT#3	00032379	497306	171015	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,153.20								
326792	9/3/2025		103314 INNOVATIVE OFFICE SOLUTIONS							
		163.62	ORGANICS BAGS		497111	IN4903112	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		107.55	NOTEBOOKS, LABELS, MARKERS, PEN		497171	IN4912955	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		271.17								
326793	9/3/2025		118886 ISD 196							
		1,014.57	CEDAR VALLEY ESCROW RETURN		497170	20250820	4501.5078	2024169L	ESCROW-PROJECT COSTS	CONSTRUCTION PROJECTS REV
		1,014.57								
326794	9/3/2025		154706 KL LOMPLAN WINES INC							
		1,252.20	WINE#3	00052648	497312	328939183	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		17.50	FREIGHT#3	00052648	497313	328939183	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,269.70								
326795	9/3/2025		137432 KRAUS-ANDERSON CONSTRUCTION CO.							
		103,000.00	REDWOOD POOL CONSTRUCTION		497115	72160	2360.6735	PR230007	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		148,050.65	GRADING & UTILITIES		497115	72160	2360.6735	PR230042	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		148,888.21	CMAR FEES THRU 7-31-2025		497115	72160	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		160,267.00	BUILDING CONCRETE & MEP		497115	72160	2360.6715	PR230004	CAPITAL OUTLAY-BUILDINGS	REDWOOD PARK
		2,500.00	KELLEY PARK DRYWALL		497117	72182	2349.6715	PR230004	CAPITAL OUTLAY-BUILDINGS	KELLEY PARK
		70,767.42	KELLEY CMAR FEES,PERMITS, INS.		497117	72182	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		633,473.28								
326796	9/3/2025		164550 LANG, ALISON							
		36.40	UB REFUND 14405 DRUMLIN CT		497404	20250828	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326796	9/3/2025		164550 LANG, ALISON						Continued...	
		36.40								
326797	9/3/2025		147557 LIBATION PROJECT							
		196.04	WINE#3	00051923	497310	95846	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		4.00	FREIGHT#3	00051923	497311	95846	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		160.02	LIQ#1	00051923	497307	96260	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		152.04	WINE#1	00051923	497308	96260	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		4.00	FREIGHT#1	00051923	497309	96260	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		516.10								
326798	9/3/2025		101616 LMC INSURANCE TRUST							
		2,053.31	CLAIM GL456204 - AMERICINN		497172	9873	7205.6399		OTHER CHARGES	INSURANCE CLAIMS
		2,053.31								
326799	9/3/2025		102685 MARSCHALL LINE INC							
		467.51	BUS TRANSP-ELM CREEK PARK		497147	120631	1825.6249		OTHER CONTRACTUAL SERVICES	REC SUMMER PLAYGROUND ACTIVITY
		467.51	BUS TRANSPORTATION-COMO ZOO		497145	120632	1825.6249		OTHER CONTRACTUAL SERVICES	REC SUMMER PLAYGROUND ACTIVITY
		467.51	BUS TRANSPORTATION-ARBORETUM		497146	120757	1825.6249		OTHER CONTRACTUAL SERVICES	REC SUMMER PLAYGROUND ACTIVITY
		467.51	BUS TRANSP-SHOREVIEW COM CTR		497148	120758	1825.6249		OTHER CONTRACTUAL SERVICES	REC SUMMER PLAYGROUND ACTIVITY
		1,870.04								
326800	9/3/2025		155727 MATTHEWS, JENIFER							
		1,456.00	YOGA INST.MON & WEDS 4/14-6/18		497174	20250827	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		288.00	YOGA INSTRUCTOR PAYMENT		497149	20250827A	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		1,744.00								
326801	9/3/2025		100309 MENARDS							
		56.53	BATHROOM REPAIR EAST		497175	97469	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		32.92	JCRPE BATHROOM REPAIR		497176	97519	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		9.98	DOOR REPAIR JCRPE		497178	97670	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		38.37	SHOP SAWHORSES		497177	97672	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		414.03	TABLE/BENCH REPAIR LUMBER		497182	97696	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		44.03	BENCH REPAIR HARDWARE		497180	97740A	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		14.99	SHOP DRILL BIT		497179	97742	1730.6211		SMALL TOOLS & EQUIPMENT	PARK BUILDING MAINTENANCE
		32.33	GLUE, TAPE, LIGHT BULB, WIPES		497400	97908	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		19.98	SHACKLES FOR QUARRY POINT TOWE		497106	98079	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		1.06	IRRIGATION REPAIR PART		497181	98082	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		664.22								
326802	9/3/2025		138777 MIDWEST MACHINERY CO							

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

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326802	9/3/2025		138777 MIDWEST MACHINERY CO						Continued...	
		446.84	MOWER SPINDLES		497150	10593387	1610.6215		EQUIPMENT-PARTS	STREET/BOULEVARD REPAIR & MNTC
		446.84								
326803	9/3/2025		101376 MN DEPT OF HEALTH							
		39,268.00	WATER SVC CONNECT FEE-3RD QTR		497118	20250815	5300.2332		STATE WATER TESTING FEE	WATER & SEWER FUND BAL SHEET
		39,268.00								
326804	9/3/2025		128462 MUSCO SPORTS LIGHTING, LLC							
		408,492.00	HAYES COMPLEX LIGHTING EQUIP		497187	442828	2309.6740	PR230034	CAPITAL OUTLAY-MACH/EQUIP/OTHE	HAYES BASEBALL/SOFTBALL COMPLX
		408,492.00								
326805	9/3/2025		164549 NOVOTNY, DAVID							
		159.96	UB REFUND 8460 134TH ST CT W		497405	20250828B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		159.96								
326806	9/3/2025		156637 OGLEBAY							
		2,260.85	NRPA CONF-JOHNSON-WHEELING WV		497125	20250828	2205.6276		SCHOOLS/CONFERENCES/EXP OTHERGOLF MANAGEMENT	
		2,260.85								
326807	9/3/2025		147581 RENEWAL BY ANDERSON							
		1.00	SURCHARGREFUND 104 CHAPARRAL D		497157	20250821	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		102.78	PARTIAL REFUND 104 CHAPARRAL D		497157	20250821	1001.4060		PERMIT-BUILDING PERMIT	GENERAL FUND REVENUE
		103.78								
326808	9/3/2025		100410 ROSEMOUNT SAW & TOOL							
		77.55	CHAIN SAW MAINTENANCE		497153	363570	1330.6265		REPAIRS-EQUIPMENT	FIRE OPERATIONS
		77.55								
326809	9/3/2025		150643 RUE 38							
		560.00	WINE#3	00052178	497335	205313	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.00	FREIGHT#3	00052178	497336	205313	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		144.00	WINE#2	00052178	497333	205315	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		6.00	FREIGHT#2	00052178	497334	205315	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		718.00								
326810	9/3/2025		132465 SAM'S CLUB DIRECT							
		2.96-	AVFAC SALES TAX ADJUST		497114	4152	1940.6540		TAXABLE MISC FOR RESALE	SPLASH VALLEY WATER PARK
		2.96	AVFAC SALES TAX ADJUST		497114	4152	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		39.38	FOOD PACKAGING FOR RESALE.		497114	4152	1940.6540		TAXABLE MISC FOR RESALE	SPLASH VALLEY WATER PARK
		39.38								

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326810	9/3/2025		132465 SAM'S CLUB DIRECT						Continued...	
326811	9/3/2025		164548 STONE, ANDREW							
		212.59	UB REFUND 15761 GRIFFON PATH		497406	20250828A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		212.59								
326812	9/3/2025		129556 T-MOBILE USA							
		115.00	INV. PHONE DATA 25003746		497155	9614298480	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
		115.00								
326813	9/3/2025		163584 WILLOW POND WINERY LLC							
		286.00	WINE#2	00053146	497365	25040	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		143.00	WINE#3	00053146	497366	25041	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		429.00								
326814	9/3/2025		100521 WINE MERCHANTS							
		2,388.50	WINE#3	00022992	497383	7530426	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.92	FREIGHT#3	00022992	497384	7530426	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		108.00	WINE#1	00022992	497380	7531274	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00022992	497381	7531274	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		168.00	WINE#3	00022992	497385	7531338	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.50	FREIGHT#3	00022992	497386	7531338	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00022992	497387	7532015	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		120.00	WINE#1	00022992	497378	7532016	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00022992	497379	7532016	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,616.16	WINE#3	00022992	497388	7532017	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		19.48	FREIGHT#3	00022992	497389	7532017	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		8.00-	CMWINE#3	00022992	497382	759841	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		24.00-	CMWINE#1	00022992	497377	759842	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		4,408.37								
20250747	7/14/2025		120679 U S BANK P CARD							
		240.75	MN ASSC. CEMETERIES DUES		496784	240007751841000	5605.6280		DUES & SUBSCRIPTIONS	CEMETERY
						26235112				
			Supplier 164315 MNCCEMETERIES.ORG (PCARD)							
		54.18	AIR FILTERS		496683	240113451791000	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
						91169424				
			Supplier 157614 FILTERBUY.COM (PCARD)							
		130.00-	REFUND. CLASS CANCELLED.		496702	240113451831000	1940.6275		SCHOOLS/CONFERENCES/EXP LOCAL SPLASH VALLEY WATER PARK	
						79854223				
		130.00-	REFUND		496703	240113451831000	1940.6275		SCHOOLS/CONFERENCES/EXP LOCAL SPLASH VALLEY WATER PARK	

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
						79876267				
			Supplier 163680 ISD 191 (PCARD)							
		10.74-	SALES TAX ADJ		496869	240113451871000	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						71766777				
		10.74	SALES TAX ADJ		496869	240113451871000	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						71766777				
		168.97	SHOOTING GLASSES FOR SWAT		496869	240113451871000	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						71766777				
			Supplier 164317 ROKA SPORTS (PCARD)							
		.95-	SALES TAX ADJ		496867	240113451871000	1100.6210		OFFICE SUPPLIES	DEV MANAGEMENT
						96861066				
		.95	SALES TAX ADJ		496867	240113451871000	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						96861066				
		12.65	AMAZON - LABELS FOR TERRI		496867	240113451871000	1100.6210		OFFICE SUPPLIES	DEV MANAGEMENT
						96861066				
			Supplier 140339 AMAZON.COM (PCARD)							
		927.40	AIR FILTERS AVCC		496894	240113451921000	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
						05783743				
		313.20	AIR FILTERS		496893	240113451921000	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
						05817418				
			Supplier 157614 FILTERBUY.COM (PCARD)							
		43.95	SQUAD 946 FUEL		496688	240220751783875	1200.6212		MOTOR FUELS/OILS	POLICE MANAGEMENT
						69972881				
			Supplier 164318 SUNOCO (PCARD)							
		165.60	JOURNEYMAN PLUMBER CEU'S		496793	240552251843948	5370.6275		SCHOOLS/CONFERENCES/EXP LOCAL SEWER TRAINING/SCHOOL/MEETINGS	
						80093887				
		165.60	JOURNEYMAN PLUMBER CEU'S		496793	240552251843948	5315.6275		SCHOOLS/CONFERENCES/EXP LOCAL WATER TRAINING/SCHOOL/MEETINGS	
						80093887				
			Supplier 156611 METRO TESTING (PCARD)							
		206.83	FIRST AIDE - LOGGING KITS		496890	240552351904014	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
						37639442				
			Supplier 141058 AHLBORN EQUIPMENT (PCARD)							
		610.00	2024 ACFR REVIEW PROGRAM		496679	241164151787447	1035.6280		DUES & SUBSCRIPTIONS	FINANCE
						08264684				
		250.00	2024 PAFR REVIEW PROGRAM		496676	241164151787447	1035.6280		DUES & SUBSCRIPTIONS	FINANCE
						09921407				
			Supplier 150379 GOVERNMENT FINANCE (PCARD)							
		35.11	SQUAD 946 FUEL		496687	241164151793882	1200.6212		MOTOR FUELS/OILS	POLICE MANAGEMENT
						97367190				
			Supplier							

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
			164316 SHEETZ (PCARD)							
38.13-			SALES TAX ADJ		496877	241164151887180	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
						79282952				
38.13			SALES TAX ADJ		496877	241164151887180	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						79282952				
514.53			PARTS UNIT 234		496877	241164151887180	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
						79282952				
			Supplier 164312 FIND IT PARTS (PCARD)							
33.64-			POL SALES TAX ADJUST TRAFFIC C		496698	241374651791004	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						70323613				
33.64			POL SALES TAX ADJUST TRAFFIC C		496698	241374651791004	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						70323613				
447.67			CONES FOR BIKE PATROL/ ETC.		496698	241374651791004	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						70323613				
			Supplier 148085 MENARDS (PCARD)							
14.65			FOOD		496778	241374651840016	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
						45848562				
			Supplier 149661 HY VEE (PCARD)							
42.55			FUN RUN SIGN SUPPLIES		496787	241374651851004	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
						40783260				
			Supplier 148085 MENARDS (PCARD)							
5.97			WATER CAMP		496873	241374651892002	1825.6229		GENERAL SUPPLIES	REC SUMMER PLAYGROUND ACTIVITY
						57541268				
			Supplier 155916 HOBBY LOBBY (PCARD)							
143.74			FOOD FOR WINE CLASS		496885	241374651900015	5000.2530		WINE CLUB	LIQUOR BALANCE SHEET
						11851965				
			Supplier 149661 HY VEE (PCARD)							
14.98					496715	241374651910015	1225.6229		GENERAL SUPPLIES	POLICE TRAINING
						54025559				
			Supplier 145769 SPEEDWAY (PCARD)							
195.65			COOLERS FOR BEV CART		496887	241374651911003	2270.6229		GENERAL SUPPLIES	GOLF FOOD & BEVERAGE
						39607408				
9.72			COOLER		496888	241374651911003	2270.6229		GENERAL SUPPLIES	GOLF FOOD & BEVERAGE
						39607572				
			Supplier 148085 MENARDS (PCARD)							
4.99			MARKERS		496678	241640751780910	1940.6210		OFFICE SUPPLIES	SPLASH VALLEY WATER PARK
						17244608				
16.39			SUPPLIES		496678	241640751780910	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
						17244608				
			Supplier							

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
			100463 TARGET STORES (PCARD)							
		493.89	FBIA - NA UNIFORMS - DAHLSTROM		496689	241640751811014 36508627	1200.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE MANAGEMENT
			Supplier 164311 FBI RETAIL (PCARD)							
		33.83	SPLASH VALLEY LAMINATION		496737	241640751820692 23380246	1940.6239		PRINTING	SPLASH VALLEY WATER PARK
			Supplier 143773 FEDEX OFFICE (PCARD)							
		330.00	FUN RUN PRIZES		496735	241640751820910 07464186	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
		10.92	KITCHEN FOOD		496731	241640751820910 16235841	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
			Supplier 100463 TARGET STORES (PCARD)							
		240.48	SIGN LAMINATION FUN RUN		496786	241640751840692 23083913	1845.6239		PRINTING	REC SELF SUPPORT PROG GENERAL
			Supplier 143773 FEDEX OFFICE (PCARD)							
		35.98	FOOD		496788	241640751840910 16143530	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		3.50-	SALES TAX ADJ		496705	241640751840910 17175655	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
		3.50	SALES TAX ADJ		496705	241640751840910 17175655	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		46.52	MAILERS		496705	241640751840910 17175655	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
		59.87	SUN SCREEN 4TH OF JULY		497158	241640751850910 07138084	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
			Supplier 100463 TARGET STORES (PCARD)							
		41.21	SQUAD 926 FUEL		496794	241640751871014 36520790	1200.6212		MOTOR FUELS/OILS	POLICE MANAGEMENT
			Supplier 164313 HOT PATCH PAY (PCARD)							
		9.98	PLAYGROUNDS WEEK 4		496868	241640751880910 07321174	1825.6229		GENERAL SUPPLIES	REC SUMMER PLAYGROUND ACTIVITY
		12.00	PS GENERAL		496868	241640751880910 07321174	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		96.75	PLAYGROUNDS GENERAL		496868	241640751880910 07321174	1825.6229		GENERAL SUPPLIES	REC SUMMER PLAYGROUND ACTIVITY
		128.35	FOOD		496884	241640751890910 16092781	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		46.23	FOOD		496891	241640751900910 17344402	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
		31.41	FOOD		497090	241640751910910 16099527	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		15.20	FOOD FOR SPECIAL		497091	241640751910910 17146012	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
			Supplier 100463 TARGET STORES (PCARD)							
		25.00	SPLASH VALLEY FACEBOOK AD		496690	242042951790012 10097070	1940.6239		PRINTING	SPLASH VALLEY WATER PARK
		25.00	SPLASH VALLEY FACEBOOK AD		496774	242042951820012 09236031	1940.6239		PRINTING	SPLASH VALLEY WATER PARK
			Supplier 148619 FACEBOOK INC (PCARD)							
		18.54	LAZY RIVER VALVE		496792	242107351840855 49000178	1750.6229		GENERAL SUPPLIES	PARK POOL MAINTENANCE
			Supplier 164309 BURKERT CONTROMATIC CORP (PCARD)							
		29.66	CASTING WITH THE COPS		496775	242263851830114 67334180	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 102101 WAL-MART (PCARD)							
		5.29-	SALES TAX ADJ		496777	242263851840115 06136801	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		5.29	SALES TAX ADJ		496777	242263851840115 06136801	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		86.33	FS1 AND 2 REHAB SUPPLIES		496777	242263851840115 06136801	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		110.00	SAMS MEMBERSHIP - NELSON		496708	242263851860115 81045495	1300.6280		DUES & SUBSCRIPTIONS	FIRE MANAGEMENT
		150.42	COOLER/FOOD FOR 4TH		496708	242263851860115 81045495	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		271.10	TOWELS, KLEENEX, BOTTLED WATER		496711	242263851890116 78030209	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
			Supplier 149714 SAMS CLUB (PCARD)							
		16.20	WATER- FUN RUN WATER STATIONS		496785	242316851853953 04493992	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
			Supplier 150796 ALDI (PCARD)							
		125.00	WEBSITE		496780	242390051849000 14687827	2205.6239		PRINTING	GOLF MANAGEMENT
			Supplier 158331 TWIN CITIES GOLF ORGANIZATION (PCARD)							
		913.55	NIGHT TO UNITE GIVEAWAY		496892	242697551909000 18390266	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
			Supplier 151581 POSITIVE PROMOTIONS (PCARD)							
		207.35	NEW VOLLEYBALL NETS		496791	243230051841707	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
						61057130				
			Supplier 161284 MEMPHIS NET & TWINE (PCARD)							
		73.25	OUT OF CITY TRAINING DINNER X4		497093	244310651922436	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						38620100				
			Supplier 140817 CHIPOTLE (PCARD)							
		4.05-	OUTREACH EVENTS		496693	244450051820009	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						20941509				
		4.05	OUTREACH EVENTS		496693	244450051820009	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						20941509				
		4.05	OUTREACH EVENTS		496693	244450051820009	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						20941509				
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							
		2.96-	SALES TAX ADJ		496692	244450051824002	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						20853737				
		2.96	SALES TAX ADJ		496692	244450051824002	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						20853737				
		215.14	CASTING WITH THE COPS		496692	244450051824002	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						20853737				
			Supplier 149714 SAMS CLUB (PCARD)							
		54.47	KEY LOCK BOXES (2) FS2, FS3		496707	244450051843007	1340.6229		GENERAL SUPPLIES	FIRE BLDG & GROUNDS MNTC
						25954055				
			Supplier 164308 ANDERSON LOCK (PCARD)							
		18.41-	SALES TAX ADJ		496790	244450051854002	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						70119606				
		18.41	SALES TAX ADJ		496790	244450051854002	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						70119606				
		266.93	KITCHEN SUPPLIES NEW BUILDING		496790	244450051854002	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						70119606				
			Supplier 102101 WAL-MART (PCARD)							
		61.99	FOOD - HOMICIDE INVESTIGATION		496709	244450051885005	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						55922298				
			Supplier 100146 DOMINO'S PIZZA (PCARD)							
		.95-	SALES TAX ADJ		497092	244450051920009	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						55629977				
		.95	SALES TAX ADJ		497092	244450051920009	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						55629977				
		12.70	CASTING WITH THE COPS		497092	244450051920009	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PRE\
						55629977				
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
		3.09-	SALES TAX ADJ		496682	244550151801410 05420726	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
		3.09	SALES TAX ADJ		496682	244550151801410 05420726	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		41.06	PUB ED-FIREWORKS		496682	244550151801410 05420726	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
			Supplier 102101 WAL-MART (PCARD)							
		143.77	4TH OF JULY BEVERAGE ORDER		496781	244550151831410 08591645	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		31.00	LTS USFS BACKGROUND		496738	244939851821211 51300670	5245.6280		DUES & SUBSCRIPTIONS	ARENA 1 LEARN TO SKATE
			Supplier 149593 LEARN TO SKATE USA (PCARD)							
		599.50	REPLACEMENT DRYER		496886	244939851901237 08308073	5345.6229		GENERAL SUPPLIES	WATER EQUIP/VEHICLE/MISC MNTC
		599.50	REPLACEMENT DRYER		496886	244939851901237 08308073	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP
			Supplier 100647 WARNERS STELLIAN (PCARD)							
		31.00	LTS USFS BACKGROUND		497089	244939851911241 41019763	5245.6280		DUES & SUBSCRIPTIONS	ARENA 1 LEARN TO SKATE
			Supplier 147209 US FIGURE SKATING (PCARD)							
		4.71-	SALES TAX ADJ		496677	246921651781073 09325606	1630.6229		GENERAL SUPPLIES	STREET EQUIPMENT MAINTENANCE
		4.71	SALES TAX ADJ		496677	246921651781073 09325606	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		62.69	BLOWER NOZZLE FOR MOWERS		496677	246921651781073 09325606	1630.6229		GENERAL SUPPLIES	STREET EQUIPMENT MAINTENANCE
			Supplier 140339 AMAZON.COM (PCARD)							
		1,500.00	STAIN LAC LAVON SHELTER		496696	246921651791079 14701760	1730.6266		REPAIRS-BUILDING	PARK BUILDING MAINTENANCE
			Supplier 164314 ALLTIMATE PAINTING (PCARD)							
		65.99	FIREARMS PANTS FOR STRAND		496695	246921651801088 19568939	1200.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE MANAGEMENT
			Supplier 152202 5.11 TACTICAL (PCARD)							
		49.99	BIKE PATROL TIRE PUMP		496681	246921651801091 32968533	1200.6215		EQUIPMENT-PARTS	POLICE MANAGEMENT
			Supplier 111631 VALLEY BIKE & SKI (PCARD)							
		300.00	FUN RUN PRIZES		496734	246921651841024 21149010	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
			Supplier							

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
			145325 QDOBA (PCARD)							
		895.00	DOT TRAINING/TESTING OLSON		496779	246921651841026	5365.6275		SCHOOLS/CONFERENCES/EXP LOCAL SEWER MGMT/REPORTS/DATA ENTRY	
						42737973				
		895.00	DOT TRAINING/TESTING MEADOR		496779	246921651841026	5305.6275		SCHOOLS/CONFERENCES/EXP LOCAL WATER MGMT/REPORT/DATA ENTRY	
						42737973				
		895.00	DOT TRAINING/TESTING GAALSWYK		496779	246921651841026	5505.6275		SCHOOLS/CONFERENCES/EXP LOCAL STORM DRAIN MNTC/RPR/SUMPS	
						42737973				
			Supplier 157957 NORTHLAND CDL TRAINING (PCARD)							
		23.30-	SALES TAX ADJ		496783	246921651851033	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						15720576				
		23.30	SALES TAX ADJ		496783	246921651851033	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						15720576				
		310.05	SHELVES FOR NEW BUILDING		496783	246921651851033	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						15720576				
			Supplier 143525 HOME DEPOT STORE #2833 (PCARD)							
		3.17-	SALES TAX ADJ		496716	246921651851038	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
						76119648				
		3.17	SALES TAX ADJ		496716	246921651851038	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						76119648				
		42.16	WSJ ONLINE SUBSCRIPTION		496716	246921651851038	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
						76119648				
			Supplier 157029 WSJ BARRONS SUBSCRIPT (PCARD)							
		355.00	AICPA DUES 2025-BOSLEY		496699	246921651901079	1035.6280		DUES & SUBSCRIPTIONS	FINANCE
						55926396				
			Supplier 162249 ASSN ORDER (PCARD)							
		500.00	ST. GEORGE CTK EVIDENCE TRNG		496889	246921651911088	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
						86179591				
			Supplier 158526 THE CTK GROUP (PCARD)							
		449.66	NTOA NATIONAL HARBOR MD BOOTH		496697	247170551808718	1200.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE MANAGEMENT	
						01772355				
			Supplier 123029 DELTA AIR (PCARD)							
		.75-	WATER -SALES TAX-DOOR SWITCH		497395	247170551831818	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
						37365167				
		.75	WATER-SALES TAX-DOOR SWITCH		497395	247170551831818	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
						37365167				
		10.10	DOOR SWITCH DRIER		497395	247170551831818	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
						37365167				
			Supplier 164310 DEY DISTRIBUTING (PCARD)							
		75.00	DMT RECERTIFICATION - 4923		496876	247170551882718	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	

Council Check Register by GL

Council Check Register by Invoice & Summary

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
						87850278				
			Supplier 150045 BCA TRAINING EDUCATION (PCARD)							
200.00			FUN RUN PRIZES		496732	247330951830675	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
						22110529				
			Supplier 154448 JERSEY MIKES (PCARD)							
112.70			FBI NA LODGING		496686	247554251782617	1200.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE MANAGEMENT	
						83689128				
			Supplier 150596 HILTON GARDEN (PCARD)							
122.10			FBI NA LODGING		496685	247554251791617	1200.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE MANAGEMENT	
						96657048				
			Supplier 138028 HAMPTON INNS (PCARD)							
30.00			CDL HEALTH CARD ANTONIO		496694	247606251803000	5305.6275		SCHOOLS/CONFERENCES/EXP LOCAL WATER MGMT/REPORT/DATA ENTRY	
						00566067				
30.00			CDL HEALTH CARD ANTONIO		496694	247606251803000	5365.6275		SCHOOLS/CONFERENCES/EXP LOCAL SEWER MGMT/REPORTS/DATA ENTRY	
						00566067				
			Supplier 164294 BACK TO HEALTH (PCARD)							
296.85			CLEANING SUPPLIES		496704	247650151833936	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
						22164474				
			Supplier 161231 TWINSOURCE SUPPLY (PCARD)							
75.00			ESSENTIALS PLAN		496776	247933851820008	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
						05636079				
			Supplier 141272 MAILCHIMP (PCARD)							
99.00			ECOMMERCE SERVICE FEE		496739	247933851820014	5025.6351		VISA/BANK CHARGES	LIQUOR #1 OPERATIONS
						45150083				
99.00			ECOMMERCE SERVICE FEE		496740	247933851820014	5065.6351		VISA/BANK CHARGES	LIQUOR #2 OPERATIONS
						47035084				
99.00			ECOMMERCE SERVICE FEE		496773	247933851820014	5095.6351		VISA/BANK CHARGES	LIQUOR #3 OPERATIONS
						48832083				
			Supplier 162558 CITY HIVE INC (PCARD)							
325.00			CLERKS ACADEMY - MARSCHALL		496710	248019751904013	1015.6275		SCHOOLS/CONFERENCES/EXP LOCAL CITY CLERK/ELECTIONS	
						06381058				
			Supplier 150171 MN STATE COLLEGES (PCARD)							
89.52			SHIPPING		496706	248019751904013	1940.6238		POSTAGE/UPS/FEDEX	SPLASH VALLEY WATER PARK
						73158656				
			Supplier 149443 MAIL PACK & SHIP (PCARD)							
87.60			UNIFORM PATCHES		496874	248291351883007	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
						94542341				
25.00			UNIFORM PATCHES		496875	248291351883007	1210.6281		UNIFORM/CLOTHING ALLOWANCE	POLICE FIELD OPERATIONS/PATROL
						94542424				
			Supplier							

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
			148901 THE EMBLEM AUTHORITY (PCARD)							
		91.00	CONSTANT CONTACT		496684	249064151782324	2205.6239		PRINTING	GOLF MANAGEMENT
						69554463				
			Supplier 148199 CONSTANT CONTACT (PCARD)							
		5.80-	SALES TAX ADJ		496713	249416651821698	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						15409219				
		5.80	SALES TAX ADJ		496713	249416651821698	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						15409219				
		77.23	CASTING WITH THE COPS SUPPLIES		496713	249416651821698	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						15409219				
		51.32	FLAGS FOR 4TH		496701	249416651841708	2205.6229		GENERAL SUPPLIES	GOLF MANAGEMENT
						40476338				
			Supplier 100640 FLEET FARM (PCARD)							
		491.00	ONLINE ADVERTISING VALLEYWOOD		496872	249416851891726	2205.6239		PRINTING	GOLF MANAGEMENT
						13156231				
			Supplier 148969 HIBU INC (PCARD)							
		9.48	FOOD BIKE PATROL TRAINING		496680	249430051822374	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL	POLICE MANAGEMENT
						65619275				
		140.00	FUN RUN PRIZES		496733	249430051832381	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
						35628406				
		29.28	LAWNMOWER FUEL		496871	249430051892419	1900.6269		REPAIRS-OTHER	AV COMMUNITY CENTER
						07455689				
		40.09	NON OXY FUEL		496870	249430051892419	1600.6212		MOTOR FUELS/OILS	STREET MANAGEMENT
						07544979				
			Supplier 103023 KWIK TRIP INC (PCARD)							
		60.39			496714	249430051912430	1225.6278		SUBSISTENCE ALLOWANCE	POLICE TRAINING
						20936591				
			Supplier 148995 CULVER'S OF APPLE VALLEY (PCARD)							
		22.40-	SALES TAX ADJ		496691	249430151790101	5330.6269		REPAIRS-OTHER	WTR MAIN/HYDRANT/CURB STOP MNT
						92632737				
		22.40	SALES TAX ADJ		496691	249430151790101	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
						92632737				
		296.80	SOD FOR 42 PENNOCK WM REPAIR		496691	249430151790101	5330.6269		REPAIRS-OTHER	WTR MAIN/HYDRANT/CURB STOP MNT
						92632737				
		70.37	FUN RUN SIGN SUPPLIES		496736	249430151830101	1845.6229		GENERAL SUPPLIES	REC SELF SUPPORT PROG GENERAL
						94169393				
		105.85	SHELVES FOR NEW BUILDING		496782	249430151840101	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						94308008				
		238.00	FANS FOR PD OPS		496712	249430151900101	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL

CITY OF APPLE VALLEY
Council Check Register by GL
Council Check Register by Invoice & Summary

9/3/2025 10:22:08

Page - 24

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250747	7/14/2025		120679 U S BANK P CARD						Continued...	
						93710701				
			Supplier 143525 HOME DEPOT STORE #2833 (PCARD)							
		32.41-	PUB ED-FIREWORKS		496730	744450051834002	1320.6229		GENERAL SUPPLIES	FIRE PREVENTION
						59675856				
			Supplier 102101 WAL-MART (PCARD)							
		475.69-	TRUCK PART		496700	747893051910432	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
						01708918				
			Supplier 164296 LMC TRUCK (PCARD)							
		125.99-	RETURN FOR OUTER VEST CARRIER		496789	749416651841707	1295.6281		UNIFORM/CLOTHING ALLOWANCE	COMMUN SERVICE OFFICERS (CSO)
						61052212				
			Supplier 161715 BLAUER MANUFACTURING (PCARD)							
		19,253.34								
20250840	8/29/2025		148015 VOYA							
		540.00	MNDP-ROTH 457 CONTRIBUTIONS		497102	827251040457	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,760.00	MNDP-457 CONTRIBUTIONS		497102	827251040457	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		4,300.00								
20250841	8/29/2025		148869 VOYA (HCSP)							
		423.13	SERGEANT HCSP FUNDING-GROSS WA		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		860.64	AFSCME HCSP FUNDING-GROSS WAGE		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,261.69	ADMIN HCSP FUNDING-GROSS WAGES		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,643.50	SCH 2 HCSP FUNDING-GROSS WAGES		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,949.15	POLICE HCSP FUNDING-GROSS WAGE		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,972.22	SCH 1 HCSP FUNDING-GROSS WAGES		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		3,115.01	HCSP FUNDING-ANN LV/COMP		497103	827251040458	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		11,225.34								
20250842	8/29/2025		157977 WEX HEALTH INC							
		10,600.40	HSA EMPLOYEE FUNDING		497096	8272510404510	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		10,600.40								
20250843	8/29/2025		100009 AFSCME COUNCIL #5							
		1,286.99	UNION DUES		495076	730251009341	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		1,376.78	UNION DUES		496078	813251105411	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		89.79	UNION DUES		497095	827251040451	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,753.56								
20250844	8/29/2025		151440 VANTAGEPOINT TRANSFER AGENTS							
		7,606.95	ROTH 457-PLAN #301171-FIRE TOO		497104	827251040459	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET

CITY OF APPLE VALLEY
Council Check Register by GL
Council Check Register by Invoice & Summary

9/3/2025 10:22:08

Page - 25

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250844	8/29/2025		151440 VANTAGEPOINT TRANSFER AGENTS						Continued...	
		7,606.95								
20250845	8/29/2025		100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT							
		26,543.46	ICMA-PLAN #301171-FIRE TOO		497097	827251040452	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		26,543.46								
20250846	8/29/2025		126459 VANTAGEPOINT TRANSFER AGENTS - ROTH							
		2,541.23	ROTH IRA-PLAN #705481		497101	827251040456	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,541.23								
20250847	8/18/2025		157977 WEX HEALTH INC							
		423.09	FLEX SPENDING DAYCARE 2025		497394	20250818	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		562.00	FLEX SPENDING MEDICAL 2025		497394	20250818	9000.2119		ACCRUED FLEX SPENDING	PAYROLL CLEARING BAL SHEET
		985.09								
20250903	9/2/2025		102664 US BANK							
		14,648.38	EMPLOYEE MEDICARE		497100	827251040455	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		14,648.38	CITY SHARE MEDICARE		497100	827251040455	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		44,043.65	EMPLOYEE FICA		497100	827251040455	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		44,043.65	CITY SHARE FICA		497100	827251040455	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		92,095.56	FEDERAL TAXES PR		497100	827251040455	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		209,479.62								
20250904	9/2/2025		100657 MN DEPT OF REVENUE							
		43,284.58	STATE TAX WITHHOLDING		497099	827251040454	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		43,284.58								
20250905	9/2/2025		100392 PUBLIC EMPLOYEES RETIREMENT AS							
		73,664.97	EMPLOYEE SHARE PERA		497098	827251040453	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		97,462.99	CITY SHARE PERA		497098	827251040453	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		171,127.96								
20250906	9/2/2025		157977 WEX HEALTH INC							
		1,153.36	HSA EMPLOYER FUNDING		497391	20250902	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		1,153.36								
20250908	9/2/2025		157977 WEX HEALTH INC							
		736.68	HSA EMPLOYER FUNDING		497393	20250902	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		736.68								

CITY OF APPLE VALLEY

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

9/3/2025 10:22:08

Page - 26

7/14/2025 -- 9/5/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250909	9/2/2025		101671 MN DEPT OF REVENUE						Continued...	
		16.64	DIESEL TAX-TRAFFIC SIGNS		497390	20250902	1680.6212		MOTOR FUELS/OILS	TRAFFIC SIGNS/SIGNALS/MARKERS
		49.36	DIESEL TAX-PARKS		497390	20250902	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		116.02	DIESEL TAX-STREETS		497390	20250902	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		30.84	DIESEL TAX-SEWER		497390	20250902	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		35.50	DIESEL TAX-STORM		497390	20250902	5505.6212		MOTOR FUELS/OILS	STORM DRAIN MNTC/RPR/SUMPS
		248.36								
		<u>2,396,867.76</u>	Grand Total							

Payment Instrument Totals

Checks	1,254,754.52
EFT Payments	511,839.93
A/P ACH Payment	630,273.31
Total Payments	2,396,867.76

PK 9/13/25
PK 9/13/25

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

Page - 1

7/14/2025 - 9/5/2025

<u>Company</u>	<u>Amount</u>
01000 GENERAL FUND	48,996.01
02010 CABLE TV RESERVE FUND	49.94
02200 VALLEYWOOD GOLF FUND	4,398.19
02300 PARKS REFERENDUM FUND	1,574,806.50
04430 2024A CAPITAL PROJECT CIP FUND	143,387.02
04500 CONSTRUCTION PROJECTS	1,014.57
05000 LIQUOR FUND	57,612.27
05200 ARENA FUND	62.00
05300 WATER & SEWER FUND	68,131.14
05500 STORM DRAINAGE UTILITY FUND	3,636.83
05600 CEMETERY FUND LEVEL PROGRAM	381.75
07200 RISK MANAGEMENT/INSURANCE FUND	2,053.31
09000 PAYROLL CLEARING FUND	492,338.23
Report Totals	2,396,867.76

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35599	9/12/2025		100101 ACE HARDWARE							
		1.09-	DISCOUNT		497559	350140100871	5390.6333		GENERAL-CASH DISCOUNTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		10.92	MISC TRUCK HARDWARE		497559	350140100871	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		<u>9.83</u>								
35600	9/12/2025		147453 ADAM'S PEST CONTROL INC							
		75.00	WTP PEST CONTROL		497689	4237010	5325.6249		OTHER CONTRACTUAL SERVICES	WATER TREATMENT FCLTY MNTC/RPR
		18.69-	SALES TAX ADJ		497654	4237011	5320.6249		OTHER CONTRACTUAL SERVICES	WATER WELL/BOOSTER STN MNT/RPR
		18.69	SALES TAX ADJ		497654	4237011	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
		248.69	WELL & BOOSTER PEST CONTROL		497654	4237011	5320.6249		OTHER CONTRACTUAL SERVICES	WATER WELL/BOOSTER STN MNT/RPR
		<u>323.69</u>								
35601	9/12/2025		150442 ADVANCED ENGINEERING & ENVIRO							
		1,638.75	UPDATE EMERGENCY PLAN		497533	104559	5305.6235		CONSULTANT SERVICES	WATER MGMT/REPORT/DATA ENTRY
		254.00	WATER MODELING		497532	104727	4502.6235	2024183L	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED
		1,778.00	WATER MODELING		497532	104727	5305.6235	2026101G	CONSULTANT SERVICES	WATER MGMT/REPORT/DATA ENTRY
		<u>3,670.75</u>								
35602	9/12/2025		100389 ALPHAGRAPHS							
		256.75	ENVELOPES		497534	136762	1200.6239		PRINTING	POLICE MANAGEMENT
		<u>256.75</u>								
35603	9/12/2025		153995 AMAZON CAPITAL SERVICES							
		133.85	WALL SHELVES (3)		497676	17679MDP4G3L	1340.6229		GENERAL SUPPLIES	FIRE BLDG & GROUNDS MNTC
		24.49	BRUSH FOR CHAIR CLEANING		497505	176WF441KH9X	1920.6215		EQUIPMENT-PARTS	SENIOR CENTER
		24.98	PHONE CASE		497694	19CPVDQR37XD	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		90.94	SMALL TOOLS		497507	19KJ3VKYNXY9	2240.6211		SMALL TOOLS & EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		125.97	VOLLEYBALL SUPPLIES		497681	1CCMY1D4HQJM	1860.6229		GENERAL SUPPLIES	REC VOLLEYBALL
		228.14	LEADERSHIP DEVELOPMENT BOOKS		497649	1CCVNXPVCVJ1	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		199.99	PRINTER INK		497657	1DH1HJ44LHCD	1730.6210		OFFICE SUPPLIES	PARK BUILDING MAINTENANCE
		193.52	TRASH CAN RUBBER		497659	1HC1R6DK39FG	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		46.59	BREAKROOM NAPKINS		497696	1NCM4CGNLK6N	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		71.19	SHOP TOOLS		497692	1NHVYHK1GYWT	1530.6211		SMALL TOOLS & EQUIPMENT	FLEET & BUILDINGS-CMF
		60.57	REGULATOR RECTIFIER		497697	1QMLQGCK3DQW	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		27.97	PHONE MESSAGE NOTEBOOKS		497504	1R6Q69KTJK4H	1520.6210		OFFICE SUPPLIES	NATURAL RESOURCES
		178.00	CABINETS FOR OFFICE		497503	1RP9QLFK1J4W	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		42.00	SMALL TOOLS - TPMS READER		497693	1TLNRKYRVXMW	1530.6211		SMALL TOOLS & EQUIPMENT	FLEET & BUILDINGS-CMF
		45.29	SMALL TOOLS		497506	1V9QN3N77MTQ	2240.6211		SMALL TOOLS & EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		81.20	BUILDING CLEANING SUPPLIES		497695	1X94W33X446C	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		135.58	SHOP SUPPLIES,SHOP TOOLS CMF		497675	1XJP6NJVW34R	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		49.07	PIPE ADAPTER, URINAL DIAPHRAGM		497655	1XPKL7K1XT36	1340.6215		EQUIPMENT-PARTS	FIRE BLDG & GROUNDS MNTC

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35603	9/12/2025		153995 AMAZON CAPITAL SERVICES						Continued...	
		155.70	FIRE SPRKLER SHUT OFF TOOL (6)		497655	1XPKL7K1XT36	1330.6211		SMALL TOOLS & EQUIPMENT	FIRE OPERATIONS
		<u>1,915.04</u>								
35604	9/12/2025		100709 BATTERIES PLUS BULBS							
		35.90	I-PAD & PHONE CHARGER LOCATES		497698	P85302073	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
		65.16	BATTERIES 4 SCHOENSDT LOCATORS		497699	P85302105	5375.6215		EQUIPMENT-PARTS	SEWER MAINTENANCE AND REPAIR
		<u>101.06</u>								
35605	9/12/2025		121014 BUCKEYE CLEANING CENTER							
		49.88	VACCUM PARTS		497701	90695955	2215.6215		EQUIPMENT-PARTS	GOLF CLUBHOUSE BUILDING
		126.62	VACCUM PARTS		497680	90696056	2215.6215		EQUIPMENT-PARTS	GOLF CLUBHOUSE BUILDING
		<u>176.50</u>								
35606	9/12/2025		158313 CITY WIDE FACILITY SOLUTIONS							
		1,350.56	CONTRACTUAL CLEANING -CMF SEPT		497510	32009035387	1530.6240		CLEANING SERVICE/GARBAGE REMOVFLEET & BUILDINGS-CMF	
		2,205.00	CLEANING SERVICE-PD BLDG SEPT		497537	32009035582	1253.6240		CLEANING SERVICE/GARBAGE REMOV	POLICE OPERATIONS GARAGE
		<u>3,555.56</u>								
35607	9/12/2025		100102 COLLEGE CITY BEVERAGE							
		34.63-	CMBEER#1	00000114	497766	1168485	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,018.70	LIQ#1	00000114	497767	1168486	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		394.80	WINE#1	00000114	497768	1168486	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1,107.00	THC/CBD#1	00000114	497769	1168487	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		12,437.90	BEER#1	00000114	497770	1168487	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		441.48	TAX#1	00000114	497771	1168487	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		27.00	NTAX#1	00000114	497772	1168487	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		243.00	THC#3	00000114	497824	1168547	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		34.43-	CMBEER#2	00000114	497808	1168575	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		100.00	THC#2	00000114	497804	1168576	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		3,973.20	BEER#2	00000114	497805	1168576	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		63.60	TAX#2	00000114	497806	1168576	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		37.00	NTAX#2	00000114	497807	1168576	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		240.00	THC#2	00000114	497803	1168602	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		2,621.00	LIQ#3	00000114	497825	1168735	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		436.00	THC#3	00000114	497826	1168736	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		8,015.65	BEER#3	00000114	497827	1168736	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		229.60	TAX#3	00000114	497828	1168736	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		28.00-	CMTHC#3	00000114	497829	1169178	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		3,153.65	LIQ#1	00000114	497778	1170878	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		31.80-	CMBEER#1	00000114	497777	1170879	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35607	9/12/2025		100102 COLLEGE CITY BEVERAGE						Continued...	
		424.80	THC/CBD#1	00000114	497773	1170880	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		6,083.40	BEER#1	00000114	497774	1170880	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		150.05	TAX#1	00000114	497775	1170880	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		37.00	NTAX#1	00000114	497776	1170880	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		403.20	LIQ#2	00000114	497810	1170951	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		4,656.90	BEER#2	00000114	497811	1170952	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		44.90	TAX#2	00000114	497812	1170952	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1,745.00	LIQ#3	00000114	497830	1171043	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		735.80	THC#3	00000114	497831	1171044	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		2,576.70	BEER#3	00000114	497832	1171044	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		70.15	TAX#3	00000114	497833	1171044	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		37.00	NTAX#3	00000114	497834	1171044	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		47.70-	CMBEER#2	00000114	497809	1171057	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		857.50	THC#3	00000114	497839	1172654	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		228.00	THC/CBD#1	00000114	497785	1172950	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		110.00	BEER#1	00000114	497786	1172950	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		2,002.00	LIQ#1	00000114	497787	1173368	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		69.01-	CMBEER#1	00000114	497784	1173384	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		317.80	THC/CBD#1	00000114	497780	1173385	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		3,822.10	BEER#1	00000114	497781	1173385	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		30.00-	CMBEER#1	00000114	497782	1173385	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		148.30	TAX#1	00000114	497783	1173385	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		12.80-	CMBEER#2	00000114	497816	1173455	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		506.00	THC#2	00000114	497813	1173457	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		3,290.85	BEER#2	00000114	497814	1173457	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		27.00	TAX#2	00000114	497815	1173457	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		24.83-	CMBEER#3	00000114	497838	1173614	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		2,727.60	LIQ#3	00000114	497835	1173615	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		4,898.95	BEER#3	00000114	497836	1173617	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		189.15	TAX#3	00000114	497837	1173617	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		619.40	LIQ#1	00000114	497794	1175793	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		606.00	THC/CBD#1	00000114	497788	1175869	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		2,836.60	BEER#1	00000114	497789	1175869	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		153.20	TAX#1	00000114	497790	1175869	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2,838.55	BEER#2	00000114	497817	1175872	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		121.00	TAX#2	00000114	497818	1175872	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		7.47-	CMBEER#1	00000114	497792	1175875	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		4.94-	CMBEER#1	00000114	497791	1175876	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,449.75	LIQ#3	00000114	497840	1176020	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35607	9/12/2025		100102 COLLEGE CITY BEVERAGE						Continued...	
		4,591.85	BEER#3	00000114	497841	1176094	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		123.60	TAX#3	00000114	497842	1176094	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,334.60	LIQ#1	00000114	497797	1178175	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		670.00	WINE#1	00000114	497798	1178175	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		150.00	THC/CBD#1	00000114	497799	1178176	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		12,248.00	BEER#1	00000114	497800	1178176	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		177.94	TAX#1	00000114	497801	1178176	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		27.00	NTAX#1	00000114	497802	1178176	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2,653.65	LIQ#2	00000114	497822	1178295	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		175.69-	CMBEER#2	00000114	497823	1178296	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		52.00	THC#2	00000114	497819	1178297	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		3,341.70	BEER#2	00000114	497820	1178297	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		30.00	TAX#2	00000114	497821	1178297	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		530.20	LIQ#3	00000114	497844	1178415	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		484.00	THC#3	00000114	497845	1178416	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		4,148.95	BEER#3	00000114	497846	1178416	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		246.55	TAX#3	00000114	497847	1178416	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		32.30-	CMBEER#1	00000114	497796	1178456	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		39.20-	CMBEER#3	00000114	497843	1178458	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		70.00-	CMBEER#1	00000114	497793	227400675	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		33.60	WINE#1	00000114	497779	231800029	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.35-	CMWINE#1	00000114	497795	231800031	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		109,452.72								
35608	9/12/2025		151767 CONFLUENCE							
		7,078.75	DESIGN FEES HAYES PARK		497578	32671	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		20,388.75	DESIGN FEES REDWOOD PARK		497575	32698	2360.6235	PR230064	CONSULTANT SERVICES	REDWOOD PARK
		5,531.25	DESIGN FEES KELLEY PK		497583	32699	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		32,998.75								
35609	9/12/2025		119052 CUSTOM HOSE TECH INC							
		40.18	HYDRAULIC FITTINGS		497711	127293	1530.6215		EQUIPMENT-PARTS	FLEET & BUILDINGS-CMF
		101.64	PARTS - HYD HOSE COVER		497688	127427	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		141.82								
35610	9/12/2025		100128 DAKOTA ELECTRIC ASSOCIATION							
		94.52	SIGNAL 140TH/GARDENVIEW AUG		497760	200003037769AUG 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		68.70	SIGNAL 140TH/HAYES AUG		497759	200003037777AUG 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35610	9/12/2025		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		62.99	FOUNDERS/GALAXIE SIGNAL AUG		497761	200003777430AUG 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		37.00	GALAXIE/FOUNDER LN SPRKLR AUG		497762	200003919925AUG 25	1610.6255		UTILITIES-ELECTRIC	STREET/BOULEVARD REPAIR & MNTC
		340.56	15281 FOUNDERS BLVD LIGHTS AUG		497763	200004198750AUG 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		349.78	LIFT STN STRM SWR GALAXIE AUG		497764	200004229209AUG 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		19.72	GARDENVIEW DR PK SHELTER AUG		497758	200004331096AUG 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		24.26	943 1/2 GARDENVIEW DR AUG		497757	200010052737AUG 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		17.88	15763 HEYWOOD CT		498100	200010053463AUG 25	1210.6255		UTILITIES-ELECTRIC	POLICE FIELD OPERATIONS/PATROL
		232.78	SIGN VALLEYWOOD ENTRANCE AUG		497756	200010078741AUG 25	2215.6255		UTILITIES-ELECTRIC	GOLF CLUBHOUSE BUILDING
		14,179.89	ELECT SERVICE UPGRADE KELLEY P		497568	20250814	2349.6735	PR230042	CAPITAL OUTLAY-OTHER IMPROVEME	KELLEY PARK
		15,428.08								
35611	9/12/2025		100137 DELEGARD TOOL CO							
		308.47	SHOP TOOLS		497633	4949851	1530.6211		SMALL TOOLS & EQUIPMENT	FLEET & BUILDINGS-CMF
		308.47								
35612	9/12/2025		117768 DRAIN PRO PLUMBING							
		300.00	BOILER REPAIRS - MC		497511	79385	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		300.00								
35613	9/12/2025		101365 ECM PUBLISHERS INC							
		750.00	EUROPEAN WINE SALE AD #142298		497618	1061758	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
		237.60	LEGAL AD - ORDINANCE 1148		497648	1062323	1015.6239		PRINTING	CITY CLERK/ELECTIONS
		987.60								
35614	9/12/2025		113547 ESS BROTHERS & SONS INC							
		228.00	CB FRAME		497512	FF3399	5505.6229		GENERAL SUPPLIES	STORM DRAIN MNTC/RPR/SUMPS
		228.00								
35615	9/12/2025		100157 FACTORY MOTOR PARTS CO							
		54.53	PARTS - BRAKE PADS #340		497714	75530480	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		54.53								

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35616	9/12/2025		100177 FLUEGEL ELEVATOR INC						Continued...	
		299.94	STRAW MATTING - STUMPS		497539	2738451	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		299.94								
35617	9/12/2025		113505 FRONTIER PRECISION INC							
		242.00	ASH TREE REMOVAL		497540	INV332292	4933.6249		OTHER CONTRACTUAL SERVICES	EAB REMOVALS
		242.00								
35618	9/12/2025		134313 HEYNE, RICHARD J							
		48.58	LOCAL TRAVEL		497716	20250831	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		48.58								
35619	9/12/2025		128972 HOISINGTON KOEGLER GROUP INC							
		2,445.33	PED BIKE PLAN CONSULT SERVICES		497542	240598	1500.6235	2024112G	CONSULTANT SERVICES	PW MANAGEMENT
		1,065.00	AV ADD GRANT DESIGN		497541	250391	5505.6235	2026107D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		3,510.33								
35620	9/12/2025		137297 HUMERATECH							
		1,462.79	AVSA RTU REPAIR		497543	250774	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
		3,329.50	AVSA ARENA SPACE RTU REPAIR		497587	250792	5210.6265		REPAIRS-EQUIPMENT	ARENA 1 BUILDING MAINTENANCE
		481.00	AVSA RTU REPAIR		497544	250810	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
		5,273.29								
35621	9/12/2025		136639 IMPACT PROVEN SOLUTIONS							
		532.87	UB PRINT/MAIL BILLS APR		497560	217062	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		532.88	UB PRINT/MAIL BILLS APR		497560	217062	5365.6249		OTHER CONTRACTUAL SERVICES	SEWER MGMT/REPORTS/DATA ENTRY
		916.18	UB POSTAGE APRIL		497560	217062	5365.6238		POSTAGE/UPS/FEDEX	SEWER MGMT/REPORTS/DATA ENTRY
		916.19	UB POSTAGE APRIL		497560	217062	5305.6238		POSTAGE/UPS/FEDEX	WATER MGMT/REPORT/DATA ENTRY
		2,898.12								
35622	9/12/2025		100242 INDEPENDENT BLACK DIRT CO							
		300.00	SOIL FOR SIDEWALK RESTORATIONS		497548	38359	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		300.00	CEMETARY RESTORATION DIRT		497545	38360	5605.6229		GENERAL SUPPLIES	CEMETERY
		300.00	CEMETARY RESTORATION DIRT		497547	38373	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		300.00	SOIL FOR SIDEWALK RESTORATIONS		497549	38374	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		300.00	CEMETARY RESTORATION DIRT		497546	38455	5605.6229		GENERAL SUPPLIES	CEMETERY
		300.00	DIRT FOR CEMETERY RESTORATIONS		497635	38499	5605.6229		GENERAL SUPPLIES	CEMETERY
		1,800.00								
35623	9/12/2025		131791 IRRIGATION BY DESIGN INC							
		211.24	IRRIGATION REPAIRS FROM TRAIL		497652	38093	2331.6249	PR230033	OTHER CONTRACTUAL SERVICES	COBBLESTONE LAKE PARK

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35623	9/12/2025		131791 IRRIGATION BY DESIGN INC						Continued...	
		70,000.00	REPAIR IRRIGATION DAMAGE		497572	38814	2331.6399	PR230033	OTHER CHARGES	COBBLESTONE LAKE PARK
		357.29	EDU BLDG - IRRIGATION SVCS		497631	39007	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		<u>70,568.53</u>								
35624	9/12/2025		141814 JTK DISTRIBUTORS							
		240.00	CIGARS FOR RESALE		497647	82925	2260.6418		GOLF-PRO SHOP OTHER	GOLF PRO SHOP MERCH SALES
		<u>240.00</u>								
35625	9/12/2025		142046 KILLMER ELECTRIC COMPANY, INC.							
		173,685.36	AV 11TH & 12TH ADD ELECT PAY 2		497552	20250820	4752.6810	2022111E	CONSTRUCTION IN PROGRESS	ELECTRIC FRANCHSE
		<u>173,685.36</u>								
35626	9/12/2025		100299 MASTER ELECTRIC CO							
		195.00	LIGHT REPAIR QUARRY POINT		497658	SD57722	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		412.50	REPLACE KEY SWITCH GYM CURTAIN		497627	SD57723	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		<u>607.50</u>								
35627	9/12/2025		100302 MCNAMARA CONTRACTING INC							
		118,608.46	APPLE STREET PHASE 1 PAY 3		497554	20250731	2027.6810	2025101D	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		142,034.50	APPLE STREET PHASE 1 PAY 3		497554	20250731	2027.6810	2025101S	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		160,648.32	APPLE STREET PHASE 1 PAY 3		497554	20250731	2027.6810	2025101R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		203,974.69	APPLE STREET PHASE 1 PAY 3		497554	20250731	2027.6810	2025101W	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		<u>625,265.97</u>								
35628	9/12/2025		100311 METRO COUNCIL ENVIRONMENTAL SV							
		341,657.22	WASTEWATER SVC-OCT		497569	1192427	5380.6317		METRO WASTE CONTROL PAYMENT	SEWER LIFT STN REPAIR & MNTC
		<u>341,657.22</u>								
35629	9/12/2025		100337 MN DEPT OF LABOR & INDUSTRY							
		25.00	FS1 PRESSURE VESSEL INSPEC		497734	ABR0356832X	1340.6265		REPAIRS-EQUIPMENT	FIRE BLDG & GROUNDS MNTC
		<u>25.00</u>								
35630	9/12/2025		100348 MTI DISTRIBUTING CO							
		127.96	MOWER PARTS		497678	149064201	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		101.31	MOWER PARTS		497736	149064202	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		123.60	MOWER PARTS		497682	149064203	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		223.70	IRRIGATION REPAIR SUPPLIES		497650	149181300	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		399.60	IRRIGATION HEADS		498101	149181301	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		148.74	IRRIGATION REPAIR SUPPLIES		497670	149183400	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		284.88	IRRIGATION REPAIR SUPPLIES		497641	149186600	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35630	9/12/2025		100348 MTI DISTRIBUTING CO						Continued...	
		320.47	213 MOWER REPAIR		497632	149192900	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		421.98	MOWER PARTS		497626	149244300	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		74.28	MOWER BELT		497735	149254000	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		189.96	IRRIGATION SMALL TOOLS		497661	149266800	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		<u>2,416.48</u>								
35631	9/12/2025		157945 NICHOLS, NOEL							
		79.80	LOCAL TRAVEL		497556	20250829	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		<u>79.80</u>								
35632	9/12/2025		146279 NORDIC MECHANICAL SERVICES, I							
		1,115.00	REPAIR - HVAC MC		497557	79709	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		2,768.53	SPRING HVAC PM - CMF		497558	79710	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		460.00	SPRING HVAC PM - CMF		497624	79711	1530.6266		REPAIRS-BUILDING	FLEET & BUILDINGS-CMF
		<u>4,343.53</u>								
35633	9/12/2025		157610 PETERSON COUNSELING AND CONSULTING LLC							
		1,035.00	MENTAL HEALTH CHECKS AUG		497611	20250831	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		<u>1,035.00</u>								
35634	9/12/2025		154497 PETERSON, KRAIG							
		47.60	LOCAL TRAVEL		497742	20250828	5005.6277		MILEAGE/AUTO ALLOWANCE	LIQUOR GENERAL OPERATIONS
		<u>47.60</u>								
35635	9/12/2025		100385 PLUNKETT'S PEST CONTROL INC							
		80.25	HAYES PEST CONTROL		497743	10081809	5260.6229		GENERAL SUPPLIES	ARENA 2 MANAGEMENT-HAYES
		<u>80.25</u>								
35636	9/12/2025		145492 PNC EQUIPMENT FINANCE, LLC							
		11.05	RANGER PICKER LEASE INTEREST		497415	2330000	7447.7015		DEBT SERVICE-INTEREST	VERF-VALLEYWOOD GOLF
		363.01	RANGER PICKER LEASE PRINCIPAL		497415	2330000	7445.2557		CAPITAL LEASE-CURRENT	VERF-VALLEYWOOD GOLF BAL SHT
		<u>374.06</u>								
35637	9/12/2025		144060 REACH							
		300.00	ADS		497634	104368	2205.6239		PRINTING	GOLF MANAGEMENT
		<u>300.00</u>								
35638	9/12/2025		122110 REINDERS INC							
		150.28	ACCUFIX REPLACEMENT KIT		497669	341197200	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		<u>150.28</u>								

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35638	9/12/2025		122110 REINDERS INC						Continued...	
35639	9/12/2025		100439 SKB ENVIRONMENTAL							
		827.97	EUCLID POND SEDIMENT DISPOSAL		497494	104874C063	5505.6240		CLEANING SERVICE/GARBAGE REMOVSTORM DRAIN MNTC/RPR/SUMPS	
		2,100.48	SWEEPINGS DISPOSAL (46.79 T)		497495	104875C063	5505.6240		CLEANING SERVICE/GARBAGE REMOVSTORM DRAIN MNTC/RPR/SUMPS	
		12,072.71	SWEEPINGS DISPOSAL (268.93 T)		497577	105452C063	5505.6240		CLEANING SERVICE/GARBAGE REMOVSTORM DRAIN MNTC/RPR/SUMPS	
		15,001.16								
35640	9/12/2025		158490 SONUS INTERIORS INC							
		1,092.50	POLICE OPERATIONS GARAGE-PMT#4		497610	20250731	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		1,092.50								
35641	9/12/2025		100524 SOUTHERN GLAZERS WINE AND SPIRITS OF MN							
		2,225.57	LIQ#1	00050756	498070	2660572	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		383.36	WINE#1	00050756	498085	2660574	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2,053.68	LIQ#2	00050756	498076	2660575	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1,235.39	WINE#2	00050756	498091	2660576	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		3,737.42	LIQ#3	00050756	498080	2660587	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		778.92	WINE#3	00050756	498094	2660588	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10,433.03	LIQ#1	00050756	498071	2663184	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		1,089.24	WINE#1	00050756	498086	2663185	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		8,163.05	LIQ#2	00050756	498077	2663189	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		533.76	WINE#2	00050756	498092	2663190	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		12,043.72	LIQ#3	00050756	498081	2663209	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1,873.92	WINE#3	00050756	498095	2663210	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3,500.49	LIQ#1	00050756	498072	2665562	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		918.50	WINE#1	00050756	498089	2665563	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		387.46	LIQ#2	00050756	498078	2665564	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		450.28	WINE#2	00050756	498093	2665565	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2,892.93	LIQ#3	00050756	498082	2665581	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1,972.91	WINE#3	00050756	498096	2665582	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		182.50	LIQ#1	00050756	498073	5129268	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		182.50	LIQ#2	00050756	498079	5129269	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		182.50	LIQ#3	00050756	498083	5129275	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		192.00	WINE#3	00050756	498097	5129276	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		330.84	WINE#1	00050756	498087	5129892	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1,093.40	WINE#1	00050756	498088	5129893	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		24.00-	CMWINE#1	00050756	498084	9654486	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		24.00-	CMWINE#2	00050756	498090	9654487	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		288.00-	CMLIQ#1	00050756	498069	9654808	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		10.49-	CMLIQ#2	00050756	498074	9656057	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
35641	9/12/2025		100524 SOUTHERN GLAZERS WINE AND SPIRITS OF MN						Continued...	
		11.99-	CMLIQ#2	00050756	498075	9656058	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		56,478.89								
35642	9/12/2025		121326 SUMMIT FIRE PROTECTION							
		572.00	FIRE SPRINKLER ANNUAL TEST		497623	3453702	5260.6249		OTHER CONTRACTUAL SERVICES	ARENA 2 MANAGEMENT-HAYES
		430.00	FIRE SPRINKLER ANNUAL INSPECT		497625	3453703	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		1,002.00								
35643	9/12/2025		100471 TOLL GAS & WELDING SUPPLY							
		13.64	WELDING		497750	40217899	2240.6229		GENERAL SUPPLIES	GOLF EQUIPMENT MAINTENANCE
		13.64								
35644	9/12/2025		100481 TRI-STATE BOBCAT INC							
		253.16	PARTS - CAB FILTERS		497645	P44518	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		253.16								
35645	9/12/2025		100496 VAN PAPER CO							
		93.26	BAGS#2	00008795	498098	119084	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		.93-	DISCT#2	00008795	498099	119084	5065.6333		GENERAL-CASH DISCOUNTS	LIQUOR #2 OPERATIONS
		92.33								
35646	9/12/2025		101003 WINZER FRANCHISE COMPANY							
		181.20	TIRE CHANGING SUPPLIES		497613	3490955	1210.6216		VEHICLES-TIRES/BATTERIES	POLICE FIELD OPERATIONS/PATROL
		181.20	TIRE CHANGING SUPPLIES		497613	3490955	1765.6216		VEHICLES-TIRES/BATTERIES	PARK EQUIPMENT MAINTENANCE
		181.26	TIRE CHANGING SUPPLIES		497613	3490955	1630.6216		VEHICLES-TIRES/BATTERIES	STREET EQUIPMENT MAINTENANCE
		181.20	TIRE CHANGING SUPPLIES		497613	3490955	5390.6216		VEHICLES-TIRES/BATTERIES	SWR EQUIP/VEHICLE MISC MNTC/RP
		181.20	TIRE CHANGING SUPPLIES		497613	3490955	5345.6216		VEHICLES-TIRES/BATTERIES	WATER EQUIP/VEHICLE/MISC MNTC
		906.06								
35647	9/12/2025		137762 WSB & ASSOCIATES INC							
		4,040.50	CONST ADMIN/TESTING COBBLESTON		497585	R02560800015	2331.6235	PR230064	CONSULTANT SERVICES	COBBLESTONE LAKE PARK
		4,040.50								
35648	9/12/2025		100529 ZINCK, JAMES R							
		77.70	AUGUST MILEAGE		497755	20250829	2205.6277		MILEAGE/AUTO ALLOWANCE	GOLF MANAGEMENT
		77.70								
326815	9/10/2025		162479 ACTION FENCE INC							
		3,589.10	POLICE OPERATIONS GARAGE-PMT 7		497586	20250731	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		3,589.10								

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326815	9/10/2025		162479 ACTION FENCE INC						Continued...	
326816	9/10/2025		152774 ADIDAS AMERICA INC							
		54.21	SPECIAL ORDER TOP		497690	6163978387	2260.6413		GOLF-CAPS/HATS/CLOTHING	GOLF PRO SHOP MERCH SALES
		54.21								
326817	9/10/2025		100089 ADVANCE PROFESSIONAL							
		6.21	BULBS FOR 4995		497691	1594485341	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		6.21								
326818	9/10/2025		163070 ARCHITECTURAL PANEL SYSTEMS INC							
		1,238.80	POLICE OPERATIONS GARAGE-PMT 7		497609	20250731	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		1,238.80								
326819	9/10/2025		118892 ASPEN MILLS							
		129.99	BOOTS - ELVIN		497677	359833	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		359.94	SOFT SHELL JACKETS (3)		497630	360506	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		489.93								
326820	9/10/2025		109954 BERRY COFFEE COMPANY							
		108.00	COFFEE		497685	1076431	1250.6229		GENERAL SUPPLIES	POLICE FACILITY
		108.00								
326821	9/10/2025		150980 BONDESON, DOUG							
		68.60	BONDESON MILEAGE - AUGUST 2025		497700	20250827	2012.6277		MILEAGE/AUTO ALLOWANCE	CABLE TV JOINT POWERS
		68.60								
326822	9/10/2025		137649 BOUND TREE MEDICAL LLC							
		201.57	NARCAN (3)		497656	85906480	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		201.57								
326823	9/10/2025		164546 BRACK, ANNA AND VANG, JOHNNY							
		443.22	UB REFUND 7428 GERMANE TRL		497508	20250828E	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		443.22								
326824	9/10/2025		100072 BRAUN INTERTEC CORPORATION							
		19,153.00	GEOTECHNICAL EVAL147TH/GLAZIER		497535	B438519	4732.6235	2019106R	CONSULTANT SERVICES	TIF#1 CAPITAL PROJECTS
		1,922.25	MATERIALS TESTING 2025 ST IMPR		497536	B439775	2027.6235	2025105R	CONSULTANT SERVICES	ROAD ESCROW
		21,075.25								
326825	9/10/2025		163379 BUECKSLER, JOSHUA							

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326825	9/10/2025		163379 BUECKSLER, JOSHUA						Continued...	
		90.00	2 PR JEANS - J BUECKSLER		497702	20250809	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		90.00								
326826	9/10/2025		122598 CEMSTONE PRODUCTS CO							
		265.60	CEDAR AVE SIDEWALK REPAIR		497642	7864722	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		265.60	CEDAR AVE SIDEWALK REPAIR		497643	7864763	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		31.45	TUBE FOR FORMING CB REPAIR		497703	7872391	5505.6229		GENERAL SUPPLIES	STORM DRAIN MNTC/RPR/SUMPS
		152.38	TUBE FOR FORMING CB REPAIR		497668	7872412	5506.6229		GENERAL SUPPLIES	STORM LIFT STN MNTC/RPR
		715.03								
326827	9/10/2025		100878 CHARTER COMMUNICATIONS							
		7.87	FIRE 3 CABLE TV AUG		497704	175319601AUG25	1340.6237		TELEPHONE/PAGERS	FIRE BLDG & GROUNDS MNTC
		15.74	ARENA CABLE TV AUG		498111	175320701AUG25	5205.6237		TELEPHONE/PAGERS	ARENA 1 MANAGEMENT
		41.96	CMF CABLE TV AUG		498110	175321001AUG25	1540.6237		TELEPHONE/PAGERS	CMF BUILDINGS & GROUNDS MNTC
		62.92	POL CABLE TV AUG		497705	175322001AUG25	1200.6237		TELEPHONE/PAGERS	POLICE MANAGEMENT
		128.49								
326828	9/10/2025		100282 CINTAS CORPORATION							
		66.78	CH MAT SVC		497706	4240743046	1060.6240		CLEANING SERVICE/GARBAGE REMOVMUNICIPAL	BLDG & GROUNDS MNTC
		2.13-	LIQ3 USE TAX		497712	4240862735	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		2.13	LIQ3 USE TAX		497712	4240862735	5095.6240		CLEANING SERVICE/GARBAGE REMOVLIQUOR #3 OPERATIONS	
		31.04	RUGS AND MOP HEADS		497712	4240862735	5095.6240		CLEANING SERVICE/GARBAGE REMOVLIQUOR #3 OPERATIONS	
		298.62	CINTAS LINENS		497644	4241242517	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		38.40	RUG SERVICE - CMF		497509	4241508681	1530.6240		CLEANING SERVICE/GARBAGE REMOVFLEET & BUILDINGS-CMF	
		10.20	SHOP COVERALLS		497707	4241625955	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		497707	4241625955	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		497707	4241625955	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		503.03								
326829	9/10/2025		113504 CINTAS FIRST AID & SAFETY							
		299.74	CINTAS FIRST AID		497636	5287940701	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		299.74								
326830	9/10/2025		157280 COZZINI BROS. INC							
		44.89	KNIFE SHARPENING		497709	C19225111	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		44.89								
326831	9/10/2025		164473 CRANE, HAROLD							
		24.11	UB REFUND 1079 ROME DR		498109	20250904A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		24.11								

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326831	9/10/2025		164473 CRANE, HAROLD						Continued...	
326832	9/10/2025		100841 CRAWFORD DOOR SALES							
		9,310.00	POLICE OPERATIONS GARAGE-PMT 3		497538	20250531	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		9,310.00								
326833	9/10/2025		122019 CROWN RENTAL - BURNSVILLE							
		242.44	BACK PACK BLOWER PARTS		497646	W161111	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		242.44								
326834	9/10/2025		143882 CULLIGAN							
		206.50	EQUIPMENT LEASE-SEPT		497710	157349250165AUG 25	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		108.00	AVCC WATER SOFTEN LEASE SEP 25		497686	157986603353AUG 25	1900.6249		OTHER CONTRACTUAL SERVICES	AV COMMUNITY CENTER
		314.50								
326835	9/10/2025		118441 DE PAUL LETTERING							
		106.00	EMBROIDERY ON UNIFORMS (6)		497687	72065	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		106.00								
326836	9/10/2025		101381 DODGE OF BURNSVILLE							
		43.12	PARTS - HOSE #908		497713	5207951	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		43.12								
326837	9/10/2025		142349 FAHRNER ASPHALT SEALERS, LLC							
		228,999.83	2025 MICRO SURFACING PAY 1		497561	20250812	2027.6810	2025103R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		228,999.83								
326838	9/10/2025		100168 FERRELLGAS							
		80.12	PROPANE FUEL - FORKLIFTS		497715	1131295775	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		80.12								
326839	9/10/2025		157017 FESTIVAL PRODUCTION SERVICES							
		4,500.00	STAGE QUARRY PT. SEPT 6 & 13		497603	90525T	1800.6310		RENTAL EXPENSE	REC PROGRAM GENERAL
		4,500.00								
326840	9/10/2025		164582 GRAHAM JEWELERS							
		127.79	UB REFUND MISAPPLIED PAYMENT		497679	20250903	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		127.79								

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326841	9/10/2025		101169 HAWKINS, INC.						Continued...	
		24,833.33	WATER QUALITY 3RD & FINAL PMT		497574	7180090	1940.6249		OTHER CONTRACTUAL SERVICES	SPLASH VALLEY WATER PARK
		24,833.33								
326842	9/10/2025		100231 HOHENSTEINS INC							
		63.75	MIXERS		497502	846035	2270.6421		GOLF-NON ALCOHOLIC BEVERAGES	GOLF FOOD & BEVERAGE
		114.00	SPIKED ARNIE		497502	846035	2270.6419		GOLF-BEER	GOLF FOOD & BEVERAGE
		177.75								
326843	9/10/2025		103314 INNOVATIVE OFFICE SOLUTIONS							
		195.12	PAPER PRODUCTS/HAND SOAP		497550	IN4904185	5095.6229		GENERAL SUPPLIES	LIQUOR #3 OPERATIONS
		11.09	INDEX BNDRS - HR		497551	IN4914653	1020.6210		OFFICE SUPPLIES	HUMAN RESOURCES
		11.46	TLT CLNR, HND SNTZR		497717	IN4920931	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		39.69	SQUEEGEE, EXTN POLE		497718	IN4921739	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		181.31	BATHROOM MISTERS FOR BUILDING		498107	IN4925523	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		12.23	STERILE GLOVES-MUNI BLDG		498108	IN4925734	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		450.90								
326844	9/10/2025		118886 ISD 196							
		6,611.07	ISD 196 OPERATING		497579	52500068	5205.6240		CLEANING SERVICE/GARBAGE REMOVARENA	1 MANAGEMENT
		6,611.07								
326845	9/10/2025		100255 JOHNSON BROTHERS LIQUOR							
		23.76-	CMLIQ#2	00000109	497887	143140	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		23.76-	CMLIQ#1	00000109	497848	145078	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		14.00-	CMWINE#1	00000109	497958	145079	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		7.68-	CMTAX#1	00000109	497849	145080	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		113.42-	CMWINE#1	00000109	497959	145081	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		14.67-	CMWINE#1	00000109	497960	147204	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		11.72-	CMWINE#1	00000109	497961	147205	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		8.00-	CMTAX#2	00000109	497913	148027	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		10.66-	CMWINE#3	00000109	498008	148028	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.27-	CMWINE#1	00000109	497970	148029	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		7.89-	CMLIQ#2	00000109	497912	148030	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		13.04-	CMTHC#1	00000109	497878	148031	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		71.70-	CMWINE#3	00000109	498011	148033	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		224.00-	CMWINE#3	00000109	498009	148034	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.54-	CMFREIGHT#3	00000109	498010	148034	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		145.27-	CMLIQ#2	00000109	497914	148082	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1,659.68	LIQ#1	00000109	497850	2861733	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		21.59	FREIGHT#1	00000109	497851	2861733	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326845	9/10/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		229.05	WINE#1	00000109	497962	2861734	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		3.81	FREIGHT#1	00000109	497963	2861734	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		48.00	TAX#1	00000109	497852	2861735	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00000109	497853	2861735	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		337.20	THC#1	00000109	497854	2861736	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		938.00	LIQ#3	00000109	497926	2861737	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.43	FREIGHT#3	00000109	497927	2861737	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,456.70	LIQ#1	00000109	497855	2861738	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		10.16	FREIGHT#1	00000109	497856	2861738	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		812.00	LIQ#1	00000109	497857	2861739	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00000109	497858	2861739	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		444.00	LIQ#2	00000109	497888	2861740	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		5.08	FREIGHT#2	00000109	497889	2861740	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		589.50	LIQ#3	00000109	497928	2861741	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		6.35	FREIGHT#3	00000109	497929	2861741	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		372.00	LIQ#1	00000109	497859	2861742	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		3.81	FREIGHT#1	00000109	497860	2861742	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		745.90	LIQ#2	00000109	497890	2861743	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		10.16	FREIGHT#2	00000109	497891	2861743	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,880.00	LIQ#1	00000109	497861	2861744	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		38.10	FREIGHT#1	00000109	497862	2861744	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		407.85	WINE#1	00000109	497964	2861745	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.35	FREIGHT#1	00000109	497965	2861745	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		328.00	WINE#3	00000109	497994	2861746	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		4.13	FREIGHT#3	00000109	497995	2861746	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,002.00	LIQ#2	00000109	497892	2861747	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		15.24	FREIGHT#2	00000109	497893	2861747	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		740.73	WINE#2	00000109	497975	2861748	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		13.98	FREIGHT#2	00000109	497976	2861748	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		254.00	LIQ#2	00000109	497894	2861749	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	497895	2861749	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		332.95	LIQ#2	00000109	497896	2861750	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		2.54	FREIGHT#2	00000109	497897	2861750	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		48.00	TAX#2	00000109	497898	2861751	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	497899	2861751	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		203.20	THC#2	00000109	497900	2861752	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		286.40	LIQ#3	00000109	497930	2861753	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000109	497931	2861753	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		160.75	WINE#3	00000109	497996	2861754	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326845	9/10/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		2.54	FREIGHT#3	00000109	497997	2861754	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,528.00	THC#3	00000109	497932	2861755	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,566.50	LIQ#3	00000109	497933	2861756	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		6.35	FREIGHT#3	00000109	497934	2861756	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		939.00	LIQ#3	00000109	497935	2861757	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		15.24	FREIGHT#3	00000109	497936	2861757	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		213.85	WINE#3	00000109	497998	2861758	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.40	FREIGHT#3	00000109	497999	2861758	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,694.40	LIQ#1	00000109	497863	2863397	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		20.32	FREIGHT#1	00000109	497864	2863397	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		3,728.25	LIQ#1	00000109	497865	2866235	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		65.41	FREIGHT#1	00000109	497866	2866235	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		4,064.00	WINE#1	00000109	497966	2866236	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		67.31	FREIGHT#1	00000109	497967	2866236	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		48.00	TAX#1	00000109	497867	2866237	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00000109	497868	2866237	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		54.00	LIQ#2	00000109	497901	2866238	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	497902	2866238	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		596.00	WINE#2	00000109	497977	2866239	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		11.43	FREIGHT#2	00000109	497978	2866239	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,152.00	LIQ#3	00000109	497937	2866240	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		26.67	FREIGHT#3	00000109	497938	2866240	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		308.00	WINE#3	00000109	498000	2866241	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.08	FREIGHT#3	00000109	498001	2866241	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,035.43	LIQ#1	00000109	497869	2866242	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		29.53	FREIGHT#1	00000109	497870	2866242	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,951.25	LIQ#1	00000109	497871	2866243	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		17.78	FREIGHT#1	00000109	497872	2866243	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,006.00	LIQ#2	00000109	497903	2866244	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		8.89	FREIGHT#2	00000109	497904	2866244	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,208.00	LIQ#3	00000109	497939	2866245	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		15.24	FREIGHT#3	00000109	497940	2866245	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		576.00	WINE#3	00000109	498002	2866246	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000109	498003	2866246	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,798.92	LIQ#1	00000109	497873	2866247	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		16.51	FREIGHT#1	00000109	497874	2866247	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		4,036.40	WINE#1	00000109	497968	2866248	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		59.69	FREIGHT#1	00000109	497969	2866248	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		74.00	TAX#1	00000109	497875	2866249	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326845	9/10/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		3.81	FREIGHT#1	00000109	497876	2866249	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,236.50	THC#1	00000109	497877	2866250	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	497979	2866251	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		270.00	LIQ#2	00000109	497905	2866252	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	497906	2866252	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,099.25	WINE#2	00000109	497980	2866253	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		34.29	FREIGHT#2	00000109	497981	2866253	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,387.05	LIQ#2	00000109	497907	2866254	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		13.97	FREIGHT#2	00000109	497908	2866254	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		4,182.59	LIQ#2	00000109	497909	2866255	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		28.15	FREIGHT#2	00000109	497910	2866255	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		4,393.20	WINE#2	00000109	497982	2866256	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		44.45	FREIGHT#2	00000109	497983	2866256	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		480.00	THC#2	00000109	497911	2866257	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		610.00	LIQ#3	00000109	497941	2866258	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000109	497942	2866258	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		7,385.60	WINE#3	00000109	498004	2866259	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		107.95	FREIGHT#3	00000109	498005	2866259	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,553.10	LIQ#3	00000109	497943	2866260	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		25.40	FREIGHT#3	00000109	497944	2866260	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,558.49	LIQ#3	00000109	497945	2866261	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		29.21	FREIGHT#3	00000109	497946	2866261	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		4,840.75	WINE#3	00000109	498006	2866262	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		57.15	FREIGHT#3	00000109	498007	2866262	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		6.35	FREIGHT#3	00000109	497947	2866263	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,002.87	LIQ#2	00000109	497915	2869172	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		1,137.24	WINE#2	00000109	497984	2869173	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		13.97	FREIGHT#2	00000109	497985	2869173	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		288.00	WINE#2	00000109	497986	2871994	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	497987	2871994	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,651.20	LIQ#1	00000109	497879	2871995	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		13.97	FREIGHT#1	00000109	497880	2871995	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		709.30	LIQ#1	00000109	497881	2871996	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		7.62	FREIGHT#1	00000109	497882	2871996	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,198.05	WINE#1	00000109	497971	2871997	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		19.05	FREIGHT#1	00000109	497972	2871997	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		520.36	LIQ#1	00000109	497883	2871998	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00000109	497884	2871998	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		214.00	LIQ#2	00000109	497916	2871999	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326845	9/10/2025		100255 JOHNSON BROTHERS LIQUOR						Continued...	
		2.54	FREIGHT#2	00000109	497917	2871999	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		297.34	WINE#2	00000109	497988	2872000	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	497989	2872000	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		482.25	LIQ#2	00000109	497918	2872001	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		6.35	FREIGHT#2	00000109	497919	2872001	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		97.50	LIQ#3	00000109	497948	2872002	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	497949	2872002	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		375.00	LIQ#1	00000109	497885	2872003	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		5.08	FREIGHT#1	00000109	497886	2872003	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		818.67	WINE#1	00000109	497973	2872004	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		13.97	FREIGHT#1	00000109	497974	2872004	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		104.00	WINE#3	00000109	498012	2872005	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000109	498013	2872005	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		327.95	LIQ#2	00000109	497920	2872006	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	497921	2872006	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		99.25	WINE#2	00000109	497990	2872007	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		1.27	FREIGHT#2	00000109	497991	2872007	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		240.00	LIQ#2	00000109	497922	2872008	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	497923	2872008	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,244.00	WINE#2	00000109	497992	2872009	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		19.05	FREIGHT#2	00000109	497993	2872009	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		263.10	LIQ#2	00000109	497924	2872010	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000109	497925	2872010	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		898.64	LIQ#3	00000109	497950	2872011	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		5.08	FREIGHT#3	00000109	497951	2872011	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		993.56	LIQ#3	00000109	497952	2872012	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		8.89	FREIGHT#3	00000109	497953	2872012	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		866.68	LIQ#3	00000109	497954	2872013	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000109	497955	2872013	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		901.44	WINE#3	00000109	498014	2872014	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.89	FREIGHT#3	00000109	498015	2872014	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		197.00	LIQ#3	00000109	497956	2872015	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000109	497957	2872015	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		208.00	WINE#3	00000109	498016	2872016	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		3.81	FREIGHT#3	00000109	498017	2872016	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		96,368.05								
326846	9/10/2025		163143 KENNEDY, CAMERON							
		39.11	IMPROVISED COOLER RAILS		497719	20250825	5025.6215		EQUIPMENT-PARTS	LIQUOR #1 OPERATIONS
		39.11								

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326846	9/10/2025		163143 KENNEDY, CAMERON						Continued...	
326847	9/10/2025		145922 KLAUSLER, TIMOTHY WILLIAM							
		139.65	KLAUSLER MILEAGE - AUGUST 2025		497674	20250828	2012.6277		MILEAGE/AUTO ALLOWANCE	CABLE TV JOINT POWERS
		139.65								
326848	9/10/2025		151278 KLINE, HARRY							
		82.25	KLINE MILEAGE - AUGUST 2025		497720	20250826	2012.6277		MILEAGE/AUTO ALLOWANCE	CABLE TV JOINT POWERS
		82.25								
326849	9/10/2025		101616 LMC INSURANCE TRUST							
		100.95	WC DED WARD A SEP 2025		498105	24940	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		123.56	WC DED KOSKI SEP 2025		498106	24958	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		395.79	WC DED FISHER SEP 2025		498102	24984	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		175.63	WC DED SADLAK S SEP 2025		498103	24998	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		224.46	WC DED GANTHER A SEP 2025		498104	25058	7205.6315		WORKERS COMP-DEDUCTIBLE	INSURANCE CLAIMS
		1,020.39								
326850	9/10/2025		153477 LOUIS, JUSTIN							
		180.00	4 PR PANTS - J LOUIS		497553	20250824	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		180.00								
326851	9/10/2025		164564 MAURICE WILSON MUSIC							
		1,600.00	BAND PAYMENT FOOD TRUCK FEST		497607	20250903	1800.6249		OTHER CONTRACTUAL SERVICES	REC PROGRAM GENERAL
		1,600.00								
326852	9/10/2025		100309 MENARDS							
		25.39	NUTS/BOLTS JCRPE		497723	97803	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		143.04	WASP SPRAY FOR PARKS		497671	97863	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		54.49	TARP FOR PAINTING TABLES		497724	97880	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		37.98	SHOP BLADES		497725	98125	1730.6211		SMALL TOOLS & EQUIPMENT	PARK BUILDING MAINTENANCE
		34.66	PPE - GLASSES & EAR MUFFS		497730	98187	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		42.97	BATHROOM REPAIR EAST		497728	98225	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		15.98-	RETURN OF BATHROOM REPAIR ITEM		497727	98233A	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		13.08	BATHROOM REPAIR EAST		497726	98235	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		59.95	TOOLS FOR RESTORATION WORK		497731	98294A	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		12.99	HOSE CLAMPS		497722	98471	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		89.88	CORE DRILL KIT FOR CB REPAIR		497732	98526	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		17.06	GARDEN HOSE, SMALL BATTERY		497729	98550	1253.6229		GENERAL SUPPLIES	POLICE OPERATIONS GARAGE
		219.99	TILLER FOR RESTORATION WORK		497651	98609	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		735.50								

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326852	9/10/2025		100309 MENARDS						Continued...	
326853	9/10/2025		128699 MES SERVICE COMPANY LLC							
		192.86	DUTY CREW PANTS(2) / SHORTS(1)		497660	IN2332108	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		192.86								
326854	9/10/2025		138777 MIDWEST MACHINERY CO							
		5.83	PARTS - #349		497733	10603769	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		5.83								
326855	9/10/2025		164565 MIDWEST MAINTENANCE & MECHANICAL							
		1,258.09	LS# 1 HVAC REPAIR		497608	86966	5025.6265		REPAIRS-EQUIPMENT	LIQUOR #1 OPERATIONS
		1,258.09								
326856	9/10/2025		114229 MN DEPT OF TRANSPORTATION							
		1,960.62	MNDOT TESTING CENTRAL VILLAGE		497555	P00020350	2027.6810	2025109R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		1,960.62								
326857	9/10/2025		161048 MSP METALS INC							
		187.36	STEEL FOR HOCKEY NET CARTS		497662	106670	5215.6266		REPAIRS-BUILDING	ARENA 1 EQUIPMENT MAINTENANCE
		187.36								
326858	9/10/2025		100995 NAPA AUTO PARTS							
		6.56	PARTS - WIPER BLADES		497737	971199	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		291.56	PARTS - FILTERS		497638	971400	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		88.10	PARTS - BRAKE PADS STOCK		497739	971588	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		42.50	GEAR OIL - #340		497738	971620	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		9.17	PARTS - FILTERS #411		497740	972002	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		293.89	PARTS - BRAKES AND ROTORS #313		497637	972444	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		731.78								
326859	9/10/2025		152421 NICKELSON, STEVEN							
		89.99	REPLACEMENT PANTS		497741	20250630	5260.6281		UNIFORM/CLOTHING ALLOWANCE	ARENA 2 MANAGEMENT-HAYES
		89.99								
326860	9/10/2025		101156 NORTHLAND CONCRETE & MASONRY CO							
		380.00	POLICE OPERATIONS GARAGE-PMT 9		497629	20250731	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		380.00								
326861	9/10/2025		101412 NORTHWEST ASPHALT INC							
		861.18	CENTRAL VILLAGE ST. IMP PAY 2		497571	20250812	2027.6810	2025109D	CONSTRUCTION IN PROGRESS	ROAD ESCROW

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326861	9/10/2025		101412 NORTHWEST ASPHALT INC						Continued...	
		19,359.32	CENTRAL VILLAGE ST. IMP PAY 2		497571	20250812	2027.6810	2025109R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		52,569.69	CENTRAL VILLAGE ST. IMP PAY 2		497571	20250812	2027.6810	2025109R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		80,938.34	CENTRAL VILLAGE ST. IMP PAY 2		497571	20250812	2027.6810	2025109R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		<u>153,728.53</u>								
326862	9/10/2025		127905 OFFICE OF MN.IT SERVICES							
		738.82	CROWDSTRIKE MDR JULY		497619	25070613	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		714.00	LANGUAGE LINE JULY		497620	W25070648	1200.6237		TELEPHONE/PAGERS	POLICE MANAGEMENT
		<u>1,452.82</u>								
326863	9/10/2025		100751 PHILLIPS WINE & SPIRITS INC							
		1,239.07	LIQ#1	00000106	498020	5032264	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		8.89	FREIGHT#1	00000106	498021	5032264	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		273.60	WINE#1	00000106	498048	5032265	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		5.08	FREIGHT#1	00000106	498049	5032265	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		31.50	TAX#1	00000106	498022	5032266	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00000106	498023	5032266	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		899.90	LIQ#3	00000106	498037	5032267	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		7.62	FREIGHT#3	00000106	498038	5032267	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		122.00	TAX#3	00000106	498039	5032268	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		2.54	FREIGHT#3	00000106	498040	5032268	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		605.30	LIQ#2	00000106	498033	5032269	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		7.62	FREIGHT#2	00000106	498034	5032269	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		728.70	WINE#2	00000106	498057	5032270	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		17.78	FREIGHT#2	00000106	498058	5032270	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		339.36	WINE#3	00000106	498063	5032271	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.08	FREIGHT#3	00000106	498064	5032271	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		474.48	LIQ#1	00000106	498024	5035564	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		10.16	FREIGHT#1	00000106	498025	5035564	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		3,004.25	WINE#1	00000106	498050	5035565	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		93.98	FREIGHT#1	00000106	498051	5035565	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		115.80	TAX#1	00000106	498026	5035566	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1.27	FREIGHT#1	00000106	498027	5035566	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		287.50	LIQ#2	00000106	498035	5035567	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		3.81	FREIGHT#2	00000106	498036	5035567	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,752.50	WINE#2	00000106	498059	5035568	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		54.61	FREIGHT#2	00000106	498060	5035568	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,012.03	LIQ#3	00000106	498041	5035569	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		20.32	FREIGHT#3	00000106	498042	5035569	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,904.50	WINE#3	00000106	498065	5035570	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326863	9/10/2025		100751 PHILLIPS WINE & SPIRITS INC						Continued...	
		81.28	FREIGHT#3	00000106	498066	5035570	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		46.20	NTAX#3	00000106	498043	5035571	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000106	498044	5035571	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		560.00	THC#3	00000106	498045	5035572	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		416.50	LIQ#1	00000106	498028	5036533	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		336.00	WINE#1	00000106	498054	5036534	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		507.82	LIQ#1	00000106	498029	5039806	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		5.08	FREIGHT#1	00000106	498030	5039806	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,337.99	WINE#1	00000106	498055	5039807	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		34.29	FREIGHT#1	00000106	498056	5039807	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		203.80	TAX#1	00000106	498031	5039808	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2.54	FREIGHT#1	00000106	498032	5039808	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		291.01	WINE#2	00000106	498061	5039809	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		8.89	FREIGHT#2	00000106	498062	5039809	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		176.86	LIQ#3	00000106	498046	5039810	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00000106	498047	5039810	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		632.00	WINE#3	00000106	498067	5039811	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.16	FREIGHT#3	00000106	498068	5039811	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		22.77-	CMTAX#1	00000106	498018	556765	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		50.68-	CMLIQ#1	00000106	498019	556766	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		23.44-	CMWINE#1	00000106	498052	558020	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		5.33-	CMWINE#1	00000106	498053	558513	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		19,581.26								
326864	9/10/2025		163719 PLM LAKE AND LAND MANAGEMENT CORP							
		208.00	LAC LAVON LAKE MGMT PROJECT		497653	S16601	5505.6249		OTHER CONTRACTUAL SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		208.00								
326865	9/10/2025		143336 PREMIER LOCATING INC							
		776.21	PREMIER LOCATES 8/1-8/15/25		497616	43221	5805.6249		OTHER CONTRACTUAL SERVICES	STREET LIGHT UTILITY FUND
		776.21								
326866	9/10/2025		101500 PREMIUM WATERS INC							
		171.84	WATER		497664	311002546	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		23.79	WATER		497744	311012952	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		195.63								
326867	9/10/2025		101232 PROFESSIONAL TURF INC							
		141.60	WEED SPRAY - PALOMINO		497673	PSINV0038696	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		286.20	WEED SPRAY - MOELLER		497640	PSINV0038699	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326867	9/10/2025		101232 PROFESSIONAL TURF INC						Continued...	
		154.80	WEED SPRAY - KELLEY		497667	PSINV0038700	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		1,656.60	WEED SPRAY - QUARRY POINT		497606	PSINV0038701	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		2,113.20	WEED SPRAY - JCRPW		497590	PSINV0038703	1715.6249		OTHER CONTRACTUAL SERVICES	PARK ATHLETIC FIELD MAINTENANC
		165.60	WEED SPRAY - ORCHARD PLACE		497665	PSINV0038707	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		404.40	WEED SPRAY - CMF		497628	PSINV0038710	1600.6249		OTHER CONTRACTUAL SERVICES	STREET MANAGEMENT
		60.00	WEED SPRAY - MUNICIPAL CENTER		497745	PSINV0038740	1060.6249		OTHER CONTRACTUAL SERVICES	MUNICIPAL BLDG & GROUNDS MNTC
		824.40	WEED SPRAY - COBBLESTONE		497615	PSINV0038752	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		951.00	WEED SPRAY - DELANEY		497612	PSINV0038753	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		842.40	WEED SPRAY - JCRPW		497614	PSINV0038754	1715.6249		OTHER CONTRACTUAL SERVICES	PARK ATHLETIC FIELD MAINTENANC
		772.20	WEED SPRAY - TINTAH		497617	PSINV0042758	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		8,372.40								
326868	9/10/2025		114684 PROTURF							
		60.00	KELLEY SOUTH WEED SPRAY		497746	603875	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		60.00								
326869	9/10/2025		101189 RJM CONSTRUCTION							
		45,746.31	POLICE OPERATIONS GARAGE-PMT14		497573	2152012814	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		45,746.31								
326870	9/10/2025		153910 ROCK HARD LANDSCAPE SUPPLY							
		99.00	PARKING LOT MULCH		497747	3266290	1625.6229		GENERAL SUPPLIES	STREET RING ROUTE MAINT
		99.00								
326871	9/10/2025		150643 RUE 38							
		8.00	FREIGHT #1		497765	205353	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		464.00	WINE #1		497765	205353	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		472.00								
326872	9/10/2025		100432 SEH ENGINEERS							
		17,194.17	FEASIBILITY STUDY ELLICE TRAIL		497580	492605	2027.6235	2025110R	CONSULTANT SERVICES	ROAD ESCROW
		5,580.00	GEOTECHNICAL EVAL147TH/GLAZIER		497582	492621	4732.6235	2019106R	CONSULTANT SERVICES	TIF#1 CAPITAL PROJECTS
		22,774.17								
326873	9/10/2025		156003 SITEONE LANDSCAPE SUPPLY LLC							
		289.81	IRRIGATION SUPPLIES		497639	157670489001	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		45.13	FIELD IRRIGATION REPAIR		497748	157897269001	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		334.94								
326874	9/10/2025		155613 SOUTHERN MINNESOTA INSPECTION							

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326874	9/10/2025		155613 SOUTHERN MINNESOTA INSPECTION						Continued...	
		640.30	GYM CURTAIN REPAIR		497622	25792	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		640.30								
326875	9/10/2025		163694 STEINBRECHER PAINTING COMPANY							
		5,785.50	POLICE OPERATIONS GARAGE-PMT 4		497581	20250731	4432.6810	2021172G	CONSTRUCTION IN PROGRESS	2024A CAPITAL PROJECTS CIP EXP
		5,785.50								
326876	9/10/2025		111161 STERICYCLE INC.							
		112.42	SHREDDING SERVICE		497683	8011794676	1250.6240		CLEANING SERVICE/GARBAGE REMOV	POLICE FACILITY
		33.12	SHRED IT		497666	8011836874	1510.6240		CLEANING SERVICE/GARBAGE REMOV	PW ENGINEERING & TECHNICAL
		33.12	SHRED IT		497666	8011836874	1100.6240		CLEANING SERVICE/GARBAGE REMOV	DEV MANAGEMENT
		99.35	SHRED IT		497666	8011836874	1400.6240		CLEANING SERVICE/GARBAGE REMOV	INSPECTIONS MANAGEMENT
		278.01								
326877	9/10/2025		163731 SWANSON HASKAMP CONSULTING LLC							
		1,950.00	CASSIA EXPANSION		497604	1484	1100.6249	2025138L	OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		660.00	ORCH PL 5TH		497621	1485	1100.6249	2025139L	OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		3,144.75	ORCHARD PL APARTMENTS (TRIDENT		497588	1486	1100.6249	2025137L	OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		4,115.00	ROCKPOT MBU COMP PLAN		497584	1487	1100.6249	2024183L	OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		1,702.50	AV TECH PARK		497605	1488	1100.6249	2024185L	OTHER CONTRACTUAL SERVICES	DEV MANAGEMENT
		11,572.25								
326878	9/10/2025		164567 TERLIZZI, VINCENT J & DEBORAH							
		83.75	BUILDING PERMIT APP REFUND		497749	20250814	1001.4060		PERMIT-BUILDING PERMIT	GENERAL FUND REVENUE
		83.75								
326879	9/10/2025		158459 TERRACON CONSULTANTS INC							
		2,606.25	AVFAC FINAL SPEC INSPS&TESTING		497589	TP09134	2306.6235	PR230064	CONSULTANT SERVICES	APPLE VALLEY AQUATIC CENTER
		2,606.25								
326880	9/10/2025		156802 TUFTEE, LEE							
		83.55	STEEL & WELDING SUPPLIES		497751	20250811	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		83.55								
326881	9/10/2025		164566 URBANEDGE SOLUTIONS & SUPPLY LLC							
		233,351.06	24 UTIL IMPR-HAYES/LONGRDRGE #1		497570	20250831	5542.6810	2024102D	CONSTRUCTION IN PROGRESS	2022A STORMWATER BOND CONS EXP
		233,351.06								
326882	9/10/2025		101467 VALLEY IMAGES							
		20.00	RETIREMENT PHOTO BOARD		497752	3124	1200.6239		PRINTING	POLICE MANAGEMENT

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
326882	9/10/2025		101467 VALLEY IMAGES						Continued...	
		20.00								
326883	9/10/2025		163631 VCI ENVIRONMENTAL INC							
		16,770.00	ABATE ASBESTOS IN REDWOOD PIPE		497576	86152A	2360.6249	PR230064	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		16,770.00								
326884	9/10/2025		100363 XCEL ENERGY							
		72.44	SL ELECTRIC JCRR NORTH CR 42		497754	5100130856011AU G25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		9.52	ROUNABOUT SPKLR JCRR & 159TH		497753	5100139897905AU G25	1610.6255		UTILITIES-ELECTRIC	STREET/BOULEVARD REPAIR & MNTC
		111.12	SL ELECTRIC 147TH & JCR		497684	5104562347AUG25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		184.17	POL GUN RANGE ELECTRIC AUG		497663	5158758142AUG25	1255.6255		UTILITIES-ELECTRIC	POLICE GUN RANGE
		377.25								
20250748	7/28/2025		120679 U S BANK P CARD							
		13.99	DAY CAMP		497423	240031751974086 87706379	1865.6229		GENERAL SUPPLIES	REC DAY CAMP
			Supplier 164095 EDENS PARTY (PCARD)							
		30.00	CANVA AUGUST SUBSCRIPTION FEE		497427	240113451961001 01462867	1700.6239		PRINTING	PARK & RECREATION MANAGEMENT
			Supplier 156529 CANVA (PCARD)							
		.80-	SALES TAX ADJ		497435	240113451971000 09107035	1100.6210		OFFICE SUPPLIES	DEV MANAGEMENT
		.80	SALES TAX ADJ		497435	240113451971000 09107035	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		10.67	LABELS FOR TERRI		497435	240113451971000 09107035	1100.6210		OFFICE SUPPLIES	DEV MANAGEMENT
			Supplier 140339 AMAZON.COM (PCARD)							
		104.00	MACTA-PAREKH-ST LOUIS PARK		497457	240113452001000 06097150	2012.6275		SCHOOLS/CONFERENCES/EXP LOCAL CABLE TV JOINT POWERS	
		312.30	MACTA-KLAUSLER-ST LOUIS PARK		497457	240113452001000 06097150	2012.6275		SCHOOLS/CONFERENCES/EXP LOCAL CABLE TV JOINT POWERS	
			Supplier 148081 MACTA (PCARD)							
		246.88	FACEPLATES & F-TYPE ADAPTERS		497486	240113452061000 12839789	1340.6229		GENERAL SUPPLIES	FIRE BLDG & GROUNDS MNTC
			Supplier 164434 TWACOMM.COM (PCARD)							
		2.67-	SALES TAX ADJ		497420	240359651972467 69907093	2012.6215		EQUIPMENT-PARTS	CABLE TV JOINT POWERS
		2.67	SALES TAX ADJ		497420	240359651972467	2010.2330		DUE TO OTHER GOVERNMENT	CABLE TV RESERVE BALANCE SHEET

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
						69907093				
		35.51	DJI MONOPOD LEGS		497420	240359651972467	2012.6215		EQUIPMENT-PARTS	CABLE TV JOINT POWERS
						69907093				
			Supplier 145106 PAYPAL-EBAY (PCARD)							
		52.03	FOOD OUT OF CITY TRAINING		497476	240552352044170	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
						77076533				
			Supplier 155950 CAFE ZUPAS (PCARD)							
		4.40-	SALES TAX ADJ		497455	240646652001000	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
						04979943				
		4.40	SALES TAX ADJ		497455	240646652001000	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						04979943				
		58.40	SWIM LESSON EQUIPEMENT		497455	240646652001000	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
						04979943				
			Supplier 132442 SWIMOUTLET.COM (PCARD)							
		397.05	COFFEE DISPENSER		497447	241134351982002	2270.6229		GENERAL SUPPLIES	GOLF FOOD & BEVERAGE
						96057615				
		4.95-	ARENA 1-SALES TAX ADJ		497468	241134352002003	5215.6215		EQUIPMENT-PARTS	ARENA 1 EQUIPMENT MAINTENANCE
						12098599				
		4.95	ARENA 1-SALES TAX ADJ		497468	241134352002003	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
						12098599				
		65.83	ICE EDGER PARTS		497468	241134352002003	5215.6215		EQUIPMENT-PARTS	ARENA 1 EQUIPMENT MAINTENANCE
						12098599				
		124.16	SANITIZER & MOP HOLDERS		497472	241134352042002	1340.6229		GENERAL SUPPLIES	FIRE BLDG & GROUNDS MNTC
						83299594				
			Supplier 144237 THE WEBSTAIRANT STORE (PCARD)							
		442.60	STAIN		497431	241374651971002	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
						95394581				
			Supplier 148085 MENARDS (PCARD)							
		24.61	LUNCH-4936-EAGAN		497450	241374651985010	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE TRAINING	
						54379797				
		24.61	LUNCH-4906-EAGAN		497450	241374651985010	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE TRAINING	
						54379797				
		16.22	LUNCH-4936-EAGAN		497451	241374651995010	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE TRAINING	
						91929355				
		16.22	LUNCH-4906-EAGAN		497451	241374651995010	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE TRAINING	
						91929355				
			Supplier 161729 ZZQ SMOKEHOUSE (PCARD)							
		3.08-	SALES TAX ADJ		497460	241374652001004	1200.6239		PRINTING	POLICE MANAGEMENT
						74861793				

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
		3.08	SALES TAX ADJ		497460	241374652001004 74861793	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		41.02	BUSINESS CARDS		497460	241374652001004 74861793	1200.6239		PRINTING	POLICE MANAGEMENT
		3.08-	SALES TAX ADJ		497483	241374652055010 34915646	1200.6239		PRINTING	POLICE MANAGEMENT
		3.08	SALES TAX ADJ		497483	241374652055010 34915646	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		41.02	BUSINESS CARDS		497483	241374652055010 34915646	1200.6239		PRINTING	POLICE MANAGEMENT
		6.48-	PW SALES TAX ADJ		497485	241374652055010 34935941	1510.6210	2025103R	OFFICE SUPPLIES	PW ENGINEERING & TECHNICAL
		6.48	PW SALES TAX ADJ		497485	241374652055010 34935941	1000.2330	2025103R	DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		86.20	CARDSTOCK		497485	241374652055010 34935941	1510.6210	2025103R	OFFICE SUPPLIES	PW ENGINEERING & TECHNICAL
			Supplier 100577 OFFICE MAX (PCARD)							
		250.00	SNOWPLOW-K BITTERMAN-ROSEMOUNT		497470	241382952031412 04000200	1610.6275		SCHOOLS/CONFERENCES/EXP LOCAL STREET/BOULEVARD REPAIR & MNTC	
			Supplier 148118 U OF M CCE (PCARD)							
		59.22	SPLASH VALLEY PRINTING		497409	241640751920692 22791318	1940.6239		PRINTING	SPLASH VALLEY WATER PARK
		28.99	SPLASH VALLEY PRINTING		497417	241640751950692 22831103	1940.6239		PRINTING	SPLASH VALLEY WATER PARK
		88.21	LAMINATE FOR ROAD SIGNS		497432	241640751960692 23304356	1510.6229	2025104R	GENERAL SUPPLIES	PW ENGINEERING & TECHNICAL
			Supplier 143773 FEDEX OFFICE (PCARD)							
		35.92	KITCHEN FOOD		497436	241640751970910 07238401	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		5.00	PS FALL		497434	241640751970910 07493253	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
		9.50	PLGD GENERAL		497434	241640751970910 07493253	1825.6229		GENERAL SUPPLIES	REC SUMMER PLAYGROUND ACTIVITY
		19.99	PLGD WEEK 5		497434	241640751970910 07493253	1825.6229		GENERAL SUPPLIES	REC SUMMER PLAYGROUND ACTIVITY
		2.44-	POL SALES TAX ADJUST-CHEFMAN		497469	241640752010910 16420978	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		2.44	POL SALES TAX ADJUST-CHEFMAN		497469	241640752010910 16420978	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
		32.43	WATER HEATER FOR OPS BUILDING		497469	241640752010910 16420978	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		66.52	KITCHEN FOOD		497474	241640752030910 16108837	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
		12.95	SHIPPING STUFF FOR CC MACHINES		497475	241640752030910 17606755	2205.6210		OFFICE SUPPLIES	GOLF MANAGEMENT
			Supplier 100463 TARGET STORES (PCARD)							
		36.63	FOOD OUT OF CITY TRAINING		497491	241831052059000 12400198	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
			Supplier 164436 TAQUERIA LA HACIENDA (PCARD)							
		13.56	FACEBOOK AD FOR BAGS LEAGUE		497458	242042951990011 05194046	1855.6239		PRINTING	REC FOOTBALL & SOCCER
		4.72	FACEBOOK AD FOR BAGS LEAGUE		497459	242042951990016 01689051	1855.6239		PRINTING	REC FOOTBALL & SOCCER
		24.96	SPLASH VALLEY FACEBOOK AD		497473	242042952030008 04893092	1940.6239		PRINTING	SPLASH VALLEY WATER PARK
			Supplier 148619 FACEBOOK INC (PCARD)							
		11.35-	POL SALES TAX ADJUST		497493	242042952060000 33547029	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		11.35	POL SALES TAX ADJUST		497493	242042952060000 33547029	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		144.90	AIRSOFT SUPPLIES FOR TRAINING		497493	242042952060000 33547029	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 155970 ALIEXPRESS (PCARD)							
		40.98	SWEARING IN WILSON & DOOBAY		497412	242263851940118 75854164	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		63.47	FOOD JUL 2025 P&R STAFF PICNIC		497441	242263851980120 04404224	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
			Supplier 102101 WAL-MART (PCARD)							
		240.17	FOOD JUL 2025 P&R STAFF PICNIC		497440	242263851980120 05295589	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		150.00	IACP DENVER BECKER TO BE REIMB		497418	242580251960170 18440366	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
		445.00	IACP DENVER SPILLERS		497418	242580251960170 18440366	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
		700.00	IACP DENVER WOLF		497418	242580251960170 18440366	1210.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE FIELD OPERATIONS/PATROL	
			Supplier							

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
			111734 IACP (PCARD)							
		370.53	DINNER FOR JULY PRAC LSI TOUR		497453	242697951995008	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
						20832831				
			Supplier 137112 JIMMY JOHNS (PCARD)							
		300.00	USE OF FORCE-ZAUHAR-PRIOR LAKE		497433	242707451969000	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
						10981965				
		300.00	USE OF FORCE-FRY-PRIOR LAKE		497433	242707451969000	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
						10981965				
			Supplier 157020 CITY OF PRIOR LAKE (PCARD)							
		1,095.00	RADAR INSTR-GRIEVES-ONLINE		497477	243230052031796	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
						88194907				
		1,095.00	RADAR INSTR. TRAINING WAGNER		497478	243230052031796	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
						88194915				
		1,095.00	RADAR INSTR-ST.GEORGE-ONLINE		497479	243230052031796	1210.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE FIELD OPERATIONS/PATROL	
						88194923				
			Supplier 164431 INST OF POLICE TECH (PCARD)							
		11.68	DAY CAMP		497422	244273351967302	1865.6229		GENERAL SUPPLIES	REC DAY CAMP
						64210072				
		20.62	LITTLE CHEFS JULY		497422	244273351967302	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
						64210072				
		26.23	PRESCHOOL GENERAL		497422	244273351967302	1875.6229		GENERAL SUPPLIES	REC PRESCHOOL PROGRAMS
						64210072				
		19.47	BREAK ROOM WATER REFILL		497421	244273351967302	5095.6229		GENERAL SUPPLIES	LIQUOR #3 OPERATIONS
						64310609				
		18.61	KITCHEN FOOD		497428	244273351967302	2270.6420		GOLF-FOOD	GOLF FOOD & BEVERAGE
						64316911				
			Supplier 148071 CUB FOODS (PCARD)							
		337.45	HYDRANT BUDDY SOCKETS		497410	244310651932443	5330.6215		EQUIPMENT-PARTS	WTR MAIN/HYDRANT/CURB STOP MNT
						76739705				
			Supplier 164438 ZAK TOOL (PCARD)							
		10.00	SOCKS FOR TYE DYE ACTIVITY		497488	244310652052525	1920.6229		GENERAL SUPPLIES	SENIOR CENTER
						84211322				
			Supplier 100463 TARGET STORES (PCARD)							
		481.03	MAGNETS FOR LOCKERS AT POB		497490	244356552051025	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
						81008771				
			Supplier 164432 MAGNETIC CONCEPTS (PCARD)							
		117.69	PAPER TOWELS, SOAP, MICROFIBER		497414	244450051964002	1253.6229		GENERAL SUPPLIES	POLICE OPERATIONS GARAGE
						35641949				
			Supplier 149714 SAMS CLUB (PCARD)							

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
		33.27-	POLICE SALES TAX ADJ HARD DRIV		497438	244450051981001 72043053	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		33.27	POLICE SALES TAX ADJ HARD DRIV		497438	244450051981001 72043053	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		423.26	HARD DRIVE FOR BESKE		497438	244450051981001 72043053	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 154889 MICRO CENTER (PCARD)							
		150.00	OPERATOR EXPO-WACONIA-C BREITU		497462	244450051993006 34813593	5315.6275		SCHOOLS/CONFERENCES/EXP LOCAL WATER TRAINING/SCHOOL/MEETINGS	
		150.00	OPERATOR EXPO-WACONIA-R KRINGS		497463	244450051993006 34813676	5370.6275		SCHOOLS/CONFERENCES/EXP LOCAL SEWER TRAINING/SCHOOL/MEETINGS	
		150.00	OPERATOR-WACONIA-T MCWILLIAMS		497464	244450051993006 34813759	5370.6275		SCHOOLS/CONFERENCES/EXP LOCAL SEWER TRAINING/SCHOOL/MEETINGS	
			Supplier 156793 MINNESOTA RWA MN (PCARD)							
		14.90	ICE FOR JULY 2025 STAFF PICNIC		497454	244450051994002 41600423	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
			Supplier 149714 SAMS CLUB (PCARD)							
		26.30	OUTREACH EVENTS		497452	244450051994002 41608699	1275.6229		GENERAL SUPPLIES	POL COMMUN OUTREACH/CRIME PREV
			Supplier 102101 WAL-MART (PCARD)							
		30.23	PIZZA PARTY DAY CAMP		497456	244450052005008 08132855	1865.6229		GENERAL SUPPLIES	REC DAY CAMP
			Supplier 100146 DOMINO'S PIZZA (PCARD)							
		20.00	CHATGPT 4.0 MONTHLY SUB.		497416	244921651951000 38587506	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
			Supplier 161101 CHATGPT SUBSCRIPTION (PCARD)							
		17.95	MUSIC SERVICE		497419	244939851961260 74032361	1940.6280		DUES & SUBSCRIPTIONS	SPLASH VALLEY WATER PARK
			Supplier 152492 CLOUD COVER MUSIC (PCARD)							
		40.15	S MARBEN-N SWANSON TRAINING		497426	245404551970106 01268910	1225.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE TRAINING	
			Supplier 164433 PIADA (PCARD)							
		412.44	SWEeper TRNG ELGIN IL LATHROP		497449	246921651991065 87368275	1610.6276		SCHOOLS/CONFERENCES/EXP OTHERSTREET/BOULEVARD REPAIR & MNTC	
		412.44	SWEeper TRNG ELGIN IL J.OLSON		497449	246921651991065 87368275	1610.6276		SCHOOLS/CONFERENCES/EXP OTHERSTREET/BOULEVARD REPAIR & MNTC	
		412.44	SWEeper TRNG ELGIN IL LUNDEEN		497449	246921651991065 87368275	1610.6276		SCHOOLS/CONFERENCES/EXP OTHERSTREET/BOULEVARD REPAIR & MNTC	
		412.44	SWPR TRNG ELGIN IL CHRISTIASON		497449	246921651991065	1610.6276		SCHOOLS/CONFERENCES/EXP OTHERSTREET/BOULEVARD REPAIR & MNTC	

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

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
						87368275				
			Supplier 164429 EXPEDIA (PCARD)							
		300.00	INV. PHONE DATA 25003746		497446	246921651991066	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
						90152681				
		900.00	INV. PHONE DATA 25003746		497448	246921651991066	1200.6235		CONSULTANT SERVICES	POLICE MANAGEMENT
						90152699				
			Supplier 164437 TMOBILE LAW RELATION (PCARD)							
		4.87	POL SALES TAX ADJ-YOUTUBE TV		497471	246921652031001	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
						83063574				
		4.87	POL SALES TAX ADJ-YOUTUBE TV		497471	246921652031001	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						83063574				
		64.86	SUBSCRIPTION FOR NEW BUILDING		497471	246921652031001	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
						83063574				
			Supplier 162440 GOOGLE YOUTUBE TV (PCARD)							
		295.00	BATHROOM DOOR MALFUNCTION		497492	246921652031010	5095.6266		REPAIRS-BUILDING	LIQUOR #3 OPERATIONS
						24872207				
			Supplier 164435 RIVERA LOCKSMITH (PCARD)							
		374.40	RECEIPT TAPE		497482	246921652041011	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
						62618544				
			Supplier 152029 PAPERROLLS N MORE (PCARD)							
		6.98	SHIRTS FOR TYE DYE ACTIVITY		497487	246921652051028	1920.6229		GENERAL SUPPLIES	SENIOR CENTER
						69271941				
			Supplier 100748 MICHAELS (PCARD)							
		391.80	ICE EDGER MOTOR REBUILD		497411	247170551922819	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
						20613264				
			Supplier 160949 ELECTRIC MOTOR REPAIR INC (PCARD)							
		539.97	FBI ACADEMY QUANTICO DAHLSTROM		497430	247170551978719	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
						72092345				
		29.99	FLIGHT FEES - FBI-NA		497424	247170551978719	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
						72469170				
		29.99	FLIGHT FEES - FBI-NA		497425	247170551978719	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
						72469188				
			Supplier 123029 DELTA AIR (PCARD)							
		75.00	DMT REFRESH-DROGSETH		497461	247170551991819	1200.6275		SCHOOLS/CONFERENCES/EXP LOCAL POLICE MANAGEMENT	
						90544998				
			Supplier 150045 BCA TRAINING EDUCATION (PCARD)							
		181.30	WINDOW TINT - CMF OFFICE		497480	247554252042720	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
						47044164				
			Supplier 164430 EXPRESS WINDOW FILMS (PCARD)							

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
		4,214.09	VOLLEYBALL NETS AND BALLS (16)		497484	247554252057320 58719300	1860.6229		GENERAL SUPPLIES	REC VOLLEYBALL
			Supplier 146421 EPIC SPORTS (PCARD)							
		61.41	CONCRETE BIT (NORDIC BOOSTER)		497443	247933851970020 88238071	5320.6215		EQUIPMENT-PARTS	WATER WELL/BOOSTER STN MNT/RPR
		10.48-	SALES TAX ADJ		497437	247933851970025 03660073	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		10.48	SALES TAX ADJ		497437	247933851970025 03660073	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		139.48	BLOWER FOR MOWERS		497437	247933851970025 03660073	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
			Supplier 159162 NTE 5425 (PCARD)							
		54.00	EMAIL CAMPAIGN MONTHLY		497445	247933851980008 03644077	1200.6308		SOFTWARE SUBSCRIPTIONS	POLICE MANAGEMENT
			Supplier 141272 MAILCHIMP (PCARD)							
		7.02-	POL SALES TAX ADJ		497489	247933852050025 67769075	1281.6229		GENERAL SUPPLIES	POLICE K-9
		7.02	POL SALES TAX ADJUST		497489	247933852050025 67769075	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		102.21	K-9 FOOD		497489	247933852050025 67769075	1281.6229		GENERAL SUPPLIES	POLICE K-9
			Supplier 148838 ROYAL CANIN (PCARD)							
		28.48	ICE EDGER BATTER HOOK-UP		497429	248019751964083 39000419	5215.6215		EQUIPMENT-PARTS	ARENA 1 EQUIPMENT MAINTENANCE
			Supplier 163682 POWERWERX PRODUCT (PCARD)							
		625.00	MIAMA-S NICKELSON-COHASSET		497444	248019751974094 86407653	5205.6276		SCHOOLS/CONFERENCES/EXP OTHERARENA 1 MANAGEMENT	
			Supplier 148089 MIAMA (PCARD)							
		42.72-	SALES TAX ADJ CEMETERY FLOWERS		497467	248019752004121 91084762	5605.6229		GENERAL SUPPLIES	CEMETERY
		42.72	SALES TAX ADJ CEMETERY FLOWERS		497467	248019752004121 91084762	5600.2330		DUE TO OTHER GOVERNMENT	CEMETERY BALANCE SHEET
		568.50	FLOWERS FOR CEMETERY		497467	248019752004121 91084762	5605.6229		GENERAL SUPPLIES	CEMETERY
			Supplier 155121 GERTENS (PCARD)							
		533.00	APA MEMBERSHIP - BENETTI		497466	248019752004123 64159649	1100.6280		DUES & SUBSCRIPTIONS	DEV MANAGEMENT
			Supplier 123950 AMERICAN PLANNING ASSOCIATION (PCARD)							
		46.25-	POL SALES TAX ADJ-MEDICAL SUPP		497465	249416652001780	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250748	7/28/2025		120679 U S BANK P CARD						Continued...	
						49031531				
		46.25	POL SALES TAX ADJ-MEDICAL SUPP		497465	249416652001780	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						49031531				
		718.95	MEDICAL SUPPLIES		497465	249416652001780	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
						49031531				
			Supplier 150173 N AMERICAN RESCUE PRODUCT (PCARD)							
		18.89	DUP. KEYS KELLEY PARK		497408	249430151930101	1800.6229		GENERAL SUPPLIES	REC PROGRAM GENERAL
						91297526				
		9.42-	WATER MGMT-SALES TAX-EPOXY		497442	249430151980101	5320.6215		EQUIPMENT-PARTS	WATER WELL/BOOSTER STN MNT/RPR
						92474665				
		9.42	WATER MGMT-SALES TAX-EPOXY		497442	249430151980101	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
						92474665				
		125.30	BOOSTER STATION EPOXY		497442	249430151980101	5320.6215		EQUIPMENT-PARTS	WATER WELL/BOOSTER STN MNT/RPR
						92474665				
		1.62-	POL SALES TAX ADJ		497481	249430152050101	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
						88575948				
		1.62	POL SALES TAX ADJ		497481	249430152050101	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						88575948				
		21.60	STORAGE BIN		497481	249430152050101	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
						88575948				
			Supplier 143525 HOME DEPOT STORE #2833 (PCARD)							
		256.20-	CREDIT-HOTEL CHARGED IN ERROR		497407	740009751920498	1005.6276		SCHOOLS/CONFERENCES/EXP OTHERMAYOR/CITY COUNCIL	
						03173098				
			Supplier 151515 SUITES HOTEL (PCARD)							
		186.96	ASH REPLACEMENT MATERIALS		497413	746090551951000	4933.6249		OTHER CONTRACTUAL SERVICES	EAB REMOVALS
						21250490				
			Supplier 164428 ASKQRCCODECREATOR.COM (PCARD)							
		61.41-	CONCRETE BIT (NORDIC BOOSTER)		497439	747933851980020	5320.6215		EQUIPMENT-PARTS	WATER WELL/BOOSTER STN MNT/RPR
						39813075				
			Supplier 159162 NTE 5425 (PCARD)							
		22,856.85								
20250848	8/11/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		4,564.44	DENTAL CLAIMS 7/31-8/6/25		497565	20250806	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		4,564.44								
20250849	8/18/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		4,379.76	DENTAL CLAIMS 8/7-8/13/25		497564	20250813	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		4,379.76								

Council Check Register by GL

Council Check Register by Invoice & Summary

7/28/2025 -- 9/12/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
20250850	8/25/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS)						Continued...	
		2,541.38	DENTAL CLAIMS 8/14-8/20/25		497563	20250820	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		2,541.38								
20250910	9/2/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS)							
		3,150.99	DENTAL CLAIMS 8/21-8/27/25		497562	20250827	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		3,150.99								
20250911	9/3/2025		142866 HEALTHPARTNERS							
		6.56-	R HOCHSPRUNG CANCEL DENTAL COV		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		6.56-	M KLEIN CANCEL DENTAL COVERAGE		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		6.56-	S WERNER RATE ADJ DENTAL		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		6.56	S WERNER RATE CHANGE DENTAL		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		6.56	M KLEIN COBRA DENTAL		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		6.56	G HILL NEW HIRE DENTAL COVERAG		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		1,594.08	DENTAL		497566	20250901	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		1,917.00-	S WERNER CANCEL EE/CHILD COV M		497566	20250901	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		983.50-	M KLEIN CANCEL MEDICAL COVERAG		497566	20250901	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		958.00-	R HOCKSPRUNG CANCEL MEDICAL CO		497566	20250901	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		979.00	G HILL NEW HIRE MEDICAL COVERA		497566	20250901	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		2,492.00	S WERNER RATE CHANGE MED AUGUS		497566	20250901	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		307,555.50	MEDICAL		497566	20250901	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		308,762.08								
20250912	9/10/2025		100331 MN DEPT OF LABOR & INDUSTRY (EFT)							
		56.70-	LESS 2% RETENTION AUG		497567	20250831	1001.4099		PERMIT-OTHER	GENERAL FUND REVENUE
		2,835.03	PERMIT SURCHARGE AUG		497567	20250831	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		2,778.33								
		2,768,067.46	Grand Total							
							<u>Payment Instrument Totals</u>			
							Checks	935,217.70		
							EFT Payments	349,033.83		
							A/P ACH Payment	1,483,815.93		
							Total Payments	2,768,067.46		



 PD 9/10/25

 FH 9/10/25

7/28/2025 - 9/12/2025

<u>Company</u>	<u>Amount</u>
01000 GENERAL FUND	98,408.11
02010 CABLE TV RESERVE FUND	742.31
02025 ROAD ESCROW FUND	1,029,071.37
02090 PARTNERS IN EDUCATION	357.29
02200 VALLEYWOOD GOLF FUND	3,716.86
02300 PARKS REFERENDUM FUND	140,806.63
04430 2024A CAPITAL PROJECT CIP FUND	67,142.21
04500 CONSTRUCTION PROJECTS	254.00
04730 TIF DIST#1-CAPITAL PROJECTS	24,733.00
04750 ELECTRIC FRANCHISE	173,685.36
04930 FUTURE CAPITAL PROJECTS	428.96
05000 LIQUOR FUND	285,260.21
05200 ARENA FUND	13,940.81
05300 WATER & SEWER FUND	350,286.11
05500 STORM DRAINAGE UTILITY FUND	17,035.77
05540 2022A STORMWATER BOND CONST	233,351.06
05600 CEMETERY FUND LEVEL PROGRAM	1,468.50
05800 STREET LIGHT UTIL FUND	1,550.80
07100 INSURANCE TRUST DENTAL FUND	16,230.65
07200 RISK MANAGEMENT/INSURANCE FUND	2,055.39
07445 VERF-VALLEYWOOD GOLF	374.06
09000 PAYROLL CLEARING FUND	307,168.00
Report Totals	2,768,067.46



ITEM:
MEETING DATE:
SECTION:

4.GG.
September 25, 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 09-25-2025

EMPLOYMENT ACTIONS

The following employment actions are recommended for City Council approval:

First Name	Last Name	Action	Position	Status	Dept.	Base Pay Rate	Pay Type	Pay Scale	Date (on or about)
Nate	Becker	Accept Resignation	Engineering Technician II	Full-Time, Regular	1510				9/30/2025
Doug	Curro	Hire	Maintenance Worker I	Full-Time, Regular	5305	\$ 33.55	Hourly	UMI	10/13/2025
Scott	Heymans	Hire	Seasonal Maintenance I	Casual, Seasonal	1710	\$ 19.95	Hourly	SMI	9/20/2025
Christopher	Kowalzek	Accept Resignation	Firefighter	Paid on Call	1300				10/15/2025
Randal	Neppl	Rehire	Firefighter	Paid on Call	1300	\$ 20.55	Hourly	FIREVO	9/26/2025
Amber	Newport	Hire	Division/Department Specialist	Full-Time, Regular	1013	\$ 30.00	Hourly	130	9/29/2025
Nathan	Pattee	Accept Resignation	Police Officer	Full-Time, Regular	1200				10/1/2025
Zachary	Seurer	Hire	Maintenance Worker I	Full-Time, Regular	1600	\$ 31.30	Hourly	SMI	10/13/2025

The Council's approval of the Personnel Report includes the ratification of the City Administrator's actions in carrying out the terms and conditions of the employment of the City personnel.



ITEM:
MEETING DATE:
SECTION:

4.HH.
September 25, 2025
Consent Agenda

Description:

Approve First Amendment to Purchase Agreement for the City-Owned "Fraser Parcel" (Lot 2, Block 1, Fraser Addition)

Staff Contact:

Tim Benetti, Community Development Director

Department / Division:

Community Development

Action Requested:

Approve the First Amendment to Purchase Agreement with Northland Real Estate Group, LLC for the city-owned parcel known as "The Fraser Parcel"

Summary:

On March 27, 2025, the City Council approved a Purchase Agreement with Northland Real Estate Group for the city-owned parcel located at the northwest corner of 150th Street West (County Road 42) and 147th Street West. The property is legally described as Lot 2, Block 1, Fraser Addition (Parcel ID No. 01-27800-01-020).

The due diligence period, which includes the buyer's rights to inspect and test the site, investigate or resolve title issues, and secure entitlement approvals, was set to expire on September 24, 2025.

Northland is in the process of securing a new financial institution development for the site and has requested additional time to work with this prospective development partner.

The proposed First Amendment extends the due diligence period to January 21, 2026. The purchase price of \$825,000 remains unchanged.

The City Attorney has advised that if Council has questions regarding this Amendment Agreement, the Council should adjourn to a closed session following the regular meeting to consult with legal counsel.

Background:

The subject property is a 1.21-acre vacant parcel situated at the northwest corner of 150th Street West and 147th Street West, adjacent to the Fraser Apple Grove Court Apartments. The parcel was platted in March 2000 as part of the Fraser First Addition and is zoned LB (Limited Business District), intended for office and professional service uses.

In late 2024, representatives of Northland Real Estate Group contacted Staff and expressed an interest in acquiring the subject parcel. On February 13, 2025, the City Council convened in closed

session to review and accept an appraisal of the property. Shortly thereafter, the Council approved Northland's purchase offer of \$825,000, memorialized in the original Purchase Agreement.

This First Amendment only extends the due diligence period and does not alter the original purchase price or other material terms.

Budget Impact:

N/A

Attachments:

1. First Amendment to Purchase Agreement

FIRST AMENDMENT TO PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (“**Amendment**”) is entered into effective as of September 25, 2025, by and between City of Apple Valley, a Minnesota municipal corporation (“**Seller**”), and Northland Real Estate Group, LLC, a Minnesota limited liability company (“**Buyer**”). Collectively, Buyer and Seller are referred to as the “**Parties**”.

RECITALS:

A. The Parties entered into that certain Sale and Purchase Agreement dated March 27, 2025 (the “**Purchase Agreement**”), whereby Seller agreed to sell, and Buyer agreed to purchase, the Property, subject to the terms and conditions of the Purchase Agreement.

B. Seller and Buyer wish to amend the Purchase Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein and other consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT:

1. Due Diligence Period. The Parties hereby agree to extend the Due Diligence Period to January 21, 2026. Buyer shall retain Buyer’s option to further extend the Due Diligence Period as set forth in Section 6.1 of the Purchase Agreement on the same terms and conditions as set forth therein.

2. Miscellaneous. This Amendment constitutes the entire agreement between the Parties with respect to the subject matter herein contained. To the extent any provisions of this Amendment conflict with any other provisions of the Purchase Agreement, the provisions of this Amendment shall be controlling. Except as expressly provided in this Amendment, all provisions of the Purchase Agreement remain in full force and effect and are not modified by this Amendment, and the Parties hereby ratify, reinstate and confirm each and every provision thereof. This Amendment may be executed in several counterparts, each of which when executed is considered an original, but all of which together shall constitute one instrument. Separate signature pages may be signed by various parties and each complete set of pages hereto, with signature pages signed by each party, shall constitute one original of this Amendment. This Amendment may be delivered by email and the Parties agree to accept and be bound by email signatures. Unless otherwise provided herein, all capitalized words and terms used in this Amendment shall have the same meanings ascribed to such words and terms in the Purchase Agreement.

IN WITNESS WHEREOF, the Parties have executed this Amendment.

SELLER:

City of Apple Valley

By: _____
Clint Hooppaw, Mayor

By: _____
Chirstina M. Scipioni, City Clerk

BUYER:

NORTHLAND REAL ESTATE GROUP, LLC

By:  _____
Brian Farrell, Chief Manager



ITEM:
MEETING DATE:
SECTION:

5.A.
September 25, 2025
Regular Agenda

Description:

Proclaim October 5 through 11, 2025, as "Fire Prevention Week" and authorize activities planned at fire stations

Staff Contact:

Matt Nelson, Fire Chief

Department / Division:

Fire

Action Requested:

Proclaim October 5 through 11, 2025, as "Fire Prevention Week" and authorize activities planned at fire stations.

Summary:

Annually, the National Fire Protection Association (NFPA) along with fire departments nationwide participate in Fire Prevention Week commemorating the Great Chicago Fire of 1871. Fire Prevention Week 2025 will be observed October 5 through 11, 2025. This year's educational message is "Charge into Fire Safety™: Lithium-Ion Batteries in Your Home." This year's theme works to educate everyone about how important it is to BUY, CHARGE, and RECYCLE safely when it comes to lithium-ion batteries.

Background:

An element of the Fire Department's mission is to provide community risk reduction through fire prevention education. Throughout the year, Firefighters teach life safety messages, especially during Fire Prevention Week.

Every Fire Prevention Week Firefighters bring fire prevention education to each grade level at the elementary schools and assist with fire drills at every school throughout the City. Firefighters also host open houses at all three of our fire stations educating the community on fire safety. Open houses will take place from 6-8 p.m. on Tuesday, October 7 at Fire Station 1, 6-8 p.m. on Wednesday, October 8 at Fire Station 2, and 6-8 p.m. on Thursday, October 9 at Fire Station 3. The public is invited to attend the open houses.

Budget Impact:

N/A

Attachments:

1. Proclamation
2. Presentation

CITY OF APPLE VALLEY
PROCLAMATION

WHEREAS, the City of Apple Valley is committed to ensuring the safety and security of all those living in Apple Valley and visiting; and

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

WHEREAS, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

WHEREAS, residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and

WHEREAS, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and

WHEREAS, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and

WHEREAS, Apple Valley first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

WHEREAS, the 2025 Fire Prevention Week™ theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,” serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW, THEREFORE, the City Council of the City of Apple Valley, Dakota County, Minnesota, hereby proclaims the week of October 5-11, 2025, as:

“FIRE PREVENTION WEEK”

PROCLAIMED this 25th day of September, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk



CHARGE *into Fire Safety™*

**Lithium-Ion Batteries
in Your Home**

fpw.org



FIRE PREVENTION WEEK™





Fire Station Open Houses

from 6:00pm to 8:00pm each night

Tuesday
October 8

Fire Station 1
15000 Hayes Rd

Wednesday
October 9

Fire Station 2
13995 Galaxie Ave

Thursday
October 10

Fire Station 3
14195 Essex Ave



(952) 953-2600



AppleValleyMN.gov/Fire





ITEM:
MEETING DATE:
SECTION:

5.B.
September 25, 2025
Regular Agenda

Description:

Valley Station Apartments

1. Adopt Ordinance amending Article 18, Planned Development No. 507 (*Recommend waiving second reading*)
2. Adopt Resolution approving Planned Development Agreement
3. Adopt Resolution approving Development Agreement
4. Approve Stormwater Maintenance Agreement
5. Adopt Resolution approving Site Plan Review and Building Permit Authorization

Staff Contact:

Terri Dill, City Planner

Department / Division:

Community Development

Action Requested:

Staff is recommending approval of the following actions:

1. Adopt Ordinance amending Article 18, Planned Development No. 507 (*Recommend waiving second reading*)
2. Adopt Resolution approving Planned Development Agreement
3. Adopt Resolution approving Development Agreement
4. Approve Stormwater Maintenance Agreement
5. Adopt Resolution approving Site Plan Review and Building Permit Authorization

Summary:

The applicant, Real Estate Equities (REE), requests amendments to Appendix F, Article 18, Planned Development No. 507, and Site Plan/Building Permit Authorization to allow construction of Valley Station Apartments, a five-story, 144-unit affordable workforce housing apartment development on Lot 1, Block 2, Carroll Center 4th Addition. The 3.10-acre parcel is located at the southeast corner of 155th Street West and Gaslight Drive. Surrounding land uses include the Minnesota Valley Transit Authority transit station to the north, the Floor and Décor building and parking lot to the west, Orchard Square/Cortland Apartments to the south, and Chasewood Family Townhomes to the east.

The site, often referred to as the Gaslight Site, was initially acquired by the Apple Valley Economic Development Authority (EDA) in 1997 and subsequently leased to the Minnesota Valley Transit Authority (MVTA) for use as a park and ride site. Due to improvements to the nearby transit station in 2020, which increased the capacity to 1,200 parking stalls and overall shifts in transit usage, MVTA and the Metropolitan Council agreed to release their interests in the site. In 2024, the EDA issued a

request for proposal (RFP) to redevelop the subject site. Three development proposals were considered, and REE's workforce housing apartment development was chosen. A purchase agreement was subsequently executed for the proposed workforce housing apartment development.

The Planning Commission reviewed this item at its meeting on July 16, 2025. After receiving initial feedback and concerns that centered mostly around density, height, and parking, the developer submitted revised plans and a detailed traffic and parking analysis at the follow-up Planning Commission meeting on September 3, 2025. The plan revisions reduced the apartment units from 148 to 144 units; lowered the building height to four stories at the northeast corner of the building to lessen the impact on the adjacent multi-family units; added an indoor playground; and increased the parking count from 239 spaces to 250 spaces.

Background:

The subject property is currently guided SIHD – Suburban Intensive High Density, which allows densities of 24 to 48 units per acre on sites exclusively for residential uses located adjacent to the transit station. With the reduction in apartment units, the proposed development has a net density of 46.45 units per acre, which aligns with the 2040 Comprehensive Plan.

The parcel is currently zoned PD-507/Zone 2 (Planned Development). Multiple family is a permitted use within this district; however, the following planned development district amendments are requested to PD 507 Subzone 2:

1. Reduce the setback required along a neighborhood collector street from 40 feet to 25 feet.
2. Increase the maximum units per acre from 16 to 48.
3. Reduce the minimum square footage of land required per unit from 2,760 square feet to 916 square feet.
4. Allow coverage to increase from 20% to 30% of the lot.
5. Increase the maximum number of stories from three stories to five stories and the maximum height from 45 feet to 60 feet.
6. Eliminate the minimum one to three roof pitch requirement to allow for a flat roof.

Site Plan

The proposed site plan includes a five-story building containing 254,356 square feet. The main entrance will face east, and the building will have a 30-foot setback from Gaslight Drive, a 25-foot setback along 155th, a 19.2-foot setback on the south property line, and a 55.2-foot setback from the east property line. The nearest adjacent dwelling unit is located approximately 95 feet from the proposed apartment building.

The site will gain access from 155th Street and Gaslight Drive, with the west driveway extending under the building, with three floors located above. The project will provide community amenities for its residents, including a clubroom, outdoor patio/grilling area, fitness center, bike storage, electric car chargers, dog run, and an indoor and outdoor playground. The proposed units range from one to three-bedroom apartments, with the total of each type shown below:

UNIT TYPE	NUMBER OF UNITS	ANTICIPATED RENTS
1-Bedroom	35	\$1,406
2-Bedroom	72	\$1,684
3-Bedroom	37	\$1,941

The affordable workforce apartments will serve households with incomes at 60% area median income (AMI), which is calculated annually by the U.S. Department of Housing and Urban Development. Below are the current maximum income restrictions:

HOUSEHOLD SIZE	INCOME RESTRICTIONS
1-Person Household	\$55,620
2-Person Household	\$63,600
3-Person Household	\$71,520
4-Person Household	\$79,440

On-Site Parking and Traffic Review

Revisions to the underground parking and surface lot enabled an increase in the total number of parking spaces from 240 to 250. Underground parking increased from 162 to 170 spaces, and surface parking increased from 78 to 80, providing a parking ratio of 1.74 spaces per unit. The developer will not charge anything additional for resident parking, including garage space. Monthly fees for parking on multi-family projects can lead to parking issues when residents avoid the extra costs and find alternative parking, which often includes on-street or utilizing private retail sites.

Staff requested a detailed parking assessment to determine if the proposed parking spaces were sufficient, and Transportation Collaborative and Consultants LLC completed a traffic and parking analysis. The main objective of the study was to quantify the existing traffic and parking conditions and evaluate potential impacts. Using the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition, the 85th percentile peak parking demand at peak average parking demand is expected to range from 202 to 235 spaces, with the average demand range from 144 to 160 spaces. In summary, the analysis of the parking supply is expected to accommodate the peak parking demand for the proposed development, and no parking impacts are expected on adjacent sites or roadways. Please note that two surface spaces were added after the analysis was completed.

The study also evaluated traffic volumes, transportation characteristics, crash history, and

intersection capacity. A trip generation estimate was created using the ITE Trip Generation Manual, 11th Edition. The intersection capacity analysis indicated that the intersections and approaches are expected to continue to operate at Level of Service (LOS) B or better during peak hours with no significant operational issues created from the proposed development. An analysis of the 155th Street and Gaslight Drive intersection was completed, indicating that existing and future traffic volumes do not meet the criteria for a traffic signal or an all-way stop condition.

The sanitary sewer main currently bisects the property, and it will be reconstructed to serve the site and ensure its long-term functionality. A design agreement was approved with the developer that provided for the design of public improvements, and off-site drainage and utility easement preparation.

Landscape Plan

A variety of landscape plantings are shown on the landscape plan, including trees along the west and south property lines, foundation plantings, and parking lot islands. A six-foot vinyl fence is proposed along the east property line with plantings to provide screening from adjacent rental townhomes. Black ornamental fencing is also used within the interior site to enclose the tot lot, dog run, and outdoor patio area, and to provide a safety barrier along the retaining walls. A final landscape plan must be submitted for City staff review and approval before a building permit can be issued. The applicant will need to meet the landscape requirements outlined in the Zoning Code, which require landscape improvements to be equal to 2.5% of the estimated building construction costs.

Pedestrian Access

Currently, sidewalk exists along the south side of 155th Street and the east side of Gaslight Drive. The site plan shows sidewalk connections at building exits on the north and west sides of the building. An internal sidewalk runs in front of the building and extends north along the parking lot to a building exit; staff recommend that this sidewalk continue north to connect to the sidewalk along 155th Street. The developer will be required to make street lighting improvements along 155th Street and Gaslight Drive to ensure safe pedestrian walkways are available during evening hours.

Architecture

The proposed building incorporates architectural features that are compatible with the surrounding area, providing visual relief through both horizontal and vertical elements. The developer revised their original architectural plans, reducing the building height from five stories to four stories at the northeast corner of the building to provide a smoother transition to the two-story townhomes to the east.

Exterior building materials include stone veneer/cultured stone, with secondary materials being cement fiber (James Hardie) siding and decorative rockface concrete masonry unit (CMU). The building colors feature a natural earth-tone palette of cream and white hues on the upper portion of the building to minimize height, and this color palette is complemented by contrasting darker bronze/gray tones. Final plans will need to include parapet walls to completely screen all rooftop units from public view.

Agreements

The request includes approval of a planned development agreement, stormwater maintenance

agreement, and development agreement, the terms of which the applicant has reviewed and accepted. The agreement outlines the obligations of the developer and addresses the required development fees, including park dedication, that will be satisfied with cash-in-lieu of land dedication. The City standard is 0.00933 acres of parkland for each person-resident, and the amount of dedication is based on the benchmark values of raw land set by the City Council, which conducts periodic reviews of market conditions. The amount of parkland dedication required for the Valley Station Apartments equates to \$574,883.60.

Planning Commission Review

The Planning Commission held a public hearing at its July 16, 2025, meeting, and took comments from several residents in attendance who expressed opposition, citing concerns with traffic, parking, density, crime, and building height. On September 3, 2025, the Planning Commission voted 5-1 to recommend approval of the planned development ordinance amendments and site plan/building permit authorization to allow Valley Station Apartments, subject to the conditions outlined in the draft City Council resolution.

Budget Impact:

All costs associated with public infrastructure improvements will be funded by the developer. Park dedication will be satisfied via cash-in-lieu of land, in the amount of \$574,834 per the 2025 Fee Schedule.

Attachments:

1. Ordinance - PD Amendment 507
2. Resolution - Planned Development Agreement
3. Resolution - Development Agreement
4. Resolution - Issuance Building Permit
5. Site Location
6. Zoning Map
7. Engineering Review Memo - Valley Station Apartments
8. Building Inspections Review Memo - Valley Station Apartments
9. Planned Development Agreement - Valley Station Apartments
10. Development Agreement - Valley Station Apartments
11. Civil & Landscape Plans - Valley Station Apartments
12. Architectural Plans - Valley Station Apartments
13. Traffic and Parking Analysis - Valley Station Apartments
14. Stormwater Maintenance Agreement - Valley Station Apartments
15. Stormwater Maintenance Agreement Exhibits - Valley Station Apartments
16. Presentation

CITY OF APPLE VALLEY
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, AMENDING CHAPTER 155
APPENDIX F, ARTICLE 18, OF THE CITY CODE REGULATING
PLANNED DEVELOPMENT DESIGNATION NO. 507-ZONE 2

The City Council of Apple Valley ordains:

Section 1. Chapter 155, Appendix F, Article 18 of the Apple Valley City Code is amended by revising Section 18-5(A)(1) *for Zone 2 only* as follows:

§ A18-5 MINIMUM AREA STANDARDS AND REQUIREMENTS

(A) The following requirements and minimum area standards shall be met. No improvements shall be placed on such lands unless the lands to be so used or improved shall meet the following minimum area and dimensional requirements. Densities are predicated upon the availability of public water, storm sewer, and sanitary sewer service; without the service, densities shall be limited to one dwelling unit or structure per ten acres. The following table shall be used to compute the minimum lot area exclusive of street rights-of-way, in square feet, and such computation shall be subject to the following; ponding area or similar unbuildable areas shall not comprise more than 10% of the total site area.

(1) Table of minimum area standards and requirements. The dimensions shall be measured in feet unless otherwise specified.

MINIMUM REQUIREMENTS FOR DESIGNATION NO. 507

<i>Requirements</i>	<i>* * *</i>	<i>Zone 2</i>	<i>* * * *</i>
Minimum Lot Dimensions			
Lot area (square feet)		25,000	
Lot width		150	
Minimum Lot Areas for Multi-Family Dwelling Unit Density			
Minimum units per acre		—	
One-story:			
Minimum square footage of land per unit, (plus bonus)		—	
Maximum units per acre, (plus bonus)		—	
Two-story:			
Minimum square footage of land per unit, (plus bonus)		—	
Maximum units per acre, (plus bonus)		—	
Three-story:			
Minimum square footage of land per unit, (plus bonus)		2,760 (2,180) 916	

Maximum units per acre, (plus bonus)		16(20) <u>48</u>	
Minimum Building Setbacks			
Along principal or minor arterial streets		50	
Along community or neighborhood collector streets		40 <u>25</u>	
Along other streets		30	
Along side lot line		15	
Along rear lot line		15	
Commercial use abutting a residential use		30	
From a multiple-residential building on same lot		—	
Minimum Parking Setbacks			
Along public street		10	
Along collector streets		---	
Side or rear lot line		5	
Commercial use abutting a residential use		5	
From a multiple-residential building on same lot		---	
Maximum Building Coverage			
Coverage of lot (percentage)		20 <u>30</u>	
Maximum Building Height			
Maximum number of stories		3 <u>5</u>	
Maximum height		45 <u>60</u>	
NOTES TO TABLE			
¹ - May be reduced to ten feet, as long as the average of the setback distance along a side meets the minimum setback.			
* - Additional density and/or height allowed as a conditional use. See § A18-3(E) .			
** - See § A18-5(B) .			
Note: Structures and uses in Zone 7b shall be configured in a multi-story, mixed use fashion.			

Section 2. Chapter 155, Appendix F, Article 18 of the Apple Valley City Code is amended by revising Section 18-5(A)(10) to read as follows:

(10) Roofs in multiple-residential buildings shall have a minimum pitch of one to three, except in Zone 2, multiple-residential building roofs may be flat.

Section 3. 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 4. Filing. The City Clerk shall file a copy of this ordinance in her office, which copy shall be available for inspection by any person during regular office hours.

Section 5. Effective Date. This ordinance shall take effect upon its passage and publication of its title and official summary.

PASSED by the City Council this _____ day of September, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk

CITY OF APPLE VALLEY
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, AMENDING CHAPTER 155
APPENDIX F, ARTICLE 18, OF THE CITY CODE REGULATING
PLANNED DEVELOPMENT DESIGNATION NO. 507-ZONE 2

The following is the official summary of Ordinance No. _____ passed by the City Council of Apple Valley on _____, 2025:

This Ordinance amends Chapter 155-Appendix F, Article 18 (Planned Development No. 507) by amending Section 18-5(A)(1) for Zone 2 to allow the minimum square footage of land per unit to be 916 sq. ft.; allow maximum 5 stories, allow maximum height of 60 feet; allow maximum 48 units per acre; allow setback of 25 feet along neighborhood collector streets, allow maximum building coverage of 30%, and amending Section 18-5(A)(10) by allowing multiple-residential buildings in Zone 2 to have flat roofs.

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.

CITY OF APPLE VALLEY
RESOLUTION NO. 2025 - _____

APPROVAL OF PLANNED DEVELOPMENT AGREEMENT
VALLEY STATION APARTMENTS

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, pursuant to Chapters 155 of the City Code, the Apple Valley Planning Commission held a public hearing on July 16, 2025, regarding an application for zoning amendments to Planned Development No. 507; and

WHEREAS, the Planning Commission recommended its approval of the zoning amendments on September 3, 2025, and the City Council approved the zoning amendments to Planned Development No. 507 on September 25, 2025; and

WHEREAS, pursuant to Chapter 155 of the City Code and the approved zoning amendments to Planned Development No. 507, a Planned Development agreement between the Apple Valley Economic Development Authority (property owner), Apple Valley AH I, LLLP (the applicant and developer), has been prepared to memorialize the terms of those amendments to Planned Development No. 507 for the Valley Station Apartments development.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the Planned Development Agreement for the following legally described property is hereby approved and the Mayor and City Clerk are authorized to execute the same on behalf of the City.

Lot 1, Block 2, Carroll Center 4th Addition, Dakota County, Minnesota

ADOPTED this _____ day of _____, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025 - _____

APPROVAL OF DEVELOPMENT AGREEMENT
VALLEY STATION APARTMENTS

WHEREAS, the property legally described as Lot 1, Block 2, Carroll Center 4th Addition (the “Property”) now proposed for development of a 144-unit affordable workforce apartment building, requires approval of a Development Agreement between the Developer and Apple Valley Economic Development Authority (fee owner of property); and

WHEREAS, the proposed development is not a subdivision of land and does not involve platting, but constitutes site development requiring formal review and approval by the City; and

WHEREAS, a development agreement is now required to address the development fees for the proposed development, as well as to outline the obligations of the developer with respect to the use of and improvements to the Property, including but not limited to utilities, vehicular and pedestrian infrastructure, stormwater management; and

WHEREAS, the Planning Commission reviewed the proposed development for conformance with the standards of Chapter 155 of the City Code at its regular meeting on July 16, 2025, and recommended approval on September 3, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the Development Agreement between the Apple Valley Economic Development Authority (Owner), Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership, (Developer), and the City is hereby approved, and the Mayor and City Clerk are authorized to execute the same on behalf of the City.

BE IT FURTHER RESOLVED, that the obligations outlined in the agreement, including payment of development fees and responsibilities for the improvements to the Property, shall be binding upon the parties and recorded against the Property as required.

ADOPTED this _____ day of _____, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-__

A RESOLUTION AUTHORIZING THE ISSUANCE OF A BUILDING PERMIT
FOR VALLEY STATION APARTMENTS AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of a proposed 144-unit workforce apartment building, on property legally described as Lot 1, Block 2, Carroll Center 4th Addition, Dakota County, Minnesota; and

WHEREAS, the Apple Valley Planning Commission initially reviewed the proposed site and building plans at a duly noticed public hearing held on July 16, 2025, and gave final consideration of the updated site and building plans and made a recommendation as to their approval at a public meeting held on September 3, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the issuance of a building permit for Valley Station Apartments to be located within Lot 1, Block 2 Carroll Center 4th Addition, subject to all applicable City Codes and standards, and the following conditions:

1. If the building permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.
2. Issuance of any building permits shall be subject to the approval and recording of the storm water maintenance agreement and development agreement, and associated documents.
3. Construction shall occur in conformance with the site plan dated August 28, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.
4. Construction shall occur in conformance with the landscape plans dated August 28, 2025, (including sodded/seeded public boulevard area up to each street curbline), subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.
5. Construction shall occur in conformance with the elevation plans dated August 28, 2025.
6. Subject to all conditions noted in the City Engineer's memo dated August 29, 2025, on file with the City.

7. Subject to all conditions noted in the Building Official's memo dated June 24, 2025, on file with the City.
8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code. If the proposed roofline or parapet wall(s) is found to not be a sufficient screen, other code compliant screening shall be installed.
9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.
10. Pedestrian crossing improvements shall be installed on 155th Street and Gaslight Drive to provide a safe pedestrian crossing to access the MVTA Station.
11. Street lighting shall be installed along 155th and Gaslight Drive to ensure safe pedestrian walkways are available during non-daylight hours.
12. A bike rack shall be installed close to the primary structure which does not impede pedestrian flow along any proposed or future sidewalk.
13. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.
14. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.
15. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wall packs with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.
16. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.
17. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.

18. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.
19. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.
20. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.
21. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the apartment building and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

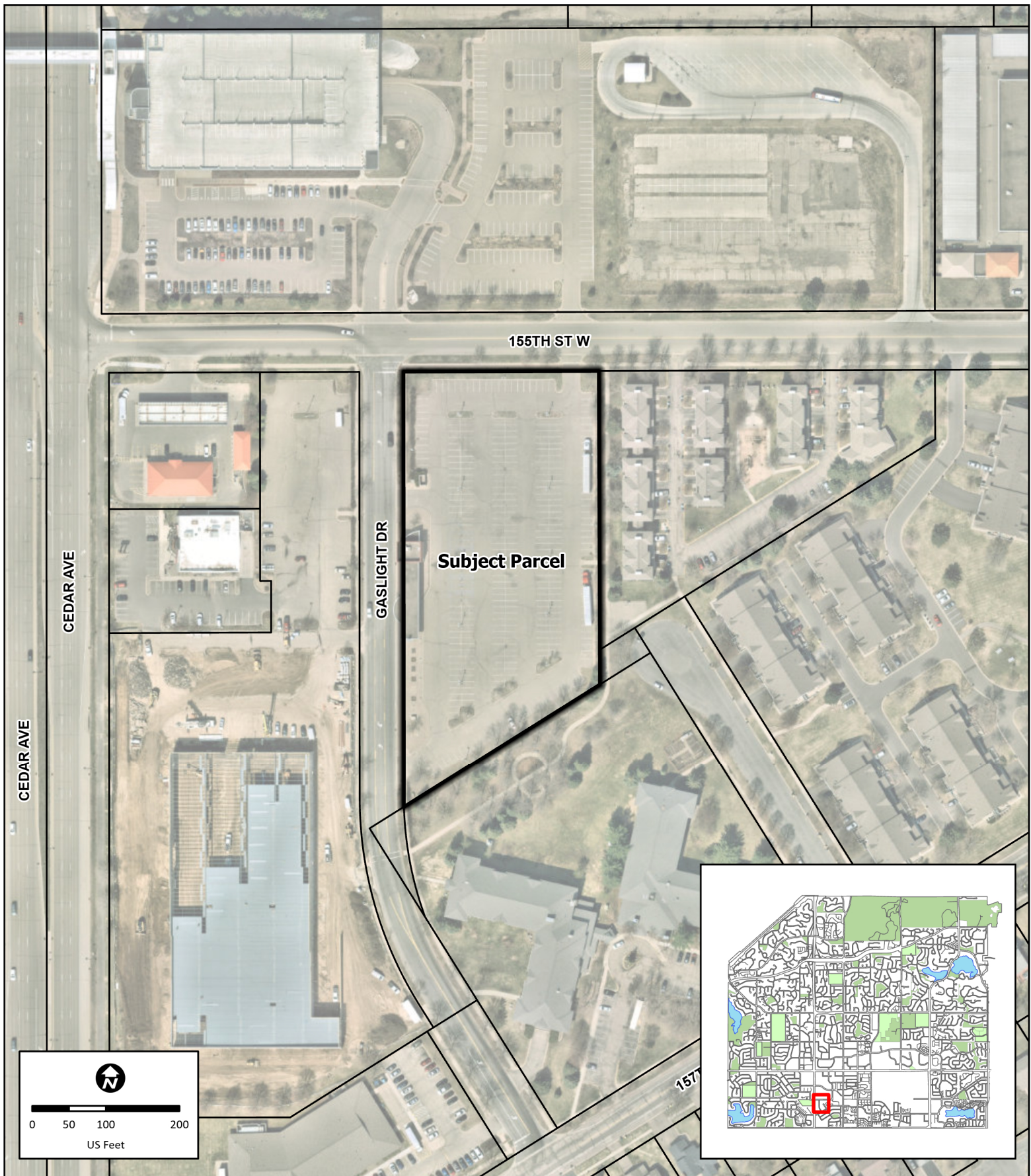
BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

ADOPTED this _____ day of _____, 2025.

Clint Hooppaw, Mayor

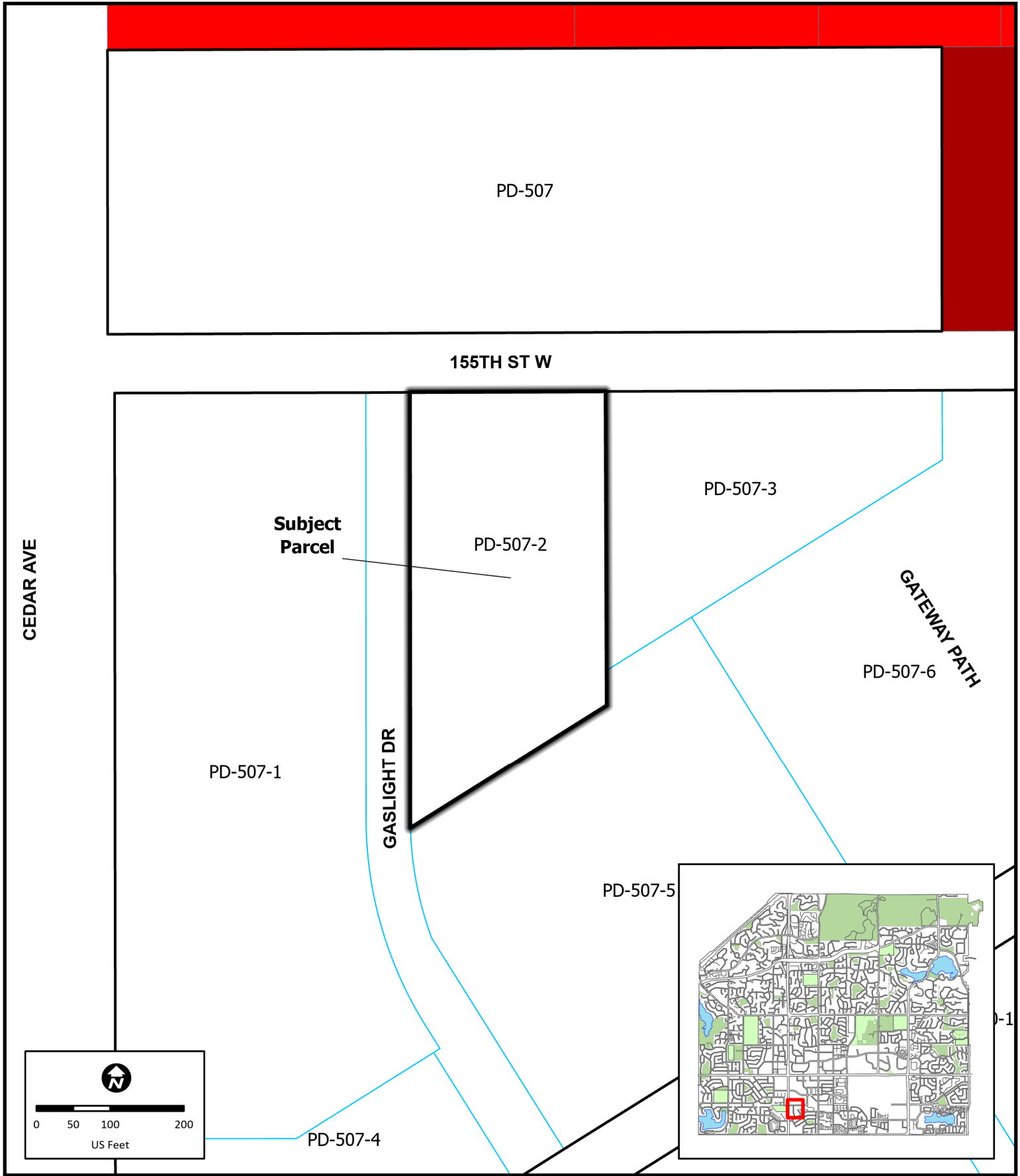
ATTEST:

Christina M. Scipioni, City Clerk



VALLEY STATION APARTMENTS - 15584 GASLIGHT DRIVE

CITY OF APPLE VALLEY





MEMORANDUM

DATE: August 29, 2025 (Revised 9/16/2025)
TO: Terri Dill, City Planner
FROM: Evan Acosta, Assistant City Engineer
SUBJECT: Valley Station Apartments Site Plan Review per plans dated 08/7/2025

Terri,

The following are comments regarding the Valley Station Apartments preliminary site plans dated August 7, 2025 (and updated 8/28/25). Please include these comments as conditions of approval.

General

1. All work and infrastructure within public easements or right of way shall be to City standards.
2. Provide a narrative of how the buildings will be constructed and any impacts. The narrative shall include the following:
 - a. Shoring (if applicable)
 - b. Material Storage.
 - c. Haul routes to and from the site.
 - d. Phasing
3. No construction work shall begin prior to a preconstruction meeting conference with a Public works and a Building Inspections representative.
4. Provide a copy of the approval letter from the Department of Labor and Industry (DOLI) prior to construction.
5. Public Work Department (952-953-2400) shall be notified a minimum of 48 hours for any required water main shut downs and/or connections.
6. A stormwater maintenance agreement will be required for the pretreatment structure(s) and underground chamber on the property.
7. Plans should include reference to all used City of Apple Valley standard detail plates. All Standard detail plates should be shown in the details section of the plans.
8. No trees will be permitted in public easements except where identified as replacement or otherwise approved by Public Works.

Permits

9. Provide a copy of the executed Minnesota Department of Health, Minnesota Pollution Control Agency, Met Council, Department of Labor and any other required permits prior to construction.
 10. Department of Labor and Industry (DOLI) shall review private utilities.
 11. A right of way permit will be required for all work within public easements or right of way.
 12. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.
 13. Since the site will be disturbing more than 1 acre and creating more than 1 acre of new impervious. The applicant will be subject to the requirements of the State NPDES Construction Storm water Permit. The applicant must provide proof of permit.
-



MEMORANDUM

Traffic

14. The applicant has provided a traffic memorandum (included in Planner's Staff Report) that was reviewed by engineering. Neither traffic signal warrants nor "all way stop" warrants are being met for Gaslight Dr/155th St W.
15. The City is reviewing the Dakota County Crossing Matrix and the proposed site plan for potential crossing improvements on 155th St W at Gaslight Drive to access the MVTA Station.
 - This may include lighting along Gaslight Drive or 155th Street West.

Site

16. Final Site Plan subject to City Engineer Approval.
17. Include Auto turn drawings for both:
 - Service and emergency vehicles entering and leaving the site.
 - Ingress/Egress of vehicles into the parking garages (at grade and below grade)
18. Provide a sight line exhibit with dimensions.
19. Pavement section for public roadways shall match existing roadways and be shown on the plans.
20. Provide detail on snow storage.
21. Show the location of manholes and gate valves and hydrants on the site plan.
22. Show existing easements on the site/grading and utility plans. Permanent structures are not allowed in drainage and utility easements or private storm water facilities.
23. Signage Plan and details should be included on site plan (i.e. pedestrian crossing signage, ADA, directional signs, no parking, buffer/storm water signs, no snow storage in storm water basins, etc...) for review
24. Driveway Apron shall be per City of Apple Valley standard detail plate STR-5.
25. All retaining walls over 48" from bottom of footing to the top of wall shall be designed and certified by a structural engineer and submitted to building inspections for final approval. Retaining walls over 4' will require a fence above the wall. Provide additional details and/or specifications for retaining wall block. Retaining walls shall be privately owned and maintained. Retaining walls are not allowed in drainage and utility easements without an approved encroachment agreement.
26. Show locations of proposed lighting fixtures for parking lots and site.
27. Site plan should show site line triangles at access entrances as well as on the landscape plan
28. Drainage and utility easements should be shown on Plans.

Grading & Drainage Plan

29. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer.
-



MEMORANDUM

30. Final Grading Plans shall be reviewed and approved by City Engineer.
31. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation.
32. Label the EOF's on the grading plan.
33. Provide elevations for top & bottom of all retaining walls.
34. Maximum driveway grades are 10% and should incorporate a landing taper for driver sight line.

Storm Sewer

35. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
36. Provide a pre-sedimentation cell or pretreatment device/s, such as a SAFL Baffle or approved equal and sump prior to discharging into the public storm sewer in an additional separate MH. Sump structures as shown in City "Catch Basin Manhole with Sump" detail STO-5S. Any sumps shall be privately maintained and routinely cleaned as the accumulated sediment will be from the private parking lots and roadways.
37. Storm sewer within right of way and public drainage and utility easement for purposes of connection to public infrastructure shall be reinforced concrete pipe and meet all City standards.
38. Submit a Storm water Management Checklist. The checklist can be found on the City's website at https://www.cityofapplevalley.org/DocumentCenter/View/16258/Project-Submittal-Checklist_Fillable

Sanitary Sewer and Water main

39. Final locations and sizes of Water main shall be reviewed with the final construction plans and approved by City Engineer.
40. The sanitary sewer main on the property will be reconstructed with City created plans and specifications per the executed Design Agreement.
41. All water mains located within right of way and public easements for purposes of connection to public infrastructure shall be ductile iron pipe and meet all City standards.
42. Provide gate valves on all water lines going into the buildings including fire suppression lines in accordance with City Detail plate SER-6.
43. Remove unused sanitary and water services to the main and indicate on plans.
44. All watermain shall be a min depth of 8.0'.
45. Identify Irrigation service location(s) if applicable per SER-4.
46. Provide additional drawing showing required hydrant coverage for site.

Landscape and Natural Resources

47. According to City Code, tree planting must follow 15-10-5 diversity rule, meaning tree landscape schedule must not exceed 15% of any plant family, 10% of any plant genus, and 5%
-



MEMORANDUM

of any species. Current plant schedule does not meet the diversity rule. Please diversify plant schedule to meet requirements.

48. Current landscaping plan does not include maples, but planting of maple species is highly discouraged due to severe overplanting. Please consider alternative species when re-designing plant schedule.
49. Austrian Pine is no longer typically recommended due to its susceptibility to a variety of disease and insect issues. If using, please use minimally and diversify with other conifer species.



DATE: June 24, 2025
TO: Terri Dill, City Planner
FROM: George Dorn, Chief Building Official
SUBJECT:

Terri,

The following are comments regarding the Valley Station Apartment Project located at 15584 Gaslight Drive.

- SAC determination is required from Met Council prior to permit issuance from the city.
 - Indicate Trash and recycling area calculations, Per MSBC 2020 1303.1500 Subpart 1, recycling space is required in accordance with Table 1-A on plans issued for permit. Please designate this recycling space at the time of permit submittal.
 - Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
 - Retaining walls shall be designed by a Structural Engineer for walls over 4 feet.
 - Dog run shall not have any drains connected to the sanitary sewer.
 - 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.
 - 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.
 - Mechanical equipment and appliances on roofs or elevated structures shall be accessed in accordance with the 2020 Minnesota Mechanical Code 306.5.
 - Building Sewer slope is required to be in accordance with the 2020 Minnesota State Plumbing code.
-

PLANNED DEVELOPMENT AGREEMENT

Valley Station Apartments

This Planned Development Agreement ("Agreement") is entered into by and between the City of Apple Valley, a Minnesota municipal corporation (hereinafter the "City"); Apple Valley Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota, (hereinafter the "EDA") and APPLE VALLEY AH I, LLLP, a Minnesota limited liability limited partnership (hereinafter the "Developer"). The City, EDA and Developer are collectively the "Parties."

WHEREAS, the EDA is the fee owner of real property in Dakota County, Minnesota, legally described as Lot 1, Block 2, Carroll Center 4th Addition (the "Property"), which is governed by this Agreement and depicted on the plat shown on **Exhibit A**; and

WHEREAS, the Developer has made an application for development of the property as depicted on plans attached hereto as **Exhibit B**; and

WHEREAS, the Developer's applications have been approved by the City, subject to conditions set forth on **Exhibits C** (which conditions are approved by the City) and the EDA and Developer entering into this Agreement; and

WHEREAS, the Parties desire to provide for development of the Property in accordance with Planned Development Designation No. 507, to allow construction of a 144-unit apartment development; and

WHEREAS, the Parties hereby acknowledge that this Agreement and the plans and specifications submitted by Developer and approved by the EDA constitute the Planned Development Agreement for the Property.

NOW, THEREFORE, it is hereby agreed by and between the Parties as follows:

1. This Agreement applies to the development and use of the Property.
2. The Developer agrees that the development and use of the Property shall, in all material respects, comply with Apple Valley City Code Chapter 155, Appendix F Article 18, governing Planned Development Designation No. 507, and the following Exhibits attached hereto and incorporated herein:

Exhibit B	Development Plans
Exhibit C	Conditions of Building Permit Authorization (Lot 1, Block 2, Carroll Center 4 th Addition)

The Developer further agrees that the development and use of the Property shall comply with all plans and specifications submitted by the Developer and approved by the EDA, which are incorporated herein by reference. All the plans and specifications are available for inspection in full-size format at the Apple Valley Municipal Center.

3. Minor deviations from the above plans may be accepted by the City provided that the Community Development Director makes a written determination that the revised plans are in general conformance with the above-listed plans.

4. This Agreement may be amended from time to time as the Parties may agree. Any such amendment must be in writing and signed by both Parties. Furthermore, the development plans may be amended upon application by the Developer and approval of the City, pursuant to Apple Valley City Code. Amendments to the development plans, once approved, shall become Exhibits hereto and shall be fully binding upon the Parties as if fully set forth herein.

5. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

6. This Agreement shall run with the Property and shall be recorded in the Office of the Dakota County Recorder or Registrar of Titles.

7. This Agreement shall be governed by and construed under the laws of the State of Minnesota. Notwithstanding the foregoing, the Parties recognize that as of the date hereof, the Developer has not yet purchased the Property, and is party to that certain Sale and Purchase Agreement dated as of October 25, 2024, by and between the EDA and Real Estate Equities, LLC, a Minnesota limited liability company (the "Original Buyer"), as assigned by Original Buyer to Developer pursuant to that certain Assignment and Assumption of Purchase and Sale Agreement dated as of September 4, 2025 (collectively, the "Purchase Agreement"). The Parties agree that if the Purchase Agreement is terminated for any reason or the Developer does not purchase the Property from EDA, this Agreement shall automatically terminate, and Developer shall have no further obligations hereunder.

8. Should any provision of this Agreement be held to be void, invalid, unenforceable, or illegal by a court, the validity and the enforceability of the other provisions shall not be affected thereby. Failure of either Party to enforce any such provision shall not act as a waiver by the non-defaulting Party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

PLANNED DEVELOPMENT AGREEMENT

Valley Station Apartments

(Signature page of Developer)

APPLE VALLEY AH I, LLLP, a Minnesota limited liability limited partnership

By: Apple Valley AH I, LLC, a Minnesota limited liability company
Its: General Partner

Dated: September 17, 2025

By: 
Patrick Ostrom
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 17 day of September, 2025, by Patrick Ostrom, the Vice President of Apple Valley AH I, LLC, a Minnesota limited liability company, as the General Partner of Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of said limited liability limited partnership.


Notary Public



PLANNED DEVELOPMENT AGREEMENT

Valley Station Apartments

(Signature page of EDA)

Apple Valley Economic Development
Authority, a body corporate and politic under
the laws of the State of Minnesota

Dated: _____, 2025

By: _____
Tom Melander
Its: President

By: _____
Tom Lawell
Its: Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Tom Melander and Tom Lawell, the president and Executive Director of the Apple Valley Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, on behalf of the body corporate and politic.

Notary Public

PLANNED DEVELOPMENT AGREEMENT

Valley Station Apartments

[Signature Page of City]

City of Apple Valley, a Minnesota municipal
Corporation

Dated: _____, 2025 By: _____
Clint Hooppaw
Its: Mayor

By: _____
Christina M. Scipioni
Its: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Clint Hooppaw and Christina M. Scipioni, the Mayor and City Clerk of the City of Apple Valley, a Minnesota municipal corporation, on behalf of the municipal corporation.

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: 42736

DEVELOPMENT AGREEMENT

Between

CITY OF APPLE VALLEY

And

APPLE VALLEY AH I, LLLP

And

APPLE VALLEY ECONOMIC DEVELOPMENT AUTHORITY

For

VALLEY STATION APARTMENTS

On

LOT 1, BLOCK 2, CARROLL CENTER 4TH ADDITION

DAKOTA COUNTY, MINNESOTA

A G R E E M E N T

WHEREAS, the City of Apple Valley, Dakota County, Minnesota, (“City”), has been requested by Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership (“Developer”) and Apple Valley Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota (“Owner”) (City, Developer and Owner are collectively referred to as the “Parties”) to approve development of Lot 1, Block 1, Carroll Center 4th Addition (hereinafter the “Property”), as shown on **Exhibit “A”** attached hereto and incorporated herein; and

WHEREAS, the Developer intends to develop the Property into a new 144-unit apartment development known as “Valley Station Apartments” (the “Development”) as depicted on the site and civil plans attached hereto and incorporated herein; and

NOW, THEREFORE, in consideration of the mutual agreements of the Parties, it is hereby agreed by and between the Parties as follows:

1. Subject to the terms and conditions of this Development Agreement (“Agreement”), the City hereby approves the issuance of a building permit and any related permits for the Development.
2. The Property is governed by the terms and conditions of the City’s Zoning Ordinances (the “Ordinance”). Any use of the Property shall be in accordance with the provisions of the Ordinance.
3. The Developer shall comply with the conditions of Building Permit Authorization set forth in City of Apple Valley Resolution No. 2025-_____, a copy of which is attached hereto as **Exhibit “B”** and incorporated herein.

Developer Improvements

4. Subject to the provisions hereunder, the Developer shall, in a manner acceptable to the City Engineer, install the utility improvements and grade the Property and install improvements within the Property, in accordance with and under the following conditions:

A. To complete all improvements in conformance with the plans and specifications submitted by the Developer and approved by City, including but not limited to the following plans (the “Plans”), and any subsequent revisions as required by the City Engineer:

C2-1 Site Plan
C3-1 Grading Plan
C3-2 and C3-3 SWPPP
C4-1 Utility Plan
C4-2 Storm Sewer Plan
C8-1 and C8-2 Details
L1-1 and L2-1 Landscape Plan and Details
Exhibit A – Valley Station Apartments Sanitary Sewer Improvements Project (Project 2026-112) (Final Plans and Specifications to be prepared by the City Engineer.)

B. To construct sidewalk(s) and driveways with concrete or bituminous material in accordance with the City’s construction standards.

C. To seal or cause to be sealed any wells that may exist on the Property in accordance with State, County, and local laws.

D. To install a protective box and cover over each sewer cleanout and water shutoff, to the City’s specifications.

E. To install all lot monuments for the Development upon or before one year from the date of this Agreement.

F. To install and maintain all materials (trees, shrubs, and sod) identified in the City approved landscape plan.

G. The Developer agrees to comply with all requirements of the Natural Resources management regulations as set forth in Chapter 152 of the Apple Valley City Code prior to, during and after the development of the Property. The Developer further agrees to submit to the City for its approval a Natural Resources Management Plan prior to any construction or land-disturbing activity in connection with the development of the Property. The Developer shall implement and comply with all terms and conditions of the approved Natural Resources Management Plan prior to and during any construction or land-disturbing activity, including, but not limited to, maintaining the performance security required in Chapter 152 of the Apple Valley City Code.

H. To install each item noted in this Section 4 at the Developer's sole cost and expense, in accordance with all plans reviewed and approved by the City.

I. To attend a preconstruction meeting with representatives of the City and to require the attendance of all contractors and subcontractors, prior to commencement of construction.

J. The Developer will not bury any pipe, install bituminous surface, nor pour concrete pursuant to implementing the Plans, without the specific approval of the City Inspector, prior to the work being performed.

K. All "on-site" inspections by the City will be done at the sole cost and expense of the Developer.

L. The Developer shall repair all damage to City streets, curbs, gutters, utilities, and other municipal improvements caused by or resulting from the development of the Property, at the Developer's sole cost and expense.

M. Prior to issuance of Final Certificate of Occupancy for the Development, The Developer shall provide the City Engineer as-built plans that demonstrate that all constructed sanitary, water, and storm water conveyance structures and management facilities sub-surface infiltration practice) conform to design and/or construction plans, as approved by the City. As-built volumes (for detention and retention) shall be provided for the subsurface infiltration practice. The Developer shall submit to the City Engineer certification that the storm water management facilities have been installed in accord with the approved plans and specifications. This certification shall be provided by a Professional Engineer licensed in the State of Minnesota. Notwithstanding the foregoing, a Temporary Certificate of Occupancy may be issued to allow occupancy of the building prior to the above plans and specifications being delivered and approved by the City Engineer, so long as all other conditions for occupancy have been met to the Satisfaction of the City Engineer.

N. To pay the City's reasonable costs related to this Agreement, including but not limited to administration, engineering, legal fees, inspection, and enforcement. The City shall submit invoices to the Developer, or its successors or assigns with detailed descriptions of the services rendered by the City in accordance with this Agreement. The Developer shall deposit the sum of **Seventy Thousand Five Hundred and no/100 Dollars (\$70,500.00)** with the City toward payment of such costs. If the City's reasonable costs exceed the deposit, the Developer, or its successors or assigns shall reimburse the City within thirty (30) days of billing. Should the actual costs be less than the amount of the deposit, upon completion of the improvements described in this Section 4 and receipt of written notice from the Developer requesting return of the remaining funds, the amount remaining on deposit shall be returned to the Developer.

O. Other than in the case of an emergency, if the Developer causes any material violation of the terms of this Agreement to occur, the City shall give written notice to the Developer with a copy to the City of such violation and the Developer shall have 20 business days, or a different period of time as may be set forth in the City's notice to Developer if the violation cannot be cured within 20 business days, to cure such violation. Failure of the Developer to complete such cure shall allow the City to stop and enjoin all construction on the Property until authorization to proceed is given by the City. The Developer shall hold the City harmless from any damages, causes of action, or claims related to the construction being stopped by the City.

5. The Building Permit for the Development shall not be released by the City until the Developer has deposited with the City cash or one or more letters of credit in the total amount of **One Million One Hundred Twenty-One Thousand, Eight Hundred Seventy-Five and no/100 Dollars (\$1,121,875.00)** (the "Financial Security") securing the full performance of this Agreement. The bank or financial institution issuing a Financial Security is subject to the reasonable approval of the City Attorney. The form of the Financial Security shall be either a cash deposit or a letter of credit issued to the City as the beneficiary. Upon issuance of the Final Certificates of Occupancy any such Financial Security (other than the Landscape Security) will automatically terminate and letters of credit automatically released without any further documentation or communication needed from the City. The Developer shall be required to maintain the Financial Security with the City, until it is released as provided for in this Agreement. The amount of the Financial Security was calculated as follows:

DEVELOPER IMPROVEMENTS

<u>Item</u>	<u>Amount</u>
Lot 1, Block 2, Carroll Center 4th Addition:	
Private Infrastructure Improvements (street and utility removals, sidewalk/trail repairs).....	\$35,000.00
Public Infrastructure Security (connections to public utilities pavement replacement approx. 115 tons on Gaslight Drive sanitary sewer replacement)	\$185,000.00
Subdivision Monuments and As-builts (Record Plans)	\$7,500.00
Landscaping 2.5% of \$26,800,000 building value	\$670,000.00
Subtotal Public and Private Improvements	\$897,500.00
Subtotal Security (125%) of Estimated Private Improvements	\$1,121,875.00
Total Financial Guaranty Lot 1 (Valley Station Apts)	\$1,121,875.00

This breakdown is for historical reference only. It is not a restriction on the use of the Financial Security.

(i) **Financial Security under Default.** In the event of a default by the Developer which is not cured within twenty business (20) days after written notice from the City or within a different period as may be set forth in the City's notice, the City may draw down the Financial Security to pay for all reasonable costs and expenses incurred by the City to enforce this Agreement including the costs incurred by the City in connection with the collection of the Financial Security. The City's cost may include any remediation or completion of the Developer's obligations under this Agreement. The City may draw on the Financial Security, without further notice, after a default has occurred under this Agreement, which has not been cured within any applicable cure period.

(ii) **Claims to Financial Security.** If the City receives claims from subcontractors or materialmen for work performed in or intended for easements dedicated to the public as required by this Agreement and money due has not been paid, the City shall give notice to the Developer of such claim and the Developer shall have ninety (90) days to make payment or provide the City with documentation showing such claim to be unwarranted and its intent to take legal action to remove such claim. If the Developer fails to provide such written notice to the City, the Developer hereby authorizes the City, at the City's discretion, to commence an Interpleader action pursuant to Rule 22 of the Minnesota Rules of Civil Procedure for the District Courts at the expense of the Developer, to include court costs and reasonable attorney fees. The Developer further authorizes the City to draw upon the Financial Security in the amount of one hundred twenty-five percent (125%) of the claim together with attorneys' fees and court costs, and to deposit the funds in compliance with the Rule.

(iii) **Reduction of Financial Security.** So long as the Developer is not in default of the terms and conditions of this Agreement, upon a written request by the Developer and the City's verification of satisfactory compliance at the time of inspection or acceptance by the City of any installed Developer Improvements, as described in Section 5 of this Agreement (the "Developer Improvements"), which should not be unnecessarily delayed, a like percentage of that portion of the Financial Security covering those specific completed Developer Improvements (Section 4) shall be released to the Developer; except however the final twenty percent (20%) of the Financial Security shall be held by the City until a final acceptance by the City of all Developer Improvements and the receipt by the City of all as-builts required under this Agreement. At the time of final inspection of all Developer Improvements, if it is determined by the City that the plans and specifications for the Developer Improvements were not strictly adhered to or that work

was done without the City inspection, the City may require that the Developer post a cash escrow equal to one hundred twenty-five percent (125%) of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. Such additional cash escrow shall remain in force until the corrective work is completed and accepted by the City which shall not exceed three (3) years.

6. No occupancy of any building located upon the Property shall occur until water, sanitary sewer, and a paved driving surface are available for use to the new building.

7. Prior to the release of the building permit for the Development, the Developer shall:

A. Deliver to the City the Financial Security (Section 4 – noted above and herein).

B. Deposit the funds to the City (Section 4 - noted above and herein).

C. Pay the following trunk charges for the Property outlined in (i), (ii) and (iii)

in the total amount of **\$104,757.20**:

<u>Item</u>	<u>Calculation</u>	<u>Amount Due</u>
(i) Sanitary Sewer Connection Fees (Trunk Charge):	\$395.00/SAC Unit x 147 SAC =	\$58,065.00
(ii) Water Utility Connection Fees (Trunk Charge):	\$3,455.00/acre x 3.10 acres =	\$10,710.50
(iii) Storm Sewer Connection Fees (Trunk Charge):	\$11,607.00/acre x 3.10 acres =	\$35,981.70
TOTAL		\$104,757.20

8. In addition to the trunk charges noted herein, upon submission of a building permit application, the Developer agrees to pay the City for the public services furnished to the Development, in an amount as determined below upon the basis of units (per building) as determined by the City Engineer, which amount shall be paid in the following manner:

A. Sewer Availability Charge - The rate per unit is based on the year in which the building permit is issued per Sanitary Availability Charge (SAC) SAC unit in an amount due and owing to the Metro Waste Control as determined by it, together with \$446.00 due and owing to the City per SAC unit. The person who applies for a building permit shall pay, at the time of the issuance of the permit, an amount equal to the rates times the number of units. This fee is subject to change if the obligation of the City to the Metropolitan Waste Control Commission changes.

B. Water System, Supply and Storage Charge - The rate per unit is based on the year in which the building permit is issued (presently \$1,209.00 per SAC unit). The person who applies for a building permit shall pay, at the time of the issuance of the permit, an amount equal to the rate times the number of units.

9. Park Dedication. The Developer shall pay a cash contribution of **Five Hundred Seventy-four Thousand Eight Hundred Thirty-three and 60/100 Dollars (\$574,833.60)** in satisfaction of the City's park dedication requirements as provided for by the City Code. The charge is calculated as follows:

$$\begin{aligned} 144 \text{ apartment units} \times 1.9 \text{ persons per unit} &= 273.6 \\ 273.6 \times .00955 &= 2.61 \text{ acres land dedication} \\ 2.61 \times \$220,000.00 \text{ for multi-family} &= \mathbf{\$574,833.60} \end{aligned}$$

This contribution shall be payable to the City at the time the building permit is issued.

10. The Developer agrees to install all utilities underground in the Development, specifically including electrical, communications and gas services. The Developer shall extend sanitary, storm sewer and water main connections to the Property with stub-outs for future service connection to the Property. The Developer hereby represents that all utility services will be available for a building prior to occupancy of any dwelling in that respective building.

11. The Developer agrees to install and pay for a public (or private) street lighting system for the Development, in accordance with City and Dakota Electric Company standards.

12. The Developer agrees to provide the City with as-built surveys for any building constructed within the Development on the Property, prior to the issuance of the Final Certificate of Occupancy for that building. Notwithstanding the foregoing, a Temporary Certificate of Occupancy may be issued to allow occupancy of the building prior to the above plans and specifications being delivered and approved by the City Engineer, so long as all other conditions to occupancy have been met to the satisfaction of the City Engineer.

13. The Developer shall deliver to the City copies of the recorded documents to evidence that the Developer has complied with its recording obligations under this Agreement.

14. The Developer hereby specifically release the members of the City Council from any personal liability in connection with handling funds pursuant to the terms of this Agreement, and further agrees to indemnify and hold the members of the City Council harmless from any claim, of any and every nature whatsoever, because of this Agreement, the Plat, and the development of the Property.

The Parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the Property and shall be binding upon the respective heirs, administrators, successors and assigns of the Developer.

Notwithstanding the foregoing, the Parties recognize that as of the date hereof, the Developer has not yet purchased the Property, and is party to that certain Sale and Purchase Agreement dated as of October 25, 2024, by and between the Owner and Real Estate Equities, LLC, a Minnesota limited liability company (the “Original Buyer”), as assigned by Original Buyer to Developer pursuant to that certain Assignment and Assumption of Purchase and Sale Agreement

dated as of September 4, 2025 (collectively, the “Purchase Agreement”). The Parties agree that if the Purchase Agreement is terminated for any reason or the Developer does not purchase the Property from Owner, this Agreement shall automatically terminate, and Developer shall have no further obligations hereunder.

16. Requested Release. The Developer may request a release from this Agreement in writing. The City will consider the request only after all Developer Improvements are completed and accepted, and all terms of this Agreement are satisfied

17. Notices. All notices required or desired to be given under this Agreement shall be in writing and may be delivered by deposit in the United States mail, postage prepaid, as certified mail, return receipt requested, or sent by overnight courier, and addressed as follows:

To Owner: Apple Valley Economic Development Authority
Attn: Tim Benetti, Community Development Director
7100 147th Street West
Apple Valley, MN 55124
Email: Tim.Benetti@applevalleymn.gov

To City: City of Apple Valley
Attn: Brandon Anderson, City Engineer
7100 147th Street West
Apple Valley, MN 55124
Email: Brandon.Anderson@applevalleymn.gov

With a copy to: Dougherty, Molenda, Solfest, Hills & Bauer P.A.
Attn: Robert B. Bauer
14985 Glazier Avenue, Suite 525
Apple Valley, MN 55124
Email: rbauer@dmslb.com

To Developer: Apple Valley AH I, LLLP
Attn: Patrick Ostrom
579 Selby Avenue
St. Paul, MN 55102-5510
Email: abisanz@reeapartments.com

With a copy to: Winthrop & Weinstine, P.A.
Attn: Jeffrey S. Drennan
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402
Email: jdrennan@winthrop.com

Any notice delivered by overnight courier or delivered by United States certified mail shall be deemed given as of the time it is deposited with the overnight carrier or United States mail. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this notice provision.

IN WITNESS WHEREOF, the Parties have hereunto set their hands.

[Signature Pages Follow]

DEVELOPMENT AGREEMENT

Valley Station Apartments

[Signature Page of Developer]

Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership

By: Apple Valley AH I, LLC, a Minnesota limited liability company

Its: General Partner

By: 

Patrick Ostrom

Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 17 day of September, 2025, by Patrick Ostrom, the Vice President of Apple Valley AH I, LLC, a Minnesota limited liability company, as the General Partner of Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of said limited liability limited partnership.


Notary Public



DEVELOPMENT AGREEMENT

Valley Station Apartments

[Signature Page of Owner]

Apple Valley Economic Development
Authority, a body corporate and politic under
the laws of the State of Minnesota

Dated: _____, 2025

By: _____

Tom Melander

Its: President

By: _____

Tom Lawell

Its: Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Tom Melander and Tom Lawell, the president and Executive Director of the Apple Valley Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, on behalf of the body corporate and politic.

Notary Public

DEVELOPMENT AGREEMENT

Valley Station Apartments

[Signature Page of City]

City of Apple Valley, a Minnesota municipal
Corporation

Dated: _____, 2025 By: _____
Clint Hooppaw
Its: Mayor

By: _____
Christina M. Scipioni
Its: City Clerk

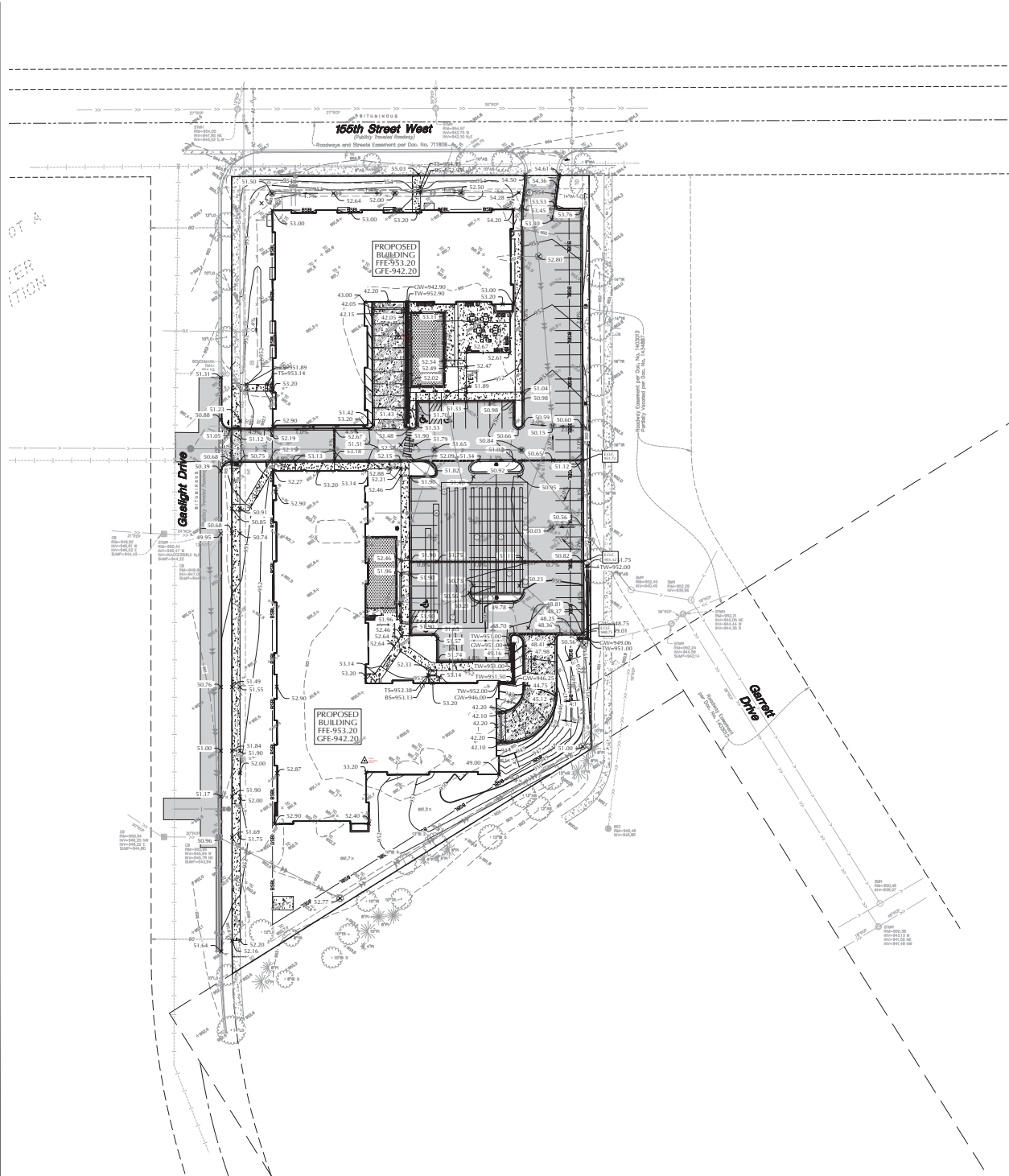
STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Clint Hooppaw and Christina M. Scipioni, the Mayor and City Clerk of the City of Apple Valley, a Minnesota municipal corporation, on behalf of the municipal corporation.

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: 42736



AREA NOTES	
EXISTING	
TOTAL AREA = 135,009 SQ.FT. OR 3.099 AC.	
IMPERVIOUS SURFACE AREA = 118,443 SQ.FT. OR 2.719 AC. = 87.7%	
PERVIOUS SURFACE AREA = 16,566 SQ.FT. OR 0.380 AC. = 12.3%	
OVERALL CURVE NUMBER = 33	
PROPOSED	
TOTAL AREA = 135,009 SQ.FT. OR 3.077 AC.	
IMPERVIOUS SURFACE AREA = 89,799 SQ.FT. OR 2.027 AC. = 66.5%	
PERVIOUS SURFACE AREA = 45,210 SQ.FT. OR 1.050 AC. = 33.5%	
OVERALL CURVE NUMBER = 30	

LEGEND	
EXISTING	PROPOSED

GRADING, DRAINAGE & EROSION CONTROL NOTES

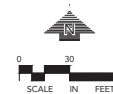
- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 3%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 6' IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 3%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - USE OF ON-SITE SOILS
 - CRACK/SEALANT AND RECOMMENDATIONS FOR EXCAVATION DEWATERING
 - SITE GRADING AND SUBGRADE PREPARATION
 - PAVEMENTS AND EXTERIOR SLABS
 - TRENCH EXCAVATION AND BACKFILL
 - EXTERIOR UTILITY SUPPORTS
 - FROST PROTECTION
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREAS SHALL BE ACCOMPANIED BY REMEDIATING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND ROBOCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- SOIL BENEATH THE INFILTRATION AREAS SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
- A FLOOD TEST OR DOUBLE RING INFILTRATION TEST SHALL BE COMPLETED FOR THE INFILTRATION SYSTEM TO VERIFY INFILTRATION RATES ARE WITHIN THE ACCEPTABLE RANGE OF X.X IN/HR TO X.X IN/HR.
- CITY AND WATERSEID SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEEDING/GRASS. THESE AREAS SHALL BE WATERMAIN MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL) "TOP" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BS" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEP WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR GOING WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE PERMITS PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS SLOPE CHECKS AND TEMPORARY SLOPE PROTECTS WILL BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN THEY HAVE BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM IMPEDIERS REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STEELCO, PAINT, CONCRETE, FORM RELEASE OILS, CLUMPING COMPOUNDS, AND OTHER CONTAMINATING MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TILDS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.



Gopher State One Call
TOLL FREE 1-800-4-A-ONECALL
TOLL FREE 1-800-424-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN LOCATING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN LOCATING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN LOCATING UTILITIES.



APPLE VALLEY
GASLIGHT
APARTMENTS

APPLE VALLEY, MN

REAL ESTATE
EQUITIES

379 Sully Avenue
St. Paul, MN 55102

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hamlet Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

LOUCKS INC. has the following qualifications for the design of this project:
The design of this project was prepared by a professional engineer who is a member of the Minnesota Professional Engineers Board and is a member of the American Society of Professional Engineers.
The design of this project was prepared by a professional engineer who is a member of the Minnesota Professional Engineers Board and is a member of the American Society of Professional Engineers.

SUBMITTAL REVISIONS

06/11/25	CHECK SET
06/18/25	CITY SUBMITTAL
08/12/25	CITY SUBMITTAL
08/28/25	CITY RE-SUBMITTAL





1



① SD Site Plan
1" = 80'-0"



UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
1 BR				
Unit 1-0	18	744 ft²	13,395 ft²	13%
Unit 1-0 Type A	3	744 ft²	2,232 ft²	2%
Unit 1-1	9	736 ft²	6,628 ft²	6%
Unit 1-2	2	819 ft²	1,639 ft²	1%
Unit 1-4	3	741 ft²	2,224 ft²	2%
	35		26,118 ft²	24%

2BR

Unit 2-0	42	1,042 ft ²	43,747 ft ²	29%
Unit 2-0 Type A	3	1,042 ft ²	3,124 ft ²	2%
Unit 2-1	4	1,042 ft ²	4,167 ft ²	3%
Unit 2-2	1	1,145 ft ²	1,145 ft ²	1%
Unit 2-3	6	1,080 ft ²	6,477 ft ²	4%
Unit 2-4	3	1,077 ft ²	3,230 ft ²	2%
Unit 2-5	5	1,288 ft ²	6,440 ft ²	3%
Unit 2-8	4	1,078 ft ²	4,312 ft ²	3%

GROSS AREA - TOTAL

Level	Area
Level 5	39,776 ft ²
Level 4	44,214 ft ²
Level 3	44,215 ft ²
Level 2	41,855 ft ²
Level 1	42,067 ft ²
Level -1	42,228 ft ²
Grand total	254,356 ft ²

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
Unit 2-12	4	1,040 ft ²	4,160 ft ²	3%
	72		76,802 ft ²	50%

3BR

Unit 3-0	6	1,399 ft ²	8,389 ft ²	4%
Unit 3-0 Type A	2	1,397 ft ²	2,794 ft ²	1%
Unit 3-1	3	1,482 ft ²	4,446 ft ²	2%
Unit 3-2	18	1,363 ft ²	24,537 ft ²	13%
Unit 3-3	4	1,363 ft ²	5,450 ft ²	3%
Unit 3-4	1	1,309 ft ²	1,309 ft ²	1%
Unit 3-5	3	1,309 ft ²	3,927 ft ²	2%
	37		50,853 ft ²	26%
Grand total	144		153,774 ft ²	100%

PARKING

Level	Type	Type Mark	Count
Level -1	Garage	Acc.	3
Level -1	Garage	Compact	5
Level -1	Garage	Standard	99

Level 1	Garage	Acc.	1
Level 1	Garage	Compact	2
Level 1	Garage	Standard	60
Level 1	Surface	Acc.	4
Level 1	Surface	Standard	76

250

144 UNITS @ 250 STALLS = 1.74 PARKING RATIO
1:1 COVERED PARKING REQUIREMENT

SITE PLAN

Valley Station Apartments













TOTAL FACADE SF: 9,978 SF
 PROPOSED MATERIALS:
 ACMV: 2,354 SF (24%)
 CMU: 1,406 SF (12%)
 GLAZING: 2,415 SF (24%)
 LAP SIDING: 3,751 SF (38%)

① North Elevation SD
 1" = 30'-0"

TOTAL FACADE SF: 25,549 SF
 PROPOSED MATERIALS:
 ACMV 6,332 SF (25%)
 CMU: 4,347 SF (17%)
 GLAZING: 5,713 SF (22%)
 LAP SIDING: 9,218 SF (36%)



② East Elevation SD
 1" = 30'-0"



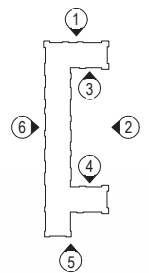
TOTAL FACADE SF: 6,500 SF
 PROPOSED MATERIALS:
 ACMV: 1,150 SF (18%)
 CMU: 1,119 SF (17%)
 GLAZING: 1,569 SF (24%)
 LAP SIDING: 2,301 SF (35%)

③ South Elevation 2 SD
 1" = 30'-0"



TOTAL FACADE SF: 5,514 SF
 PROPOSED MATERIALS:
 ACMV: 1,100 SF (20%)
 CMU: 938 SF (17%)
 GLAZING: 1,204 SF (22%)
 LAP SIDING: 2,064 SF (37%)

④ North Elevation 2 SD
 1" = 30'-0"



KEYPLAN



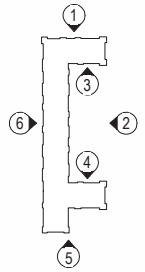
TOTAL FACADE SF: 9,337 SF
 PROPOSED MATERIALS:
 ACMV: 2,014 SF (22%)
 CMU: 1,554 SF (17%)
 GLAZING: 1,985 SF (21%)
 LAP SIDING: 3,504 SF (37%)

⑤ South Elevation SD
 1" = 30'-0"



Area: 36 sf

⑦ Building Signage
 1/4" = 1'-0"

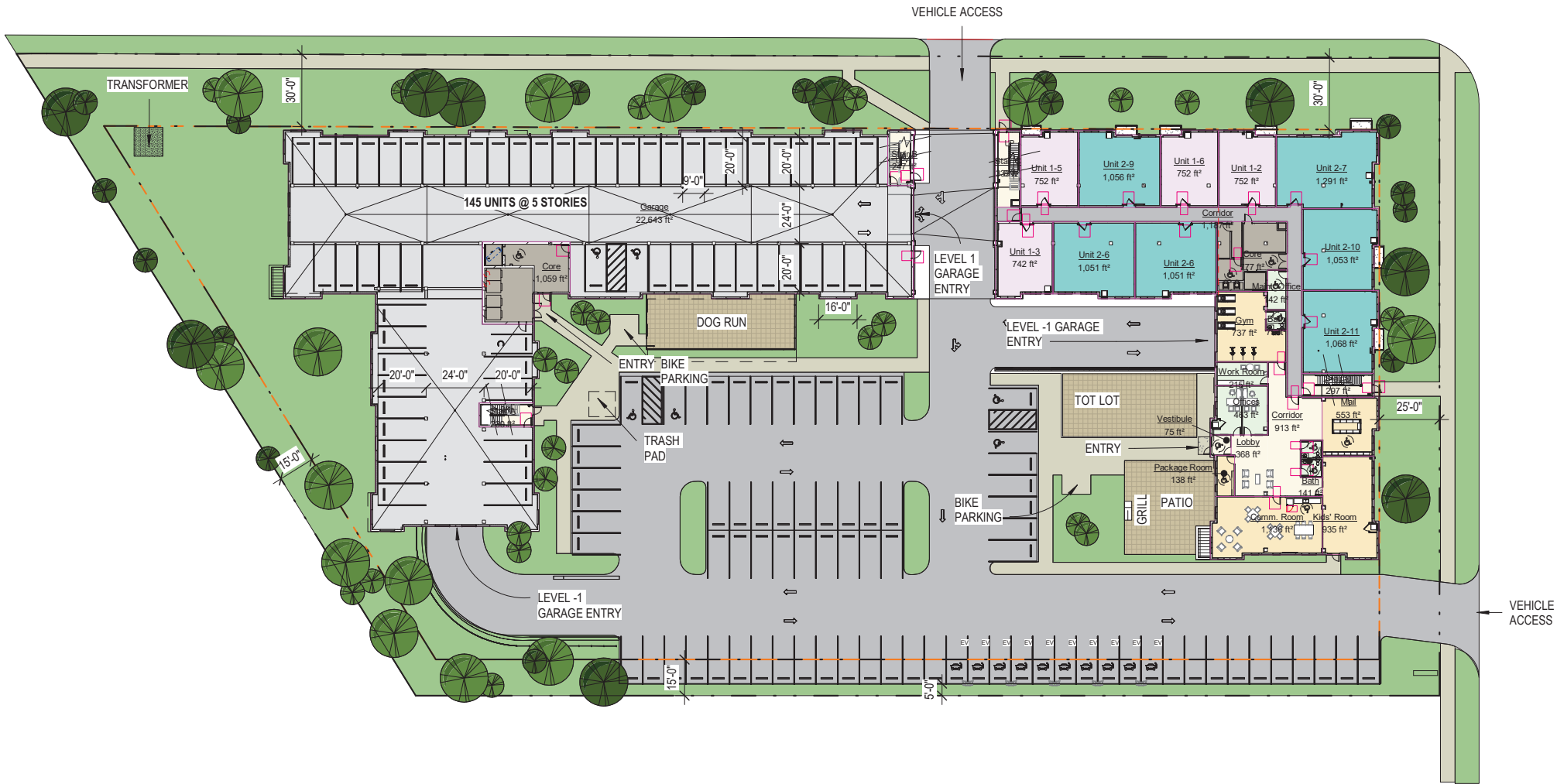


KEYPLAN



⑥ West Elevation SD
 1" = 30'-0"

TOTAL FACADE SF: 24,831 SF
 PROPOSED MATERIALS:
 ACMV: 5,946 SF (24%)
 CMU: 3,591 SF (15%)
 GLAZING: 5,704 SF (22%)
 LAP SIDING: 8,890 SF (35%)



① Level 1
1" = 40'-0"

N

EXTERIOR MATERIALS

Material Mark	Description	Image	Area	Percentage
4.1	Splitface - CMU - Glacial White		15,971 ft²	20%
4.2	Stone Veneer - Cultured Stone - Hewn Stone - Foundation		23,570 ft²	30%
7.1	07-Siding-JamesHardie-AlternatingLap-4/4/8-Smooth-ArcticWhite		14,056 ft²	18%
7.2	07-Siding-JamesHardie-AlternatingLap-4/4/8-Smooth-NightGray		23,801 ft²	30%
8.0	Vinyl Window		2,407 ft² 79,805 ft²	3%

To: Blaine Barker, Senior Development Associate
Real Estate Equities

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

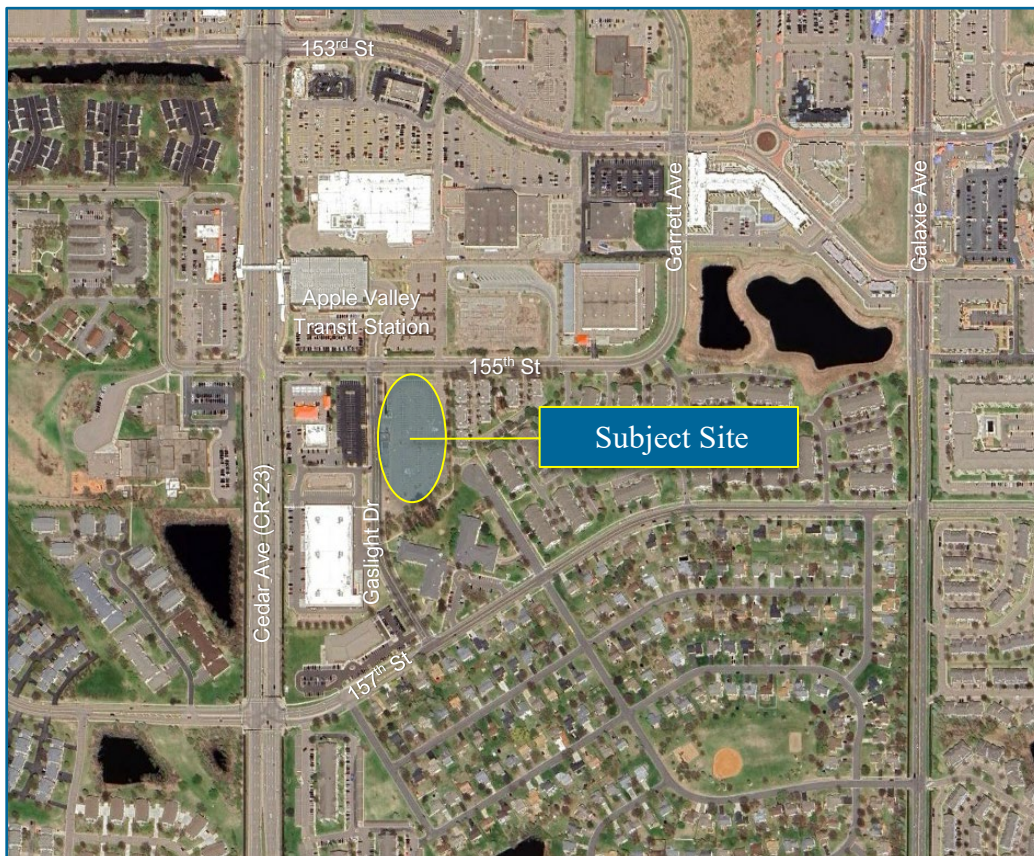
Date: August 20, 2025

Subject: Valley Station Apartments Traffic and Parking Review

INTRODUCTION

TC2 conducted a traffic and parking review for the proposed Valley Station Apartments development at the former Appley Valley Transit Station park-and-ride as shown in [Figure 1](#). The site, which is currently vacant, is in the southeast quadrant of the 155th Street and Gaslight Drive intersection. The proposed development is a 144-unit workforce housing apartment complex, which includes a combination of 1-, 2-, and 3-bedroom units and a total of 240 parking spaces (162 garage and 78 surface lot). The main objectives of the study are to quantify existing traffic and parking conditions within the study area, evaluate potential impacts associated with the proposed development, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed development. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, reviewing crash history, and analyzing intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement and pedestrian / bicyclist counts were collected on Wednesday, July 30, 2025 from 6 a.m. to 7 p.m. at the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection. In addition, a.m. (7-9 a.m.) and p.m. (4-6 p.m.) peak period counts were collected at the 155th Street / East Apple Valley Transit Station and 153rd Street / Gaslight Drive intersections. The a.m. and p.m. peak hours within the study area represent 7 to 8 a.m. and 4:30 to 5:30 p.m. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the 13-hour traffic count collected. Note that there was a total of 35 north-south pedestrians that crossed 155th Street at Gaslight Drive between 6 a.m. and 7 p.m.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **155th Street** – a 2-lane undivided minor collector roadway with no turn lanes within the study area. There is sidewalk along both sides of the roadway and the speed limit is 30-mph.
- **Gaslight Drive** – a 3-lane undivided local roadway with a center two-way left-turn lane. There is sidewalk along both sides of the roadway and the speed limit is 30-mph.

The north approach of the 155th Street / Gaslight Drive intersection is the primary access to the Apple Valley Transit Station. All study intersections are two-way stop controlled. Existing geometrics, traffic controls, and volumes within the study area are shown in [Figure 2](#).

Crash History

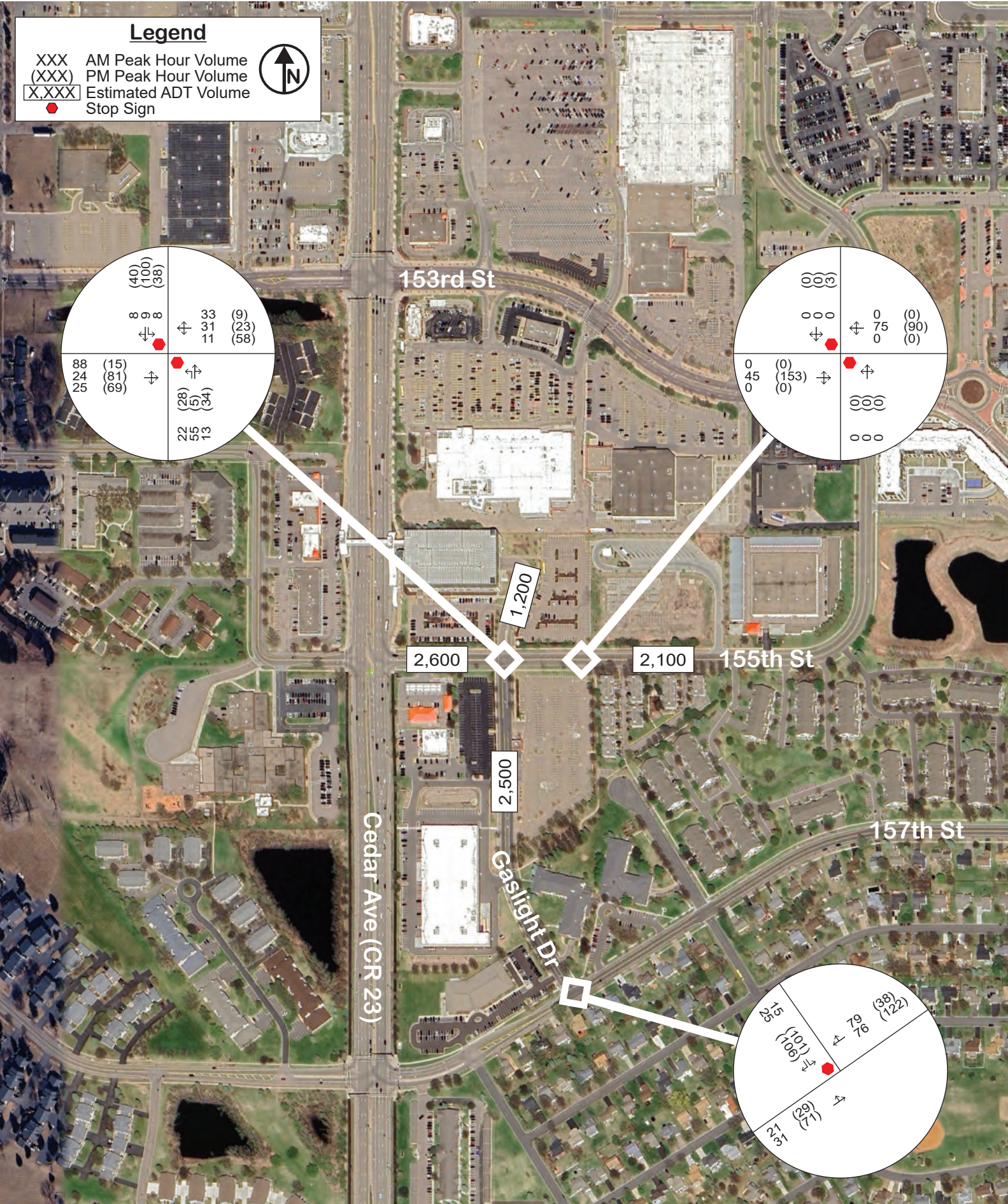
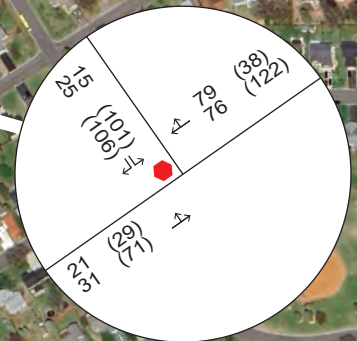
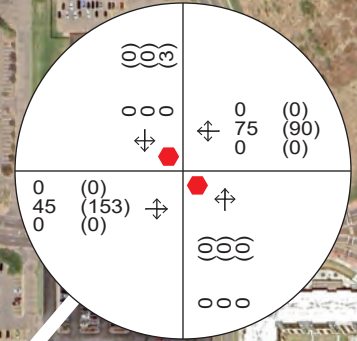
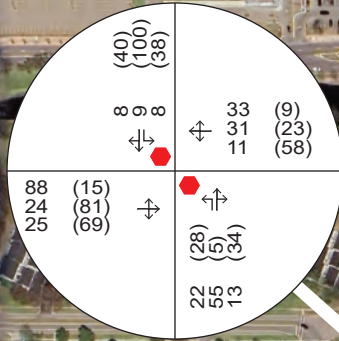
Five (5) years of crash history were reviewed from July 1, 2020 through June 30, 2025 using *MnDOT's Crash Mapping Analysis Tool (MnCMAT)*, which identified one (1) intersection-related crash at the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection. The accident was an angle-type crash that resulted in property damage only. At this level of crash frequency, there does not appear to be any existing safety or crash issues at the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection.

Intersection Capacity

Intersection capacity was evaluated using Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity (i.e., buses and trucks), and driver behavior factors.

Legend

XXX AM Peak Hour Volume
 (XXX) PM Peak Hour Volume
 X.XXX Estimated ADT Volume
 Stop Sign



Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. An overall intersection LOS A though LOS D is generally considered acceptable in the study area.

Level of Service	Average Delay / Vehicles	
	Unsignalized Intersections	Signalized Intersections
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which accounts for the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing intersection capacity analysis results, summarized in [Table 1](#), indicate that all study intersections and approaches operate at an acceptable LOS B or better during the typical weekday a.m. and p.m. peak hours. Peak existing queues generally range between one (1) and two (2) vehicles. Thus, there are no significant existing operational issues from an intersection capacity perspective.

Table 1 Existing Intersection Capacity

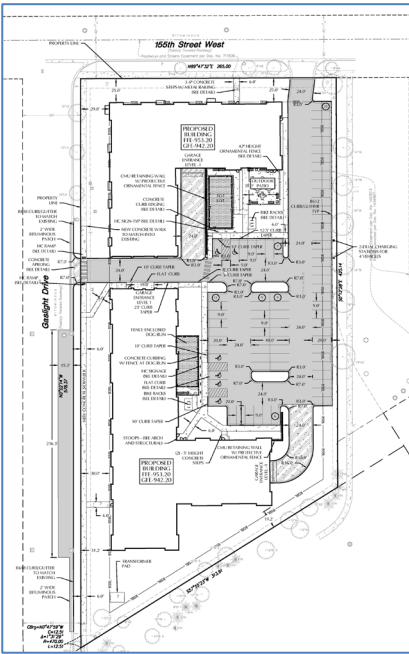
Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Gaslight Drive & 155 th Street / Transit Access	SSS	A / B (13)	A / B (13)
Gaslight Drive & West Site Access	SSS	A / A (0)	A / A (0)
Gaslight Drive & 157 th Street	SSS	A / B (10)	A / B (11)
155 th Street & Transit Access / North Site Access	SSS	A / A (0)	A / B (11)

SSS – Side-Street-Stop

PROPOSED DEVELOPMENT

The proposed development site, which is a former Apple Valley Transit Station park-and-ride, is currently vacant and in the southeast quadrant of the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection. The proposed development is a 144-unit workforce housing apartment complex, which includes a combination of unit types. There is planned to be 35 1-bedroom, 72 2-bedroom, and 37 3-bedroom units. A total of 240 parking spaces are proposed, which includes 162 garage and 78 surface lot spaces. For study purposes, the project was assumed to be open for residents in 2027.

Access to the site will be provided in two locations. One access to 155th Street is planned in the current location across from the Apple Valley Transit Station east access, while the other access is planned along Gaslight Drive approximately 200 feet south of 155th Street. The existing southernmost access to the former Apple Valley Transit Station park-and-ride will be removed as part of the project.



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2028 conditions, which represents one (1) year after opening. The forecasts account for general background growth and trip generation from the proposed development. The following information summarizes the traffic forecast development process.

Background Growth

To account for general background growth in the study area, an annual growth rate of one (1) percent was applied to the existing traffic volumes to develop year 2028 background traffic forecasts. This growth rate is consistent with historical growth trends in the area.

Trip Generation

A trip generation estimate for the proposed development, shown in [Table 2](#), was created using the *ITE Trip Generation Manual, 11th Edition*. The estimate was developed using two independent variables (i.e., units and bedrooms) to illustrate the range of potential trip generation. Based on the average of the two variables, the proposed development is expected to generate 102 a.m. peak hour (28 in / 74 out), 73 p.m. peak hour (43 in / 30 out), and 870 daily (435 in / 435 out) trips. No reductions for walking, biking, or transit were applied to provide a conservative estimate, however it would be reasonable to assume that a portion of residents would regularly use the adjacent Apple Valley Transit Station. The Affordable Housing trip generation rate is slightly higher than the Multifamily Housing (Mid-Rise) rate.

Table 2 Trip Generation Summary

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
Affordable Housing (223)	144 units	21	51	39	27	694
Affordable Housing (223)	290 bedrooms	34	97	46	32	1,046
Total Trips (Average of Both Variables)		28	74	43	30	870

The proposed development trips were distributed throughout the study area using the directional distribution shown in [Figure 3](#), which is based on a combination of existing area travel patterns and engineering judgment. The resultant year 2028 build conditions, which accounts for both the general background growth and trips from the proposed development, are illustrated in [Figure 4](#).

YEAR 2028 CONDITIONS

To understand impacts associated with the proposed development, an intersection capacity analysis was completed for year 2028 conditions. Results of the year 2028 intersection capacity analysis, shown in [Table 3](#), indicate that all study intersections and approaches are expected to continue to operate at LOS B or better during the typical weekday a.m. and p.m. peak hours. Peak queues will also continue to generally range between one (1) and two (2) vehicles. Thus, there are no significant operational issues related to the proposed development from an intersection capacity perspective.

Table 3 Year 2028 Intersection Capacity

Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Gaslight Drive & 155 th Street / Transit Access	SSS	A / B (13)	A / B (14)
Gaslight Drive & West Site Access	SSS	A / B (10)	A / B (11)
Gaslight Drive & 157 th Street	SSS	A / B (10)	A / B (11)
155 th Street & Transit Access / North Site Access	SSS	A / B (10)	A / B (11)

SSS – Side-Street-Stop

PARKING REVIEW

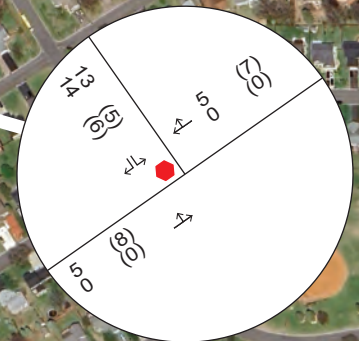
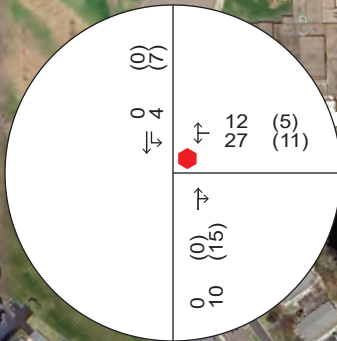
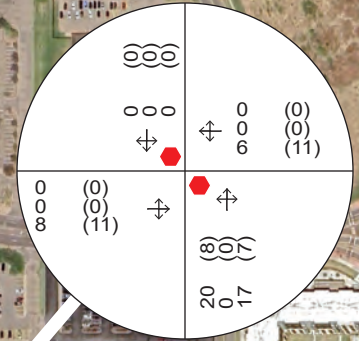
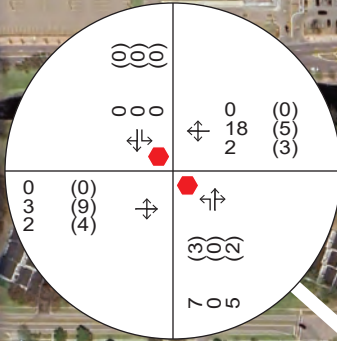
The proposed 144-unit development is planning a total of 240 parking spaces, which includes 162 garage and 78 surface lot spaces. The required amount of parking based on Apple Valley City Code (*Section 155.379*) is 1.5 parking spaces per dwelling unit and one (1) garage space per unit. This equates to a minimum requirement of 360 spaces, of which 144 should be garage spaces. The proposed development does not meet the minimum required spaces per Apple Valley City Code. However, at the request of City staff, a more detailed parking assessment was conducted to determine if the proposed parking supply is sufficient to accommodate the expected parking demand. The following information summarizes the additional parking review approach and findings.

Parking Demand

A parking demand estimate for the proposed development, shown in [Table 4](#), was created using the *ITE Parking Generation Manual, 6th Edition*. The estimate was based on *ITE Land Use Code 223 – Affordable Housing* and developed using two independent variables (i.e., units and bedrooms) to illustrate the range of potential parking demand. An estimate based on *ITE Land Use Code 221 – Multifamily Housing (Mid-Rise)* was also developed for comparison purposes, which is included in [Table 4](#). The parking demand estimates include both the average and 85th percentile demand; the 85th percentile parking demand is the parking capacity needed to accommodate the peak parking demand experienced by 85% of users and is considered a conservative estimate. Based on the parking demand summary, the 85th percentile parking demand for the proposed affordable housing development is expected to range from 202 to 235 spaces, while the average parking demand ranges from 144 to 160 spaces. Based on the planned 240 parking supply and the peak parking demand (average of both variables), the proposed affordable housing development would have a 21-space parking surplus.

Legend

XXX AM Peak Hour Site Trips
 (XXX) PM Peak Hour Site Trips
 +XXX ADT Site Trips
 Stop Sign
 Directional Distribution



35%

30%

35%

+305

+260

+305

+0

TC² Site Generated Trips

Valley Station Apartments Traffic and Parking Review

Figure 3

Legend

XXX AM Peak Hour Volume
 (XXX) PM Peak Hour Volume
 X.XXX Estimated ADT Volume
 Stop Sign

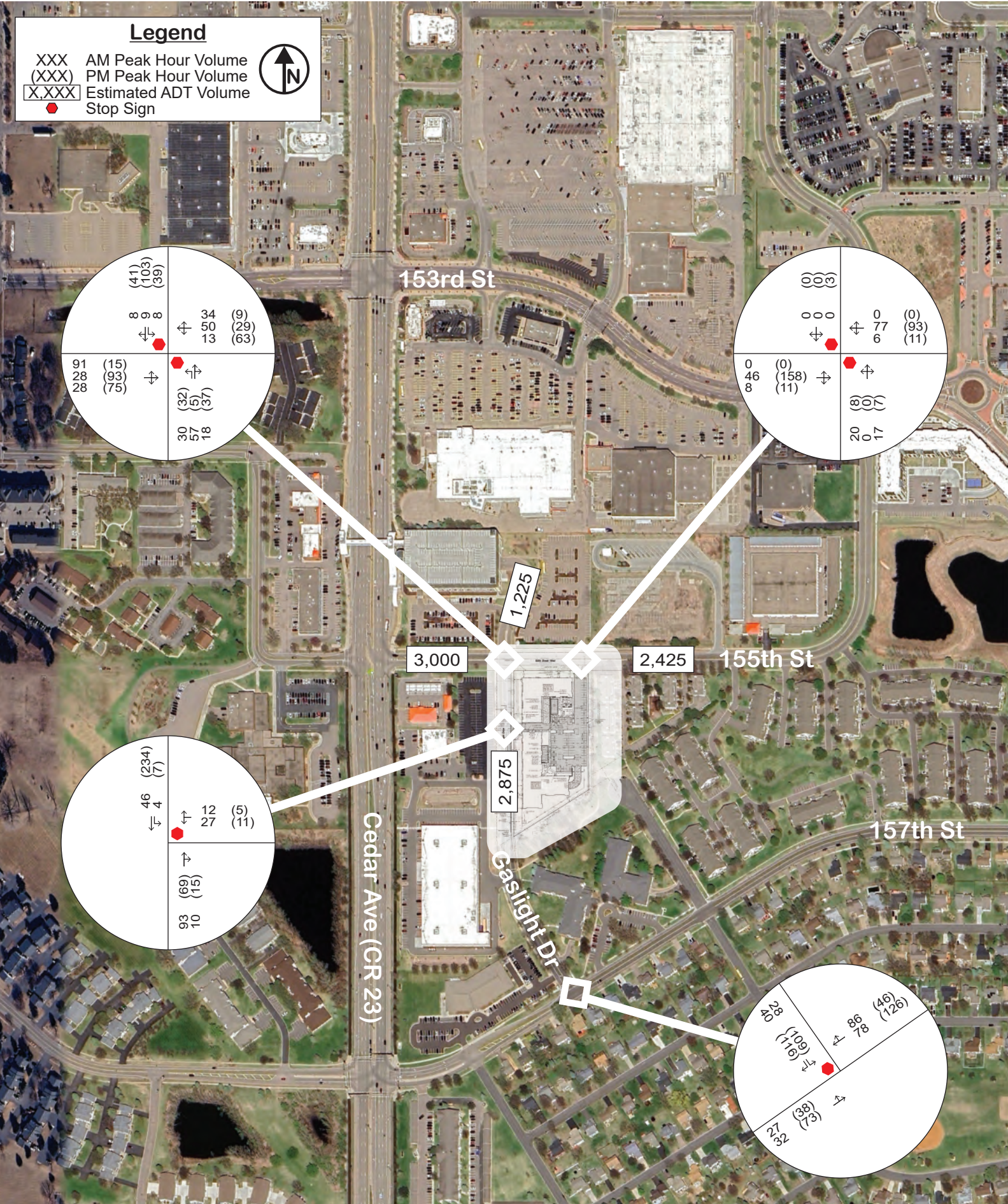


Table 4 Parking Demand Summary

Land Use (Variable)	Size	Rate (Average to 85 th Percentile)	Parking Demand (Average to 85 th Percentile)
Affordable Housing (Units)	144 units	1.00 to 1.40 spaces per unit	144 to 202 spaces
Affordable Housing (Bedrooms)	290 bedrooms	0.55 to 0.81 spaces per bedroom	160 to 235 spaces
Parking Demand (Average of both variables)			152 to 219 spaces
<i>Proposed Supply</i>			240 spaces
Surplus / (Deficit)			21 spaces
Multifamily Housing (Units)	144 units	1.23 to 1.45 spaces per unit	177 to 209 spaces
Multifamily Housing (Bedrooms)	290 bedrooms	0.78 to 0.88 spaces per bedroom	226 to 255 spaces
Parking Demand (Average of both variables)			202 to 232 spaces
<i>Proposed Supply</i>			240 spaces
Surplus / (Deficit)			8 spaces

Site Comparison

To provide additional context, parking supply and demand was reviewed at similar Real Estate Equities apartment developments in the Twin Cities area. As shown in Table 5, comparable sites have an existing parking supply that ranges from 1.69 to 2.00 spaces per unit with an actual demand that ranges from 1.09 to 1.47 spaces per unit. The ITE 85th percentile parking demand estimated for the proposed development is 1.52 spaces per unit, which is at the higher end of the observed parking demand at comparable sites. The proposed development parking supply (1.67 spaces per unit) exceeds the actual demand at similar facilities, as well as the ITE estimated parking demand. Additional comparable sites, which include other workforce and market-rate developments, are provided in the Appendix.

Table 5 Parking Supply / Demand Site Comparison

Development	Size	Parking Supply		Parking Demand		Surplus / (Deficit)
		Supply (spaces)	Ratio (spaces / unit)	Demand (spaces)	Ratio (spaces / unit)	
Arbor Court St. Louis Park, MN	114 units	207	1.82	158	1.40	49
Aster House Eagan, MN	204 units	344	1.69	253	1.30	91
Landing at Amber Fields Rosemount, MN	160 units	290	1.81	232	1.47	58
Spring House Coon Rapids, MN	168 units	336	2.00	219	1.34	117
Vista Point Mahtomedi, MN	110 units	192	1.75	112	1.09	80
Average Comparable	152 units	277	1.82	195	1.28	79
Proposed Development	144 units	240	1.67	219	1.52	21

Parking Conclusion

Based on the parking review, the proposed parking supply is expected to be able to accommodate the peak parking demand for the proposed development and no parking impacts to the adjacent roadway network are anticipated. The proximity of the Apple Valley Transit Station and other area retail land uses have the potential to further reduce the parking demand for the site.

SITE PLAN

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between area agencies and / or the project team.

- Locate signage and landscaping to avoid creating any sight distance issues.
- Review truck maneuverability to limit potential internal circulation conflicts.
- Modify the internal crosswalk to ensure a perpendicular crossing / eliminate the crosswalk skew.

155TH STREET AND GASLIGHT DRIVE INTERSECTION

A preliminary traffic signal and all-way stop warrant analysis was completed for the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection, which indicated that existing / future volumes are not close to meeting the criteria for a traffic signal or an all-way stop condition. Given the acceptable intersection operations and lack of crash history issues, no traffic control changes are needed at the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection. Detailed results are shown in the Appendix.

Note that there is an existing crosswalk marked along the west approach of the intersection, but not the east approach. Based on the data collected, there were a total of 35 north-south pedestrians that crossed the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection between 6 a.m. and 7 p.m., with no more than seven (7) pedestrians on any north-south approach during any hour observed. Even with some increased pedestrian activity with the proposed development, there does not appear to be a need to provide an enhanced pedestrian crossing, such as a rectangular rapid flashing beacon (RRFP) at this time. In general, the east-west volumes along 155th Street are low enough to provide sufficient gaps for pedestrians to cross 155th Street.

Preliminary review of the pedestrian crossing along the west side indicates that the current pedestrian ramps do not likely meet current ADA design standards. Therefore, the City should consider either removing the crosswalk marking and corresponding pedestrian signage along the west approach of the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection or provide improved pedestrian ramps and pavement markings to allow for consistent pedestrian crossings on all four (4) approaches of the intersection. Note that the City plans to conduct a pedestrian crossing review and recommend changes consistent with *Dakota County's Crossing Matrix*.

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) There does not appear to be any existing safety or crash issues at the 155th Street and Gaslight Drive / Apple Valley Transit Station intersection from a crash history perspective.
- 2) All study intersections and approaches operate at an acceptable LOS B or better during the typical weekday a.m. and p.m. peak hours; peak queues range between one (1) and two (2) vehicles.
 - a. There are no significant existing intersection capacity issues in the study area.
- 3) The proposed development, which would replace the former Apple Valley Transit Station park-and-ride, is a 144-unit workforce housing apartment complex; there is planned to be 35 1-bedroom, 72 2-bedroom, and 37 3-bedroom units. The project was assumed to be open for residents in 2027.
- 4) Traffic forecasts were developed for year 2028 build conditions, which included a one (1.0) percent annual background growth and trip generation from the proposed development.
 - a. The proposed development is expected to generate 102 a.m. peak hour (28 in / 74 out), 73 p.m. peak hour (43 in / 30 out), and 870 daily (435 in / 435 out) trips.
- 5) Under year 2028 build conditions, all study intersections and approaches are expected to continue to operate at LOS B or better during the typical weekday a.m. and p.m. peak hours; peak queues will also continue to generally range between one (1) and two (2) vehicles.
 - a. There are no significant operational issues related to the proposed development from an intersection capacity perspective, and no additional infrastructure is needed to support the proposed development.
- 6) The proposed development is planning a total of 240 parking spaces, which includes 162 garage and 78 surface lot spaces; the proposed parking supply is expected to be able to accommodate the peak parking demand for the proposed development and no parking impacts to the adjacent roadway network are anticipated.
- 7) A review of the proposed site plan identified the following considerations:
 - a. Locate signage and landscaping to avoid creating any sight distance issues.
 - b. Review truck maneuverability to limit potential internal circulation conflicts.
 - c. Modify the internal crosswalk to ensure a perpendicular crossing / eliminate the crosswalk skew.
- 8) 155th Street and Gaslight Drive / Apple Valley Transit Station intersection considerations:
 - a. Given the acceptable intersection operations and lack of crash history issues, no traffic control changes are needed.
 - b. Preliminary review of the pedestrian crossing along the west side of the intersection indicates that the current pedestrian ramps do not likely meet current ADA design standards; the City should consider either removing the crosswalk marking and corresponding pedestrian signage along the west approach of the intersection or provide improved pedestrian ramps and pavement markings to allow for consistent pedestrian crossings on all four (4) approaches of the intersection. The City plans to conduct a pedestrian crossing review and recommend changes consistent with *Dakota County's Crossing Matrix*.
 - c. There does not appear to be a need to provide an enhanced pedestrian crossing, such as a rectangular rapid flashing beacon (RRFP) at this time.

APPENDIX

Traffic Signal Warrant Analysis

155th Street (Major Street) Volume

Eastbound Volume by Hour				
Time	Left Turns	Through	Right Turns	Peds/Bikes
12 - 1 AM				
1 - 2 AM				
2 - 3 AM				
3 - 4 AM				
4 - 5 AM				
5 - 6 AM				
6 - 7 AM	81	15	19	
7 - 8 AM	88	24	25	
8 - 9 AM	21	20	30	
9 - 10 AM	3	20	27	
10 - 11 AM	11	37	34	
11 - 12 PM	7	37	56	
12 - 1 PM	7	47	57	
1 - 2 PM	9	62	72	
2 - 3 PM	5	42	69	
3 - 4 PM	11	43	77	
4 - 5 PM	4	77	64	
5 - 6 PM	19	69	64	
6 - 7 PM	12	44	70	
7 - 8 PM				
8 - 9 PM				
9 - 10 PM				
10 - 11 PM				
11 - 12 AM				
Total Vehicles (unadjusted)			1,479	0

Westbound Volume by Hour				
Time	Left Turns	Through	Right Turns	Peds/Bikes
12 - 1 AM				
1 - 2 AM				
2 - 3 AM				
3 - 4 AM				
4 - 5 AM				
5 - 6 AM				
6 - 7 AM	5	27	32	
7 - 8 AM	11	31	33	
8 - 9 AM	15	34	3	
9 - 10 AM	15	21	0	
10 - 11 AM	34	28	1	
11 - 12 PM	26	25	1	
12 - 1 PM	28	42	3	
1 - 2 PM	45	27	1	
2 - 3 PM	38	16	0	
3 - 4 PM	39	31	0	
4 - 5 PM	48	30	5	
5 - 6 PM	54	22	7	
6 - 7 PM	41	31	1	
7 - 8 PM				
8 - 9 PM				
9 - 10 PM				
10 - 11 PM				
11 - 12 AM				
Total Vehicles (unadjusted)			851	0

Gaslight Drive (Minor Street) Volume

Northbound Volume by Hour				
Time	Left Turns	Through	Right Turns	Peds/Bikes
12 - 1 AM				
1 - 2 AM				
2 - 3 AM				
3 - 4 AM				
4 - 5 AM				
5 - 6 AM				
6 - 7 AM	8	54	4	
7 - 8 AM	22	55	13	
8 - 9 AM	15	18	24	
9 - 10 AM	22	2	29	
10 - 11 AM	22	5	33	
11 - 12 PM	23	5	36	
12 - 1 PM	36	1	38	
1 - 2 PM	46	4	39	
2 - 3 PM	26	3	38	
3 - 4 PM	30	2	35	
4 - 5 PM	28	6	28	
5 - 6 PM	30	5	38	
6 - 7 PM	36	4	30	
7 - 8 PM				
8 - 9 PM				
9 - 10 PM				
10 - 11 PM				
11 - 12 AM				
Total Vehicles (unadjusted)			893	0

Southbound Volume by Hour				
Time	Left Turns	Through	Right Turns	Peds/Bikes
12 - 1 AM				
1 - 2 AM				
2 - 3 AM				
3 - 4 AM				
4 - 5 AM				
5 - 6 AM				
6 - 7 AM	3	9	9	
7 - 8 AM	8	9	8	
8 - 9 AM	2	6	7	
9 - 10 AM	1	2	3	
10 - 11 AM	0	2	6	
11 - 12 PM	2	4	3	
12 - 1 PM	5	19	6	
1 - 2 PM	2	6	9	
2 - 3 PM	8	18	8	
3 - 4 PM	20	38	15	
4 - 5 PM	23	68	25	
5 - 6 PM	34	69	33	
6 - 7 PM	19	30	18	
7 - 8 PM				
8 - 9 PM				
9 - 10 PM				
10 - 11 PM				
11 - 12 AM				
Total Vehicles (unadjusted)			557	0

Traffic Signal Warrant Analysis

Warrants 1 - 3 (Volume Warrants)

Project Name	Valley Station Apartments Traffic Review
Project/File #	25-217
Scenario	Existing Conditions

Intersection Information			
Major Street (E/W Road)	155th Street	Minor Street (N/S Road)	Gaslight Drive
Analyzed with	1 approach lane	Analyzed with	1 Approach Lane
Total Approach Volume	2330 vehicles	Total Approach Volume	1450 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	Right turn reduction of	0 percent applied

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

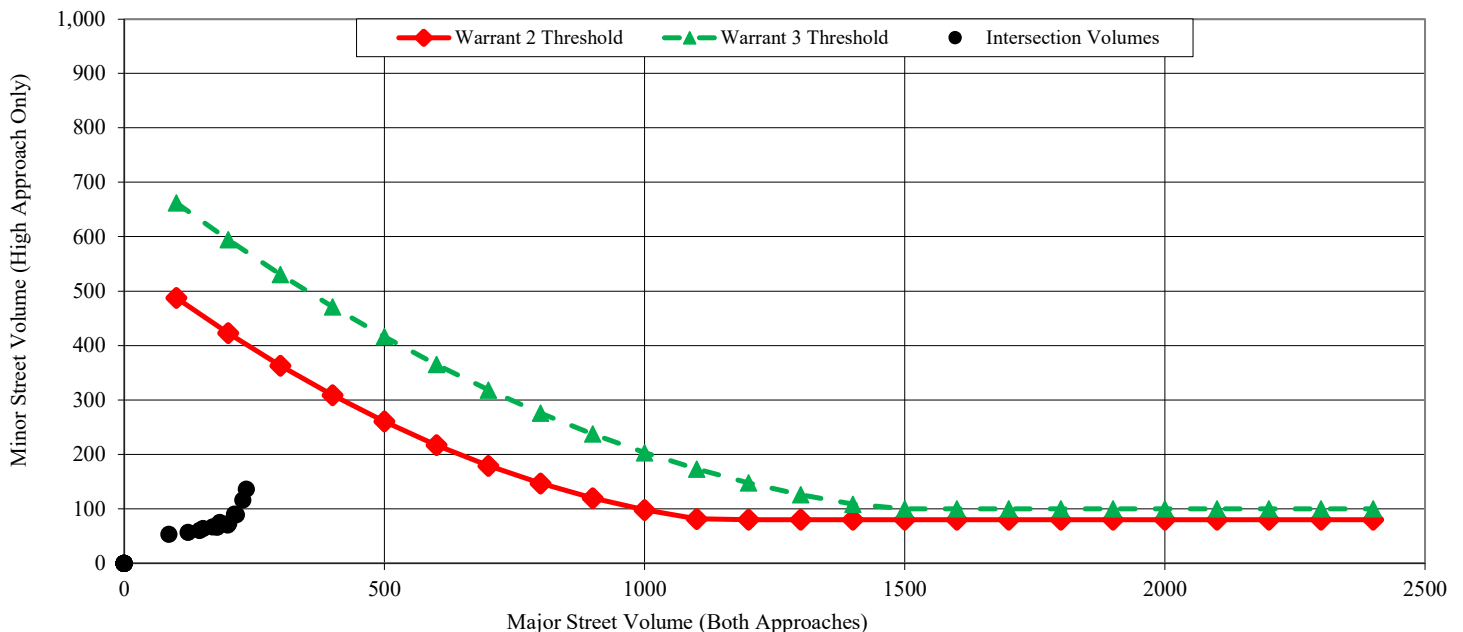
Warrant 1, Eight Hour Vehicular Volume			
	Condition A	Condition B	Condition A+B*
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied
Required values reached for	0 hours	0 hours	0 (Cond. A) & 0 (Cond. B)
Criteria - Major Street (veh/hr)	500	750	400 (Cond. A) & 600 (Cond. B)
Criteria - Minor Street (veh/hr)	150	75	120 (Cond. A) & 60 (Cond. B)

* Should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

Warrant 2, Four Hour Vehicular Volume	
Condition Satisfied?	Not Satisfied
Required values reached for	0 hours
Criteria	See Figure Below

Warrant 3, Peak Hour Vehicular Volume		
	Condition A	Condition B
Condition Satisfied?	Not Satisfied	Not Satisfied
Required values reached for	0 total, minor, 0 delay	0 hours
Criteria - Total Approach Volume (veh in one hour)	800	See Figure Below
Criteria - Minor Street High Side Volume (veh in one hour)	150	
Criteria - Minor Street High Side Delay (veh-hrs)	5	

Figure 4C-1 (Warrant 2) & Figure 4C-3 (Warrant 3)



Traffic Signal Warrant Analysis

Multi-Way Stop Warrants

Project Name	Valley Station Apartments Traffic Review
Project/File #	25-217
Scenario	Existing Conditions

Intersection Information			
Major Street (E/W Road)	155th Street	Minor Street (N/S Road)	Gaslight Drive
Analyzed with	1 approach lane	Analyzed with	1 Approach Lane
Total Approach Volume	2330 vehicles	Total Approach Volume	1450 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	Right turn reduction of	0 percent applied

No high speed or isolated community reduction applied to the Multi-Way Stop Warrant thresholds.

Condition A - Traffic Signal Warrant	
Condition Satisfied?	Not Satisfied
Criteria*	Traffic Signal Warranted & Justified

* Multi-way stop control may be used as an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

Condition B - Crash Experience	
Condition Satisfied?	Not satisfied
Required values reached for	correctable crashes
Criteria - Crash Experience	5 or more correctable crashes in 12-month period

Condition C - Intersection Volume & Delay	
Condition Satisfied?	Not Satisfied
Required values reached for	0 hours & sec. average delay/veh
Criteria - Major Street (veh/hr)	300 for any 8 hours of an average day
Criteria - Minor Street (total vol-veh, ped, & bikes/hr)	200 for the same 8 hours of an average day
Criteria - Delay (average sec/veh)	30 during the highest hour

Condition D - Combination Volume, Crash Experience, & Delay	
Condition Satisfied?	Not Satisfied
Required values reached for	0 hours, crashes, & sec. average delay/veh
Criteria - Major Street (veh/hr)	240 for any 8 hours of an average day
Criteria - Minor Street (total vol-veh, ped, & bikes/hr)	160 for the same 8 hours of an average day
Criteria - Crash Experience	4 or more correctable crashes in 12-month period
Criteria - Delay (average sec/veh)	24 during the highest hour

Parking Data at Comparable Properties	
---------------------------------------	--

General Information							Potential Parking Data					Actual Parking Data				
Property	City	Type	REF Property?	All Parking Free?	Nearest Major Transit Facility	Distance to Transit Facility	Total Units	Total Stalls	Total Bedrooms	Stalls/Unit	Stalls / Bedroom	Occupied Units	Occupied Bedrooms	Registered Cars	Registered Cars / Occupied Unit	Registered Cars / Occupied Bedroom
Arbor Court	St. Louis Park	Workforce	Yes	No	Metro LRT Green Line	0.25 Miles	114	207	238	1.82	0.87	113	237	158	1.40	0.67
Aster House	Eagan	Workforce	Yes	No	Eagan Transit Station	3.3 Miles	204	344	304	1.69	0.87	104	379	253	1.30	0.67
Landing at Amber Fields	Rosemount	Workforce	Yes	No	Rosemount Transit Station	1.8 Miles	160	290	334	1.81	0.87	158	330	232	1.47	0.70
Spring House	Coon Rapids	Workforce	Yes	No	Foley Park & Ride	1.0 Miles	168	351	302	2.09	0.90	163	382	210	1.34	0.57
Vista Point	Mahtomedi	Mixed-Income	Yes	Yes	Maplewood Transit Center	3.5 Miles	110	192	231	1.75	0.83	103	211	112	1.09	0.53
Volte	Burnsville	Workforce	No	Unknown	Burnsville Transit Station	0.7 Miles	172	270	374	1.57	0.72	Property Not Yet Built Data Unavailable Data Unavailable Data Unavailable Data Unavailable				
Pillbury Ridge	Burnsville	Workforce	No	Unknown	Burnsville Transit Station	0.7 Miles	48	88	97	1.42	0.70					
Concord Flats	Burnsville	Market Rate	No	No	Burnsville Transit Station	0.9 Miles	162	218	211	1.35	1.03					
Northlake Lofts	Markville	Market Rate	No	No	Kenrick Park and Ride	2.4 Miles	206	205	278	0.99	0.74					
Nuveto at Parkside I	Apple Valley	Market Rate	No	Unknown	Apple Valley Transit Station	1.0 Miles	61	97	95	1.59	1.02					
Nuveto at Parkside II	Apple Valley	Market Rate	No	Unknown	Apple Valley Transit Station	1.0 Miles	114	180	155	1.58	1.16	Data Unavailable				
Totals/Averages - All Comps							1,521	2,422	2,797	1.59	0.87	731	1,539	974	1.33	0.63
Totals/Averages - Workforce Comps							886	1,530	1,829	1.77	0.84					
Total/Average - Market Rate Comps							136	175	184	1.28	0.96					
Valley Station Apartments	Apple Valley	Workforce	Yes	Yes	Apple Valley Transit Station	0.05 Miles	144	240	290	1.67	0.83	Property Not Yet Built				

STORMWATER MAINTENANCE AGREEMENT

This AGREEMENT is made between APPLE VALLEY AH I, LLLP, a Minnesota limited liability limited partnership, (the “Developer”), in favor of the City of Apple Valley, a Minnesota municipal corporation (the “City”). The Developer and the City shall jointly be referred to as the “Parties.”

WHEREAS, the Developer intends to develop real property legally described as follows:

Lot 1, Block 2, Carroll Center 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota (the “Property”).

WHEREAS, the Property, in accordance with the City Code, requires the Developer to install and maintain an underground infiltration system (the “Structure”) on portions of the Property as depicted on the Storm Sewer Plan; and

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

WHEREAS, the City requires the Developer 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 Operation & Maintenance Manual (Exhibit C) (collectively the Exhibits are referred to as the "Specifications"):

Exhibit A	Sheet C4-2	Storm Sewer Plan
Exhibit B	Sheet C8-2	Civil Details
Exhibit C	O&M Manual	O&M Manual

WHEREAS, the Developer and the City desire to make certain mutual provisions to memorialize the allocation of responsibilities and obligations for the construction and maintenance of the Structure, 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 Structure shall be constructed and maintained in accordance with the Plans and Specifications.

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

1.3 **Snow and Leaves Removal and Prohibited Storage.**

The Developer 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 Developer 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 Developer shall incur and pay all costs associated with maintaining and repairing the stormwater basins.

2. **Inspections.**

2.1 **Annual Inspections.** The Developer shall conduct annual inspections of the Structure, at the Developer's sole cost and expense, to ensure the Structure is maintained. If necessary, the Developer shall repair the Structure if it is not in conformance with the standards set forth herein. The Structure shall have excess sediment 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 device 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 device at any time, but the City shall use reasonable efforts to notify the Developer of its intent to enter the Property to inspect.

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 Developer of the deficiency in writing. The Developer 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 Developer of the deficiency, and the Developer shall submit a revised plan to the City within fourteen (14) days after receipt of such notice.

3.2 **Failure to Repair.** If the Developer 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, then at the sole cost and expense of the Developer, 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 Structure so as to bring it into compliance with the Specifications.

3.3 **Reimbursement to the City.** The Developer shall reimburse the City within thirty (30) days after receipt of an invoice from the City for all 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 Developer does not timely reimburse the City, the City may recover its costs by levying a special assessment against the Property. The Developer, 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 Developer.

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 Developer, 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 Developer, 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.

Notwithstanding the foregoing, the Parties recognize that as of the date hereof, the Developer has not yet purchased the Property, and is party to that certain Sale and Purchase Agreement dated as of October 25, 2024, by and between Apple Valley Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota (“EDA”) and Real Estate Equities, LLC, a Minnesota limited liability company (the “Original Buyer”), as assigned by Original Buyer to Developer pursuant to that certain Assignment and Assumption of Purchase and Sale Agreement dated as of September 4, 2025 (collectively, the “Purchase Agreement”). The Parties agree that if the Purchase Agreement is terminated for any reason or the Developer does not purchase the Property from EDA, this Agreement shall automatically terminate, and Developer shall have no further obligations hereunder.

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 Developer with verification of recording within ninety (90) day of full execution of this Agreement.

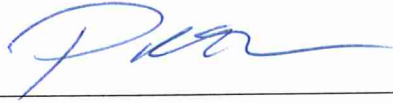
8. **Governing Law.** The laws of the State of Minnesota shall govern the interpretation, validity, performance, and enforcement of this Agreement.

[Signature page to follow.]

APPLE VALLEY AH I, LLLP, a Minnesota
limited liability limited partnership

By: Apple Valley AH I, LLC, a Minnesota limited
liability company

Its: General Partner

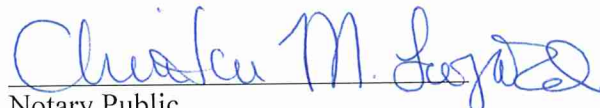
By:  _____

Patrick Ostrom

Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 17 day of September, 2025, by Patrick Ostrom, the Vice President of Apple Valley AH I, LLC, a Minnesota limited liability company, as the General Partner of Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of said limited liability limited partnership.


Notary Public



**City of Apple Valley,
a Minnesota municipal corporation**

By: Clint Hooppaw
Its: Mayor

By: Christina M. Scipioni
Its: City Clerk

[illegible]

On this ____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Clint Hooppaw and Christina M. Scipioni, who being each by me duly sworn, each did say that they are respectively the Mayor and Clerk of the City of Apple Valley, the municipality named in the foregoing instrument, and that the seal affixed on behalf of said municipality by authority of its City Council, and said Mayor and Clerk acknowledged said instrument to be the free act and deed of said municipality.

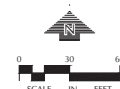
Notary Public

This instrument was drafted by:

Dougherty, Molenda, Solfest, Hills & Bauer P.A.
14985 Glazier Avenue, Suite 525
Apple Valley, Minnesota 55124
(952) 432-3136
RBB: 42702

STRUCTURE NO.	CASTING	MANHOLE SIZE
CB 1	R-2560-EA	27" PRECAST
CBMH 2	R-2560-EA	48" PRECAST
CBMH 3	R-2560-EA	48" PRECAST
STMH 4	R-1642	48" PRECAST
STMH 5	R-1642	48" PRECAST
CBMH 6	R-2556-A	48" PRECAST
CB 7	R-2556-A	48" PRECAST
CB 8	R-2556-A	48" PRECAST
STMH 9	R-1642	72" PRECAST
CBMH 10	EXISTING	72" PRECAST
STMH 11	R-1642	60" PRECAST
STMH 12	R-1642	60" PRECAST

STRUCTURE NO.	CASTING	MANHOLE SIZE
CB 1	R-2560-EA	27" PRECAST
CBMH 2	R-2560-EA	48" PRECAST
CBMH 3	R-2560-EA	48" PRECAST
STMH 4	R-1642	48" PRECAST
STMH 5	R-1642	48" PRECAST
CBMH 6	R-2556-A	48" PRECAST
CB 7	R-2556-A	48" PRECAST
CB 8	R-2556-A	48" PRECAST
STMH 9	R-1642	72" PRECAST
CBMH 10	EXISTING	72" PRECAST
STMH 11	R-1642	60" PRECAST
STMH 12	R-1642	60" PRECAST



C4-2



Operations & Maintenance Plan

**Apple Valley Gaslight Apartments
Apple Valley, MN**

Prepared by:

Loucks

APPLE VALLEY
GASLIGHT
APARTMENTS

APPLE VALLEY, MN

REAL
ESTATE
EQUITIES

ST. PAUL, MN



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksync.com

CADD QUALIFICATION

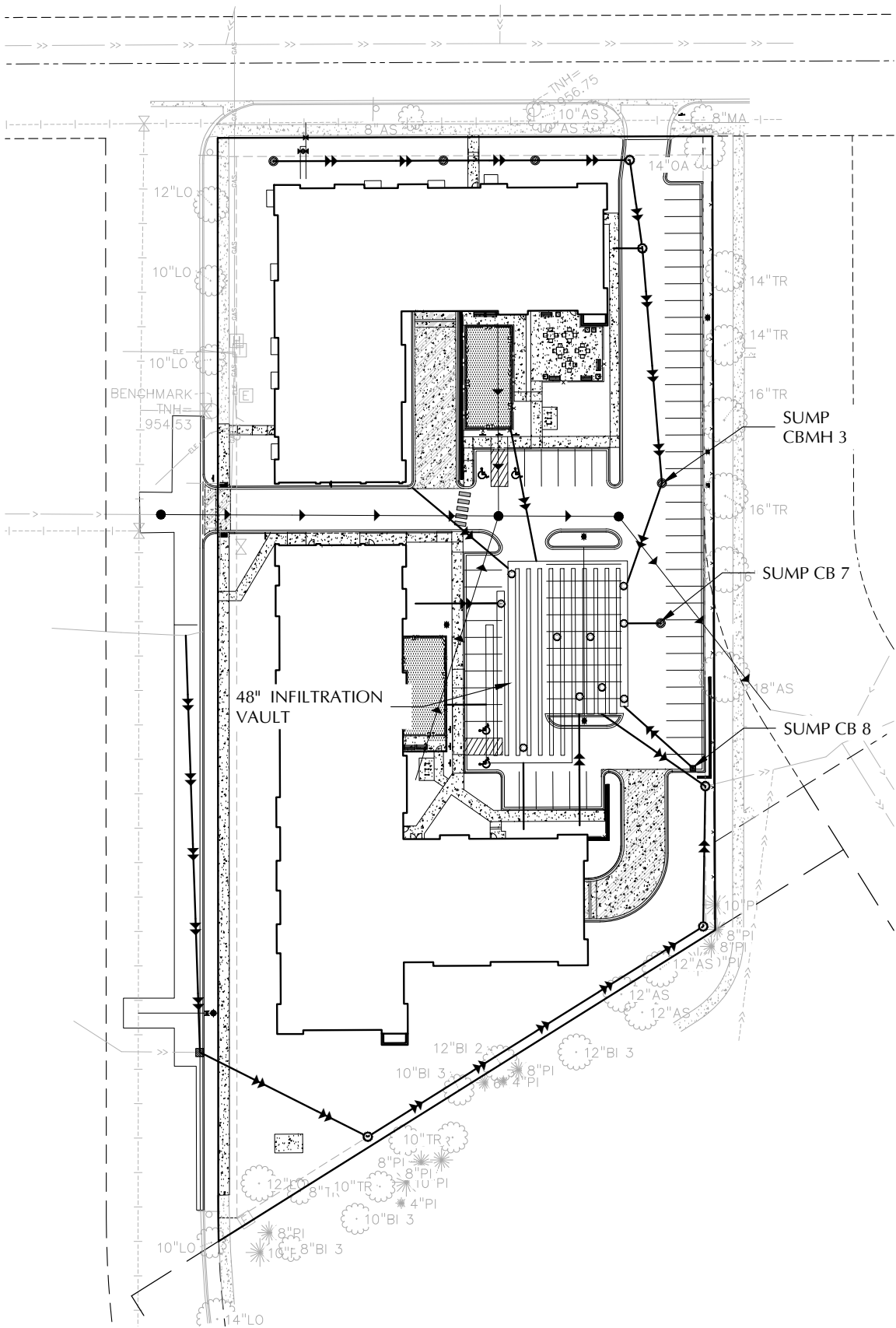
CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

PROFESSIONAL SIGNATURE

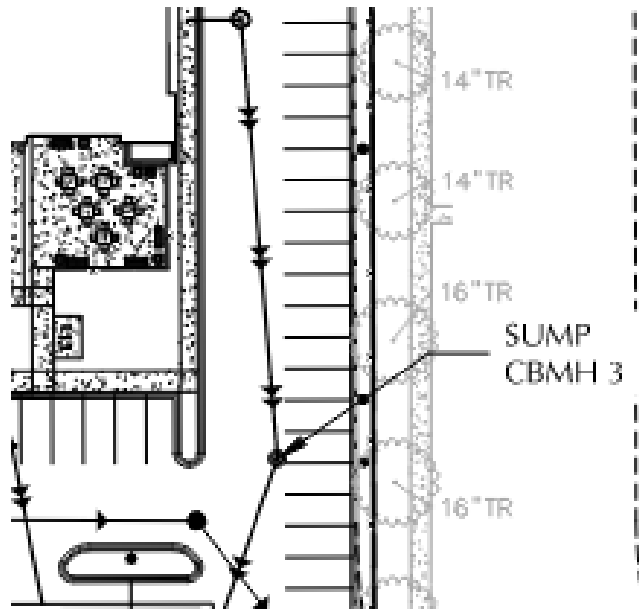
QUALITY CONTROL

SITE STORM
EXHIBIT

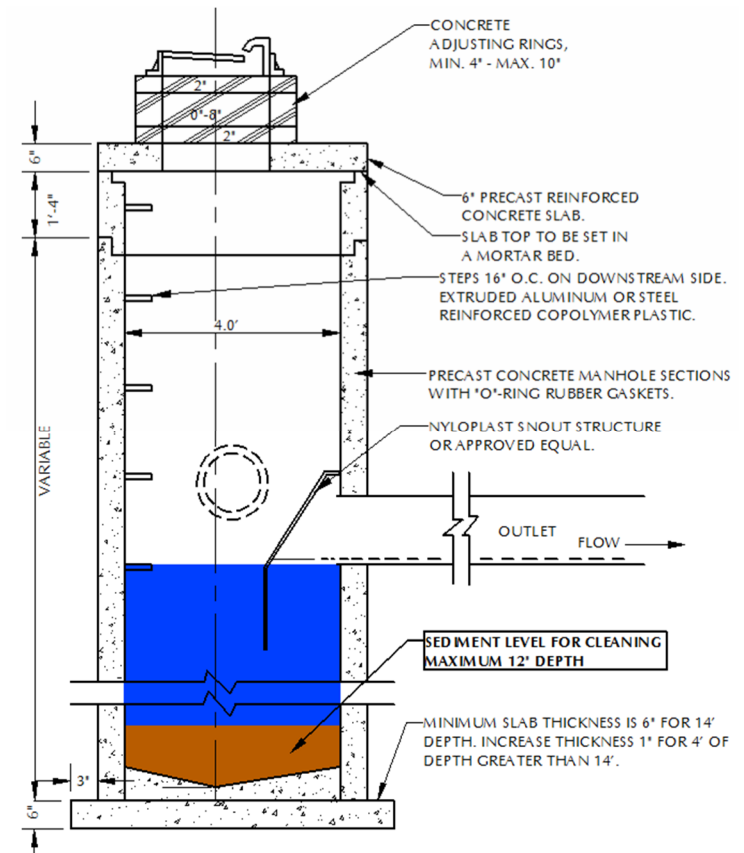


APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

SUMP CBMH 3



PLAN VIEW



DETAIL/PROFILE VIEW

BMP ID: SUMP CBMH 3

Location: In the middle of the parking lot

Description of Device: 48" diameter precast manhole with a 4-foot sump. Flow enters the structure through the inlet pipe on the north side and through the inlet grate, where solids settle out in the sump with clean flow discharging into a 12" pipe on the south side of the structure.

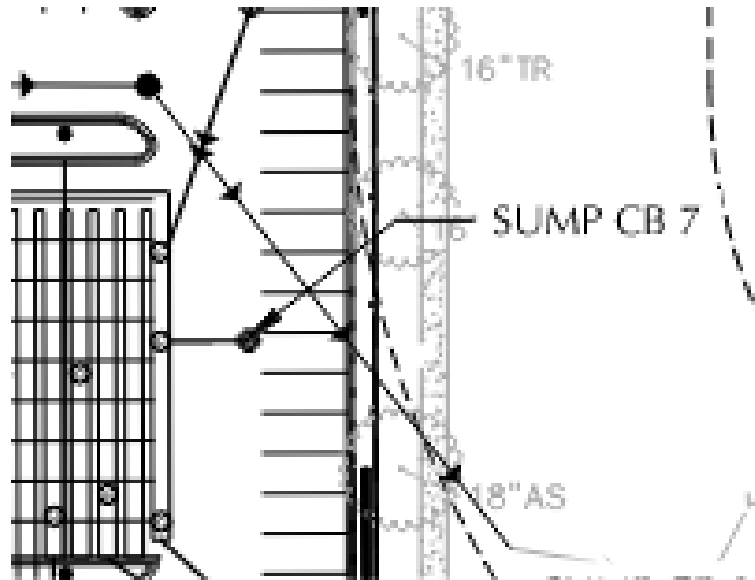
Structure Access: Through a standard manhole grate.

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

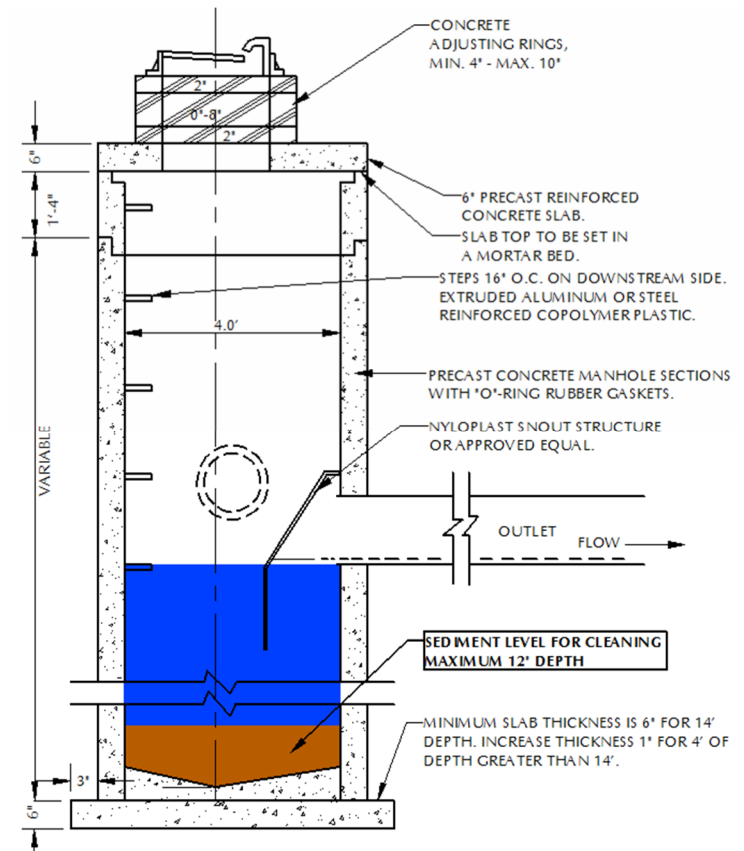
BMP ID: Sump Storm Sewer Structure		SUMP CBMH 3 Maintenance and Inspection Report		
Inspection Date		Inspector:		
Inspection Activity	Observations/Measurements	Maintenance	Maint. Required	Actions Required/Date Completed/Responsible Foreman
Inspection of structure for trash, debris, floatables and oil		Remove any floatables, accumulated trash or debris with a dip net or vacuum. More frequent cleaning is necessary if floatables regularly exceed a depth of 1 ft. Vacuum any visible oil prior to pumping permanent pool of water downstream.	Yes No Yes No	/ / 20 Responsible Party:
Measure depth of accumulated sediment	Measured Depth =	Pump out entire structure annually and remove sediment anytime depth exceeds 12” Note: Sediment depths in the sump over 18” dictate a more frequent cleaning regiment.	Yes No	/ / 20 Responsible Party:
Inspect contributing areas for plugged catch basins, erosion, trash, leaves, and debris. Check ground surface directly adjacent to the structure for sinkholes or depression areas		Notify appropriate maintenance staff or property owner of need to sweep and/or remove litter/debris. Sink holes shall be filled and monitored for further depression.	Yes No Yes No	/ / 20 Responsible Party:
Inspect all visible structural components: Manholes, Castings, Snout Structure, Covers and pipe connections.		Repair as able and note observations notifying maintenance foremen of any observed damage to structure, manholes, casings, snout structure and associated loose or missing bolts, blockages of inlets/outlets, etc.	Yes No	/ / 20 Responsible Party:

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

SUMP CB 7



PLAN VIEW



DETAIL/PROFILE VIEW

BMP ID: SUMP CB 7

Location: Drive isle on the east side of parking area

Description of Device: 48" diameter precast manhole with a 4-foot sump. Flow enters the structure through the inlet grate, where solids settle out in the sump with clean flow discharging into a 12" pipe on the west side of the structure.

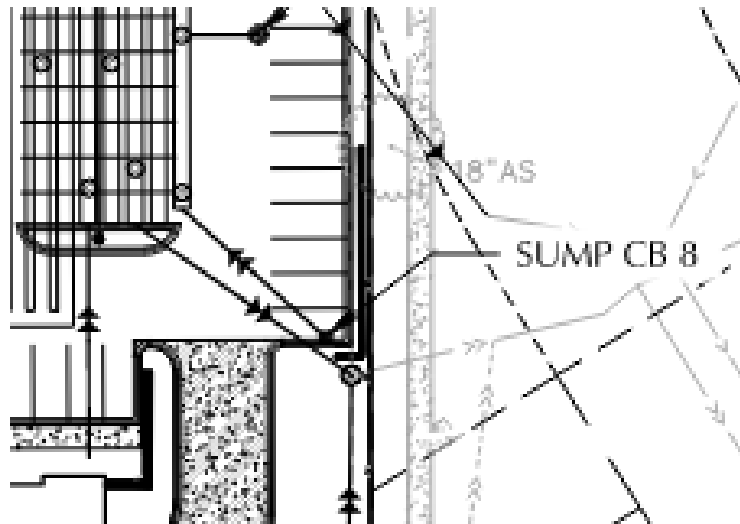
Structure Access: Through a standard catch basin inlet grate.

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

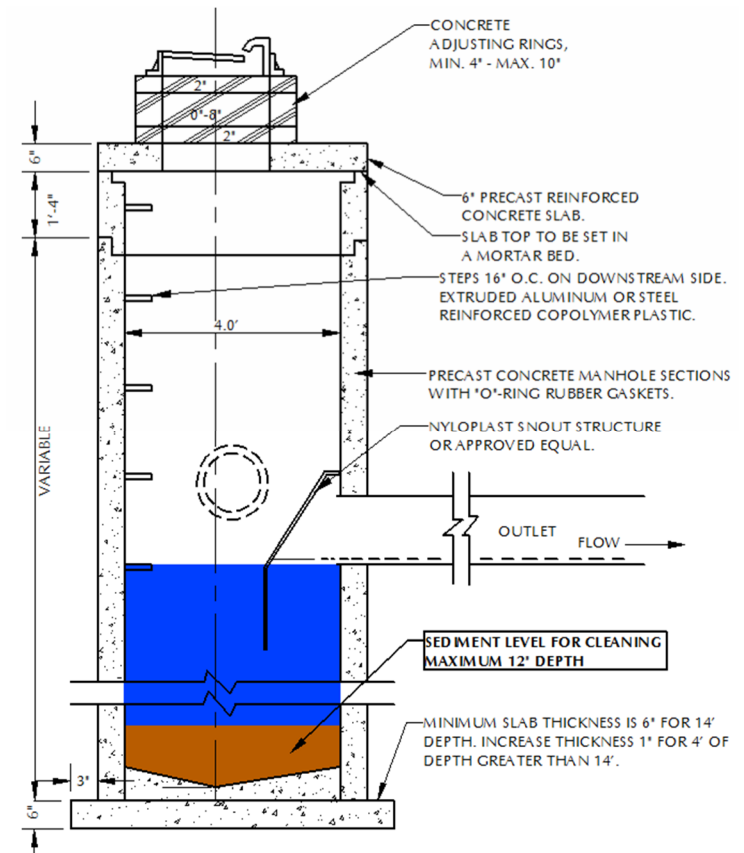
BMP ID: Sump Storm Sewer Structure		SUMP CB 7 Maintenance and Inspection Report		
Inspection Date		Inspector:		
Inspection Activity	Observations/Measurements	Maintenance	Maint. Required	Actions Required/Date Completed/Responsible Foreman
Inspection of structure for trash, debris, floatables and oil		Remove any floatables, accumulated trash or debris with a dip net or vacuum. More frequent cleaning is necessary if floatables regularly exceed a depth of 1 ft. Vacuum any visible oil prior to pumping permanent pool of water downstream.	Yes No Yes No	/ / 20 Responsible Party:
Measure depth of accumulated sediment	Measured Depth =	Pump out entire structure annually and remove sediment anytime depth exceeds 12” Note: Sediment depths in the sump over 18” dictate a more frequent cleaning regiment.	Yes No	/ / 20 Responsible Party:
Inspect contributing areas for plugged catch basins, erosion, trash, leaves, and debris. Check ground surface directly adjacent to the structure for sinkholes or depression areas		Notify appropriate maintenance staff or property owner of need to sweep and/or remove litter/debris. Sink holes shall be filled and monitored for further depression.	Yes No Yes No	/ / 20 Responsible Party:
Inspect all visible structural components: Manholes, Castings, Snout Structure, Covers and pipe connections.		Repair as able and note observations notifying maintenance foremen of any observed damage to structure, manholes, casings, snout structure and associated loose or missing bolts, blockages of inlets/outlets, etc.	Yes No	/ / 20 Responsible Party:

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

SUMP CB 8



PLAN VIEW



DETAIL/PROFILE VIEW

BMP ID: SUMP CB 8

Location: Curb line on the east side of parking area

Description of Device: 48" diameter precast manhole with a 4-foot sump. Flow enters the structure through the inlet grate, where solids settle out in the sump with clean flow discharging into a 12" pipe on the northwest side of the structure.

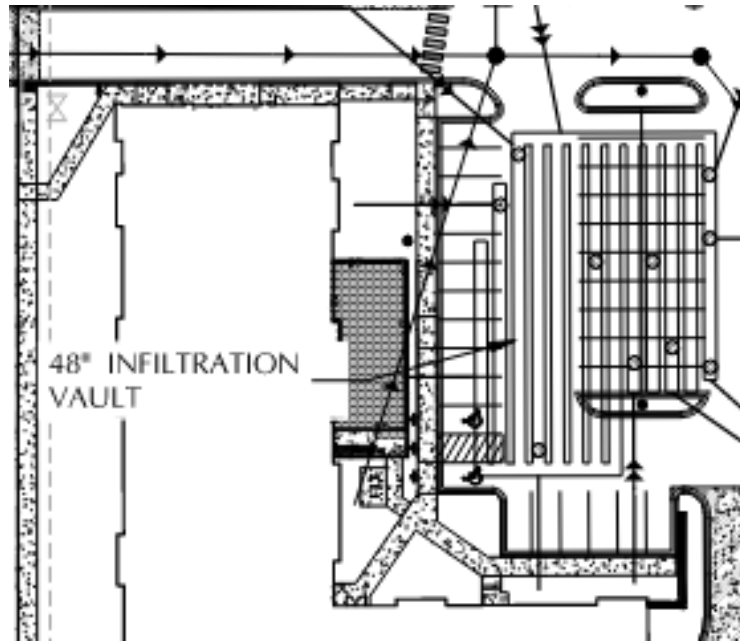
Structure Access: Through a standard catch basin inlet grate.

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

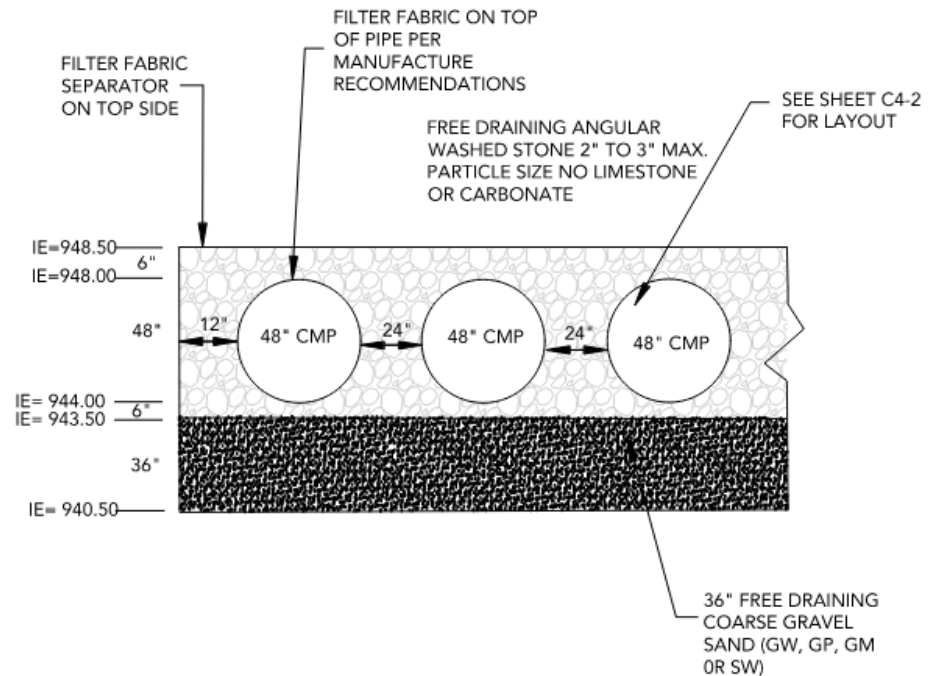
BMP ID: Sump Storm Sewer Structure		SUMP CB 8 Maintenance and Inspection Report		
Inspection Date		Inspector:		
Inspection Activity	Observations/Measurements	Maintenance	Maint. Required	Actions Required/Date Completed/Responsible Foreman
Inspection of structure for trash, debris, floatables and oil		Remove any floatables, accumulated trash or debris with a dip net or vacuum. More frequent cleaning is necessary if floatables regularly exceed a depth of 1 ft. Vacuum any visible oil prior to pumping permanent pool of water downstream.	Yes No Yes No	/ / 20 Responsible Party:
Measure depth of accumulated sediment	Measured Depth =	Pump out entire structure annually and remove sediment anytime depth exceeds 12” Note: Sediment depths in the sump over 18” dictate a more frequent cleaning regiment.	Yes No	/ / 20 Responsible Party:
Inspect contributing areas for plugged catch basins, erosion, trash, leaves, and debris. Check ground surface directly adjacent to the structure for sinkholes or depression areas		Notify appropriate maintenance staff or property owner of need to sweep and/or remove litter/debris. Sink holes shall be filled and monitored for further depression.	Yes No Yes No	/ / 20 Responsible Party:
Inspect all visible structural components: Manholes, Castings, Snout Structure, Covers and pipe connections.		Repair as able and note observations notifying maintenance foremen of any observed damage to structure, manholes, casings, snout structure and associated loose or missing bolts, blockages of inlets/outlets, etc.	Yes No	/ / 20 Responsible Party:

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

48" INFILTRATION VAULT



PLAN VIEW



DETAIL/PROFILE VIEW

BMP ID: 48" INFILTRATION VAULT

Location: Parking Lot

Description of Device: 48" Infiltration Vault. Flow enters the structure through multiple pipes on the system, taking drainage from the driveway, parking areas, building, and green spaces. An outlet at elevation 946.00 is located on the south side of the system. Water below the outlet is designed to infiltrate through the sand and into the ground below.

Structure Access: Multiple 27" risers are provided for access points into the system.

APPLE VALLEY GASLIGHT APARTMENTS BMP Maintenance and Inspection Specifications

BMP ID: Storm Sewer Infiltration System		48" INFILTRATIONVAULT Maintenance and Inspection Report		
Inspection Date		Inspector:		
Inspection Activity	Observations/Measurements	Maintenance	Maint. Required	Actions Required/Date Completed/Responsible Foreman
Inspection of structure for trash, debris, floatables and oil		Remove any floatables, accumulated trash or debris with a dip net or vacuum. More frequent cleaning is necessary if floatables regularly exceed a depth of 1 ft. Vacuum any visible oil prior to pumping permanent pool of water downstream.	Yes No Yes No	/ / 20 Responsible Party:
Visual inspection of accumulated sediment and presence of salt or other corrosive substances		Remove sediment buildup as needed to maintain infiltration capacity. Remove or rinse the system as needed if salt or corrosive substances are present.	Yes No	/ / 20 Responsible Party:
Inspect contributing areas for plugged catch basins, erosion, trash, leaves, and debris. Check ground surface directly adjacent to the structure for sinkholes or depression areas		Notify appropriate maintenance staff or property owner of need to sweep and/or remove litter/debris. Sink holes shall be filled and monitored for further depression.	Yes No Yes No	/ / 20 Responsible Party:
Inspect all visible structural components: Manholes, Castings, Covers and pipe connections.		Repair as able and note observations notifying maintenance foremen of any observed damage to structure, manholes, casings and associated loose or missing bolts, blockages of inlets/outlets, etc.	Yes No	/ / 20 Responsible Party:

Valley Station Apartments

Planned Development Amendments

Site Plan & Building Permit Authorization

City Council

Date: September 25, 2025

Request Summary

- RFP issued in 2024 for development of site.
- Real Estate Equities proposal for a 5-story affordable workforce housing apartment project was chosen, and a purchase agreement was executed.
- Developer submitted applications for Text Amendments to PD 507 and Site Plan and Building Permit Authorization.
- Planning Commission held public hearing on July 16, 2025, and recommended approval on September 3, 2025.

Location

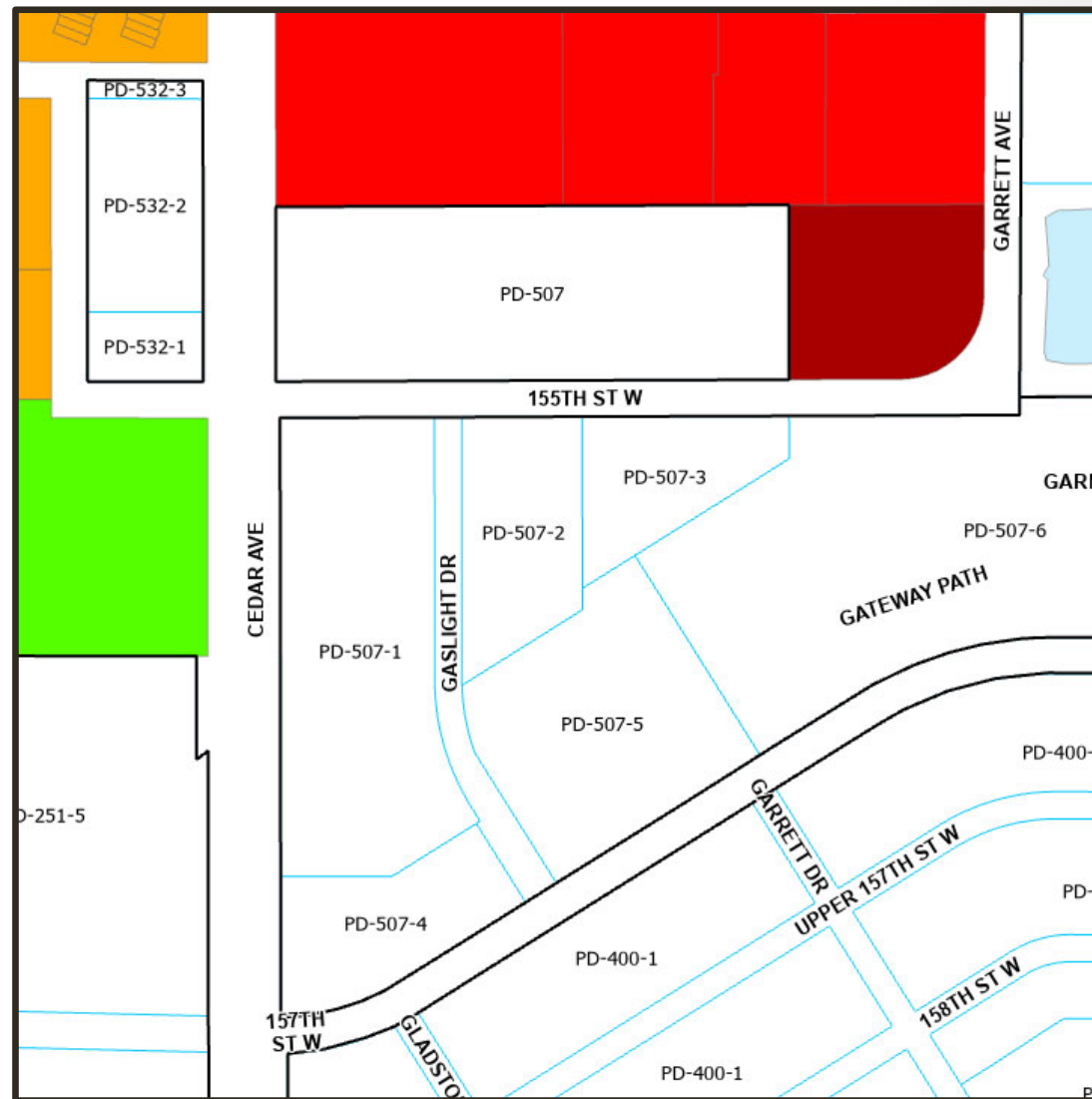
15584 Gaslight Drive

Lot 1, Block 2
Carroll Center 4th
Addition



Land Use
SIHD – Suburban
Intensive High Density

Zoning
PD 507 Subzone 2



PD No 507 Subzone 2 Zoning Amendments

<i>Requirements</i>	<i>Zone 2</i>
Minimum Lot Areas for Multi-Family Dwelling Unit Density	
Minimum square footage of land per unit, (plus bonus)	916
Maximum units per acre	48
Minimum Lot Areas for Multi-Family Dwelling Unit Density	
Along community or neighborhood collector streets	25
Maximum Building Coverage	
Coverage of lot (percentage)	30%
Maximum Building Height	
Maximum Number of Stories	5
Maximum Height	60

- Reduce the setback required along a neighborhood collector street from 40' to 25'.
- Increase the maximum units per acre from 16 to 48.
- Reduce the minimum square footage of land required per unit from 2,760 sf to 916 sf.
- Allow building coverage to increase from 20% to 30% of the lot.
- Increase maximum stories from three to five stories and maximum height from 45' to 60'.
- Eliminate the minimum one to three roof pitch requirement to allow for a flat roof.

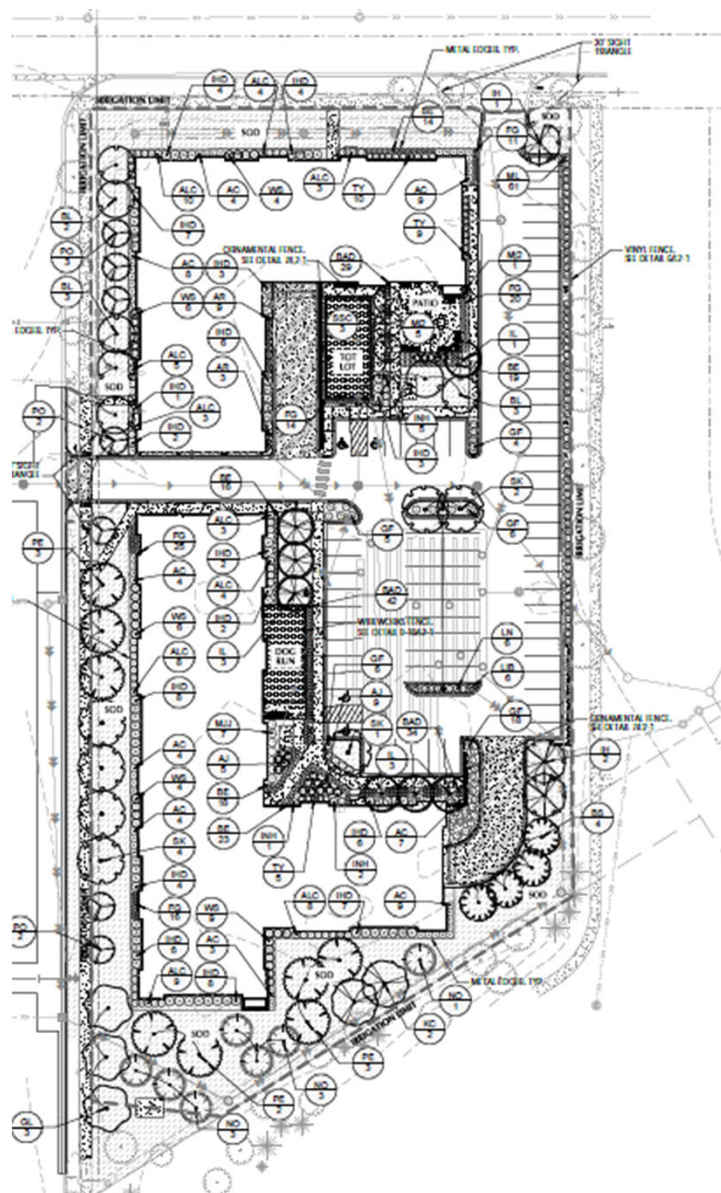
Site Plan

- 3.10-acre parcel
- 55,204 SF building footprint
- Five-story building
- 144 units
- Street access from Gaslight Dr and 155th St
- 250 underground and surface parking spaces - 1.74 spaces per unit
- Underground stormwater retention
- Indoor and outdoor amenities
- Walkway connections to existing perimeter sidewalks



Landscape Plan

- Mix of landscape species provided
- Six-foot vinyl fence along east property line
- Black ornamental fencing provided
- Landscape improvements must equal 2.5% of building value



Traffic and Parking Analysis

Parking

- Institute of Transportation Engineers Parking Generation Manual, 6th Edition
- 85th percentile peak parking demand range is 202 to 235 spaces
- Average demand range is 144 to 166 spaces
- Assessment determined proposed parking spaces were sufficient

Traffic

- Evaluated traffic volumes, crash history, and intersection capacity
- Intersection & approaches will continue to operate at a LOS B or better after development
- 155th St & Gaslight Dr intersection indicated existing & future traffic volumes do not meet criteria for traffic signal or all-way stop condition

Affordable Workforce Housing

- Program includes incentives to developers and investors by providing tax credits to build affordable rental housing
- Targets working families to provide affordable housing
- Rents are determined by the Area Median Income
- To qualify, residents must meet minimum income requirements
- Program allows tenants to improve their financial standing and potentially move to homeownership

UNIT TYPE	NUMBER OF UNITS	ANTICIPATED RENTS
1 Bedroom	35	\$1,406
2 Bedroom	72	\$1,684
3 Bedroom	37	\$1,941

HOUSEHOLD SIZE	INCOME RESTRICTIONS
1-Person Household	\$55,620
2-Person Household	\$63,600
3-Person Household	\$71,520
4-Person Household	\$79,440

Architectural



NORTHWEST ELEVATION

Architectural



SOUTHWEST ELEVATION

Architectural



EAST ELEVATION

Architectural



Recommended Actions

Staff recommends the following actions:

- Adopt Ordinance amending Article 18, Planned Development No. 507 (*Recommend waiving second reading*)
- Adopt Resolution approving Planned Development Agreement
- Adopt Resolution approving Development Agreement
- Approve Stormwater Maintenance Agreement
- Adopt Resolution approving Site Plan Review and Building Permit Authorization

Questions?

Truth in Taxation Insert

Truth in Taxation Insert



Apple Valley's Budget Preserves the Public's Investment in our Infrastructure and Buildings

The City's 2026 property tax levy reflects the City Council's focus on protecting and maintaining the condition of the City's infrastructure by addressing upcoming street and utility reconstruction needs and improvements to buildings.

The 2026 budget provides for the Street and Infrastructure Maintenance Program. Some of Apple Valley's oldest streets have reached the point of requiring reconstruction. The City Council's policy avoids levying special assessments for street maintenance costs against benefiting properties. Instead, the City Council chose to apply a significant portion of the annual property tax levy towards the Street Maintenance Program, thereby avoiding the need to levy additional special assessments to benefiting properties.

The City Council approved the preliminary budget for 2026 on September 11, 2025. The result of the proposed budget on the median-valued home is an annual increase of \$211 in City taxes, or approximately 14.18%, for a total of \$1,699. See the back for the breakdown on how your tax dollars are used by the [City](#). The levy to support the proposed 2026 budget shows an increase of 13.0%, for a total of \$44,666,000. The total tax levy includes the annual Street Maintenance Program funding which decreases by \$70,000 to \$4,600,000. The total debt levy increased by \$2,643,798, which includes an increase for debt related to the 2023 park referendum, and from an increase in capital improvement bonds.

Breakdown of Property Tax Levy	2025	2026	Change	% Change	Share of Increase
General Fund	\$30,682,151	\$33,250,353	\$2,568,202	8.4%	6.5%
Street Maintenance Program	4,670,000	4,600,000	-70,000	-1.5%	-0.2%
Ice Arena Support	121,000	121,000	-0-	0.0%	0.0%
Debt Service	4,050,849	6,694,647	2,643,798	65.3%	6.7%
Total	\$ 39,524,000	\$ 44,666,000	\$5,142,000	13.0%	13.0%

For additional information on the City's budget, attend a budget open house on Tuesday November 18th from 4:00 to 6:00 at the Municipal Center, visit the City's website at www.applevalleymn.gov, or follow the QR link above, look for information in the City's newsletter the *CityNews*, attend the Truth in Taxation Meeting on November 25, 2025, or call staff at 952-953-2540

Preserving the Public's Investment in our Infrastructure and Buildings

Street Maintenance Program Addresses Over 118 Miles of Streets

**Investments in Park System and Public Buildings
2023 Park Referendum**

Facilities Improvements to include:

Fire Stations

Police Operations Building

Central Maintenance Facilities

Attend Budget Open House

Tuesday November 18, 2025

4:00 to 6:00 pm

Municipal Center

City of Apple Valley
2026 Budget Brief

City Budget Principles

Apple Valley's budget is guided by five principles.



Focus on
basic City
services



Estimate
revenues
realistically



Maintain
strong
reserves



Anticipate
community
growth

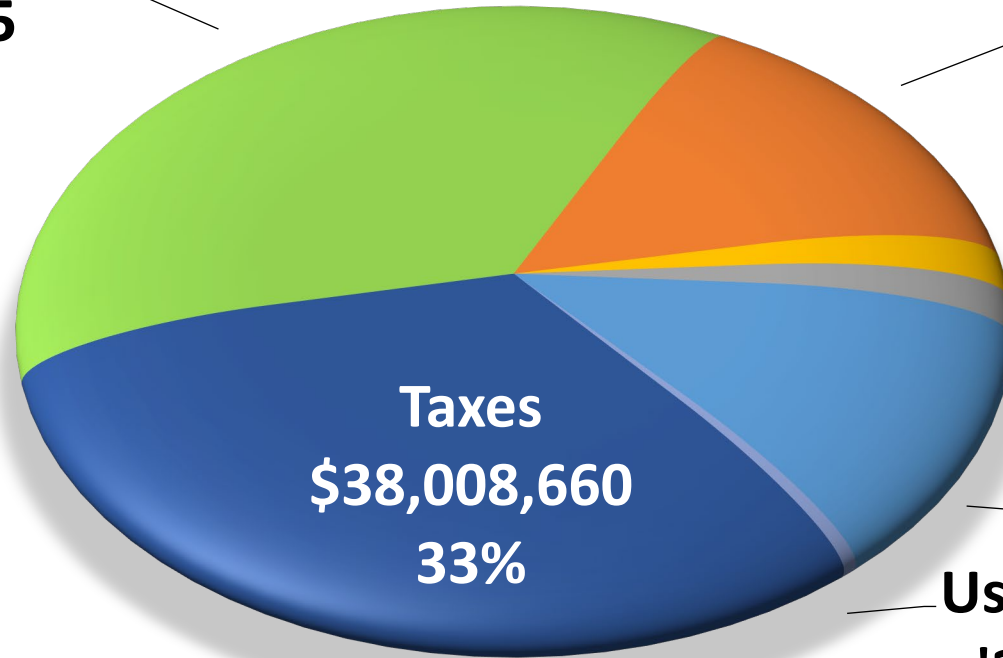


Steward
existing
infrastructure
responsibly

Total Budget - All Funds - Revenues

\$115,375,015

**User &
Franchise Fees**
\$40,942,505
35%



**Intergovernmental
Revenue**
\$16,932,615 15%

**Licenses and
Permits**
\$2,387,330 2%

**Other Revenues
(fines, interest, etc)**
\$2,159,200 2%

**Transfers &
Admin. fees**
\$14,365,025 12%

**Use of reserves
- '23 MN public
Safety Aid**
\$579,680 1%

City Property Tax Levy Increases 13.0%

6.5% in General Operations & 6.7% for Debt Service

Levy Component	2025	2026	Difference	% Increase	Share of Increase
General Fund	30,232,151	32,825,353	2,593,202	8.6%	
Facilities Funds	350,000	325,000	-25,000	-7.1%	
Property Tax Delinquencies	100,000	100,000	0	0.0%	
Ice Arena Support	121,000	121,000	0	0.0%	
Subtotal General Operations	30,803,151	33,371,353	2,568,202	8.3%	6.5%
Street Maintenance (Levy Support)	4,670,000	4,600,000	-70,000	-1.5%	-0.2%
Debt Service – Voter Approved	2,389,810	4,682,690	2,292,880	95.9%	
Debt Service – All Other Levy	1,661,039	2,012,777	351,738	21.2%	
Subtotal Debt Service	4,050,849	6,695,467	2,644,618	65.3%	6.7%
Total	39,524,000	44,666,820	5,142,820	13.0%	13.0%

What Do My City Taxes Pay For?

City Tax Receipt On a \$371,350 house in 2026

<u>Summary</u>			
	Percent	Monthly	Annual
Public Safety:	33.7%	\$47.70	\$572.33
Parks & Recreation:	11.2%	\$15.90	\$190.78
Public Works:	22.3%	\$31.50	\$377.97
General Government:	16.0%	\$22.67	\$272.03
Debt Service:	16.8%	\$23.81	\$285.75

Attend Budget Open House

Tuesday November 18th 4:00 to 6:00 pm

Learn More on Our Website:
AppleValleyMN.gov/Budget



City Budget

Each year, the City of Apple Valley sets a budget to fund the high-quality services residents expect.

The budget balances revenues from taxes, fees, and other sources with the costs of running the City.

The City's consolidated annual revenue budget is \$115 million and consists of diverse revenue sources, including taxes, license and permit fees, sales from the business-like enterprises, and grants from federal and state government agencies.

For 2026, the total property tax levy is proposed at \$44.7 million, a 13% increase over 2025. This increase is primarily driven by the voter-approved park improvements, fire station renovations, and the new police operations facility.

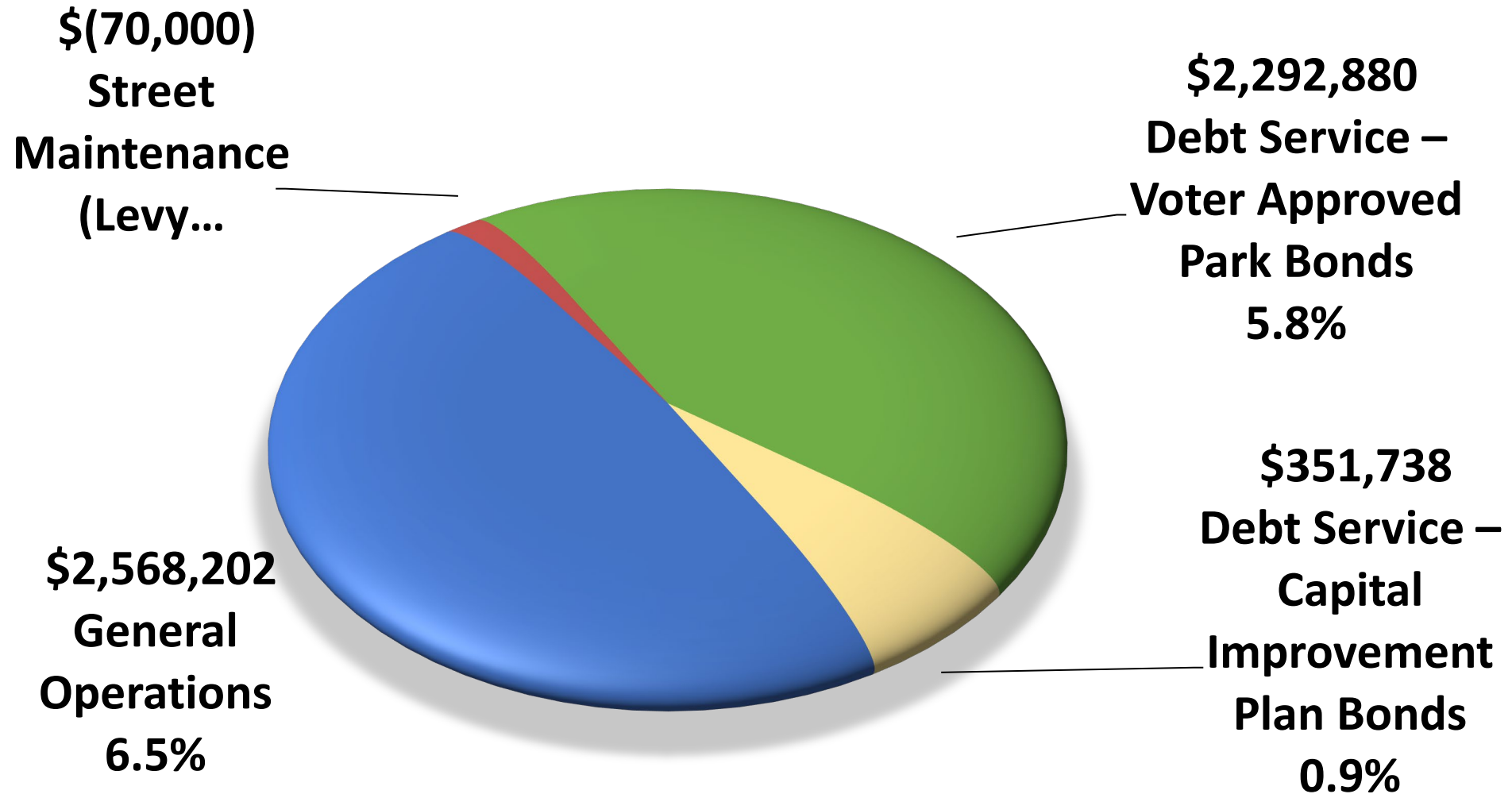


Apple Valley's Budget Preserves the Public's Investment in our Infrastructure and Buildings

Breakdown of Property Tax Levy	2025	2026	Change	% Change	Share of Increase
General Fund	\$30,682,151	\$33,250,353	\$2,568,202	8.4%	6.5%
Street Maintenance Program	4,670,000	4,600,000	-70,000	-1.5%	-0.2%
Ice Arena Support	121,000	121,000	-0-	0.0%	0.0%
Debt Service	4,050,849	6,694,647	2,643,798	65.3%	6.7%
Total	\$ 39,524,000	\$ 44,666,000	\$5,142,000	13.0%	13.0%

For additional information on the City's budget, attend a budget open house on Tuesday November 18th from 4:00 to 6:00 at the Municipal Center, or visit the City's website at www.applevalleymn.gov,

2025 to 2026 Breakdown of 13.0% Levy Increase





Police Operations Facility Open House

Tuesday, Sept. 30

🕒 05:00 PM - 07:00 PM

📍 14325 Flagstaff Av.

Parking available at the Eastview High
School west parking lot

Food & Wine Pairing Dinner

Tuesday | October 7, 2025 | 6:30-9:00 p.m. | Revolve Hall



**Apple
Valley
Liquor**

GIVING BACK TO THE COMMUNITY

Event Overview



- 5-Course Dinner
- Curated Wine Pairings
- Gourmet Dishes
- Limited Seating
- Admission \$120

Featured Guests



Winemaker Malek Amrani

- Founder and winemaker of The Vice Winery
- Known for crafting luxury Napa wines at affordable prices
- On Board of Directors of Napa Valley Vintners
- Profiled multiple times in *Forbes Magazine*

THE VICE
NAPA VALLEY



Featured Guests



Chef Thomas Boemer

- Culinary Director for Wondrous Collective
- Oversees several restaurants in Twin Cities, including Revolve Hall in Apple Valley
- 4-time James Beard Award nominee
- Appeared twice on TV show *Beat Bobby Flay*



Menu



1ST COURSE

THE VICE "HOUSE" NAPA VALLEY SAUVIGNON BLANC – BROILED OYSTERS WITH SORREL,
APPLE, AND GOAT CHEESE FONDUTA

2ND COURSE

THE VICE "PICKLE BALL" RUSSIAN RIVER VALLEY CHARDONNAY – CHICKEN AND
TARRAGON CAPPELLETTI IN BROOD WITH SARVECCHIO CHEESE

3RD COURSE

THE VICE "HOUSE" CARNEROS PINOT NOIR – ROAST DUCK BREAST WITH SUNCHOKE
PUREE, MAITAKE MUSHROOM, AND SAUCE BIGARADE

4TH COURSE

THE VICE "COYOTE LOSER" HOWELL MOUNTAIN CABERNET SAUVIGNON – SMOKED BEEF
SHORT RIB WITH ROASTED SHALLOTS AND CHESTNUT BBQ

5TH COURSE

THE VICE ORANGE OF GEWÜRZTRAMINER – HONEY POACHED LYCHEE WITH
CARAMELIZED WHITE CHOCOLATE SABAYON

Food & Wine Pairing Dinner



- Tuesday, October 7, 2025, 6:30-9:00 p.m.
- Revolve Hall, 14889 Florence Trail, Apple Valley
- Limited Seating
- Purchase tickets at www.applevalleyliquor.com





ITEM:
MEETING DATE:
SECTION:

7.A.
September 25, 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:

Thur./Sep. 25	9 a.m.-noon	Dakota County Extension and Conservation Center, Farmington	Vermillion River Watershed Bus Tour
Thur./Sep. 25	7 p.m.	Municipal Center	Regular City Council Meeting*
Thur./Sep. 25	following Council meeting	Municipal Center	Economic Development Authority Meeting
Tue./Sep. 30	5-7 p.m.	Police Operations Building	Public Open House
Wed./Oct. 1	7 p.m.	Municipal Center	Planning Commission Meeting
Thur./Oct. 2	6 p.m.	Municipal Center	Informal Parks & Recreation Advisory Committee Meeting
Thur./Oct. 2	7 p.m.	Municipal Center	Regular Parks & Recreation Advisory Committee Meeting
Wed./Oct. 5	4:30-6:30 p.m.	Wyndham Hotel, Burnsville	Chamber County-Wide Business After Hours & Expo
Tue./Oct. 7	8-9 a.m.	Curiouser Coffee & Conservatory	Chamber Coffee Connection
Tue./Oct. 7	6-8 p.m.	Fire Station No. 1	Fire Prevention Week Open House
Tue./Oct. 7	6:30-9 p.m.	Revolve Hall	Food & Wine Pairing Dinner
Wed./Oct. 8	9 a.m.	Municipal Center	Firefighters Relief Association Board Meeting CANCELLED
Wed./Oct. 8	6-8 p.m.	Fire Station No. 2	Fire Prevention Week Open House
Thur./Oct. 9	5:30 p.m.	Municipal Center	Informal City Council Meeting
Thur./Oct. 9	6-8 p.m.	Fire Station No. 3	Fire Prevention Week Open House
Thur./Oct. 9	7 p.m.	Municipal Center	Regular City Council Meeting*

Sat./Oct. 11	12-4 p.m.	Dicks Valley Service	60 th Anniversary Celebration
Wed./Oct. 15	7 p.m.	Municipal Center	Planning Commission Meeting
Tue./Oct. 21	2 p.m.	Municipal Center	Cemetery Advisory Committee Meeting
Thur./Oct. 23	7 p.m.	Municipal Center	Regular City Council Meeting*
Sat./Oct. 25	11 a.m.-1 p.m.	Splash Valley	Trunk or Treat

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