

City of Chatfield, Minnesota

Continuing Disclosure Report

Year Ending:
December 31, 2020

Dated:
September 22, 2021



DDA

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Public Finance Advisors

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TABLE OF CONTENTS

VALUATIONS – COUNTY AUDITOR -----2

TRENDS IN VALUATIONS -----2

INDEBTEDNESS (AS OF 12/31/2020) -----3

Legal Debt Limit and Margin -----3
General Obligation Debt Supported by Tax Levies -----3
General Obligation Debt Supported by Special Assessments -----3
General Obligation Debt Supported by Revenues -----3
Summary of Direct Debt (Gross) -----3
Overlapping Debt -----4
Debt Ratios -----4
Annual Debt Service Payments -----4

GENERAL INFORMATION -----6

Organization -----6
City Services -----6
Employee Pensions -----6
Census Data -----7
Employment Data -----7
Financial Services -----7
Major Employers -----8
Building Permits -----8
Healthcare -----8
Transportation -----8
Education -----9
Utilities -----9
Communications -----9

Appendix A: Fillmore and Olmsted County Auditor’s Certificates for Pay 2020

VALUATIONS – COUNTY AUDITOR

For full valuation, top ten taxpayers, tax rate, tax levy/collections information, please see the full County Auditor's Certificates from Fillmore and Olmsted Counties in Minnesota for taxes payable in 2020 found under Appendix A. The County Auditor Certificates also include all information for taxes payable in 2020.

TRENDS IN VALUATIONS *

<u>Year</u>	<u>Economic Market Value</u>	<u>Estimated Market Value</u>	<u>Taxable Market Value</u>	<u>Adjusted Net Tax Capacity</u>
2019/20	\$ 236,252,544	\$ 222,478,000	\$ 203,104,900	\$2,048,744
2018/19	216,341,404	196,913,700	176,624,200	1,821,781
2017/18	194,759,441	180,026,400	159,361,500	1,665,609
2016/17	181,263,419	175,083,200	155,105,000	1,626,994
2015/16	178,801,789	166,116,000	146,149,100	1,545,121
2014/15	172,066,338	164,604,500	144,783,700	1,473,001
2013/14	163,321,058	163,506,800	143,568,000	1,470,261
2012/13	170,298,591	165,594,100	145,345,474	1,484,350

* The City of Chatfield lies in both Fillmore and Olmsted Counties. All Trends in Valuations figures represent the combined total for the City of Chatfield.

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INDEBTEDNESS*(as of 12/31/2020)***Legal Debt Limit and Margin**

Legal Debt Limit (3% of Pay 2020 Estimated Market Value)	\$ 6,674,340
Less: Outstanding Debt Subject to Limit	<u>1,165,000</u>
Legal Debt Margin as of 12/31/2020	\$ 5,509,340

General Obligation Debt Supported by Tax Levies

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>
5/17/2019	\$ 225,000	Tax Abatement	2/1/2027	\$ 225,000
9/10/2018	4,400,000	Swimming Pool Project	2/1/2039	4,285,000
9/11/2017	457,000	Tax Abatement	2/1/2028	379,000
3/15/2016	875,000	CIP Refunding Portion of 2016A	2/1/2027	695,000
9/1/2014	905,000	Street Reconstruction Portion of 2014A	2/1/2025	<u>470,000</u>
Total				\$ 6,054,000

General Obligation Debt Supported by Special Assessments

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>
9/1/2014	\$ 235,000	Improvement Portion of 2014A	2/1/2025	\$ 125,000
5/1/2012	1,235,000	Improvement Crossover Rfnd Ptn of 2012A	2/1/2029	<u>585,000</u>
Total				\$ 710,000

General Obligation Debt Supported by Revenues

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>
9/11/2017	\$ 300,000	Water/Sewer Revenue	8/1/2027	\$ 210,000
12/15/2016	425,000	Water Revenue	2/1/2027	310,000
3/15/2016	4,535,000	Disposal System Rfnd Portion of 2016A	2/1/2027	3,690,000
9/1/2014	585,000	Revenue Portion of 2014A	2/1/2025	310,000
5/1/2012	755,000	Utility Crossover Refunding Portion 2012A	2/1/2029	<u>400,000</u>
Total				\$ 4,920,000

Summary of Direct Debt (Gross)

	<u>Gross Debt</u>
GO Debt Supported by Tax Levies	\$ 6,054,000
GO Debt Supported by Assessments	710,000
GO Debt Supported by Revenues	<u>4,920,000</u>
Total	\$ 11,684,000

Overlapping Debt

<u>Taxing Unit</u>	<u>2019/20 Tax Capacity</u>	<u>% in City</u>	<u>Total G.O. Debt*</u>	<u>City Share</u>
Filmore County	\$ 34,985,760	3.39%	\$ 1,000,000	\$ 33,941
Olmsted County	213,339,678	0.40%	147,566,000	595,755
School District 227	4,261,836	48.07%	28,175,000	13,544,248
Total				\$ 14,173,943

* Includes General Obligation debt as of December 31, 2020.

Debt Ratios

	<u>Net G.O. Debt</u>	<u>Debt/Economic Market Value \$ 236,252,544</u>	<u>Debt per Capita 2,997</u>
Net Direct G.O. Debt*	\$ 6,764,000	2.86%	\$ 2,257
Net Direct and Overlapping GO Debt	20,937,943	8.86%	6,986

* Excludes all GO Revenue and non-general obligations debt.

Annual Debt Service Payments

<u>Year</u>	<u>GO Debt Supported by Tax Levies</u>			<u>GO Debt Supported by Special Assessments</u>		
	<u>Principal</u>	<u>Payment</u>	<u>% Retired</u>	<u>Principal</u>	<u>Payment</u>	<u>% Retired</u>
2020	\$ -	\$ -		\$ -	\$ -	
2021	426,000	595,531	7%	115,000	130,026	16%
2022	433,000	591,337	14%	115,000	127,664	32%
2023	446,000	592,862	22%	120,000	130,180	49%
2024	459,000	594,044	29%	115,000	122,561	65%
2025	476,000	598,846	37%	100,000	105,045	80%
2026	379,000	490,494	43%	70,000	72,935	89%
2027	393,000	494,014	50%	75,000	76,013	100%
2028	257,000	348,866	54%	-	-	
2029	215,000	299,825	58%	-	-	
2030	220,000	298,300	61%	-	-	
2031	225,000	296,625	65%	-	-	
2032	235,000	299,725	69%	-	-	
2033	240,000	297,600	73%	-	-	
2034	250,000	299,938	77%	-	-	
2035	260,000	301,650	81%	-	-	
2036	270,000	303,038	86%	-	-	
2037	280,000	304,100	90%	-	-	
2038	290,000	304,838	95%	-	-	
2039	<u>300,000</u>	<u>305,063</u>	100%	-	-	
	\$ 6,054,000	\$ 7,616,693		\$ 710,000	\$ 764,424	

**GO Debt
Supported b Revenues**

<u>Year</u>	<u>Principal</u>	<u>Payment</u>	<u>% Retired</u>
2020	\$ -	\$ -	
2021	621,000	713,668	13%
2022	627,000	707,296	25%
2023	638,000	705,704	38%
2024	659,000	713,688	52%
2025	660,000	701,354	65%
2026	612,000	640,470	78%
2027	618,000	633,988	90%
2028	<u>485,000</u>	<u>489,850</u>	100%
	\$ 4,920,000	\$ 5,306,019	

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GENERAL INFORMATION

The City of Chatfield is located in Fillmore and Olmsted Counties approximately 100 miles southeast of the City of Minneapolis and 20 miles south of the City of Rochester.

Organization

The City was organized in 1857 as a Home Rule Charter City and currently operates under the Mayor-Council form of government. The City Council is composed of a mayor and five (5) Council members. The Mayor is elected at large and serves a two-year term. Five (5) Council members are elected to serve overlapping four-year terms. The City Council, on December 31, 2020 was comprised of the following members:

<u>Name</u>	<u>Position</u>
Russ Smith	Mayor
Paul Novotny	Vice Mayor
Pam Bluhm	Council Member
Josh Broadwater	Council Member
John McBroom	Council Member
Mike Urban	Council Member

The City Clerk, Joel Young, is appointed by the City Council. Mr. Young is responsible for administering the various City departments, implementing Council policies and coordinating the preparation of the annual City budget.

The City currently employs approximately 16 full-time and nine (9) part-time persons in the following departments: administration, public works, library, police and ambulance services and community television. The City's police department includes five (5) full-time and four (4) part-time officers. The volunteer fire department has 26 firefighters.

The City has several parks with a total of 89 acres as well as a municipal swimming pool. 12.5-percent (208 acres) of the total land use of the City is designated recreation open space. Mill Creek runs for 2.1 miles within the City as does one-half mile of the Root River corridor. The City also operates a summer recreation program.

City Services

The City operates a municipal water and sewer utility. The water utility is supplied from two (2) City wells with an average demand of 193,000 gallons per day and a peak demand 377,000 gallons per day. The City maintains a 1,000,000-gallon elevated storage facility. There are approximately 1,060 connections to the municipal water system.

The sewer utility features a mechanical treatment plant treating an average of 263,000 gallons per day. The utility is designed to treat an average of 487,000 gallons per day (wet weather design flow) and an average of 357,000 gallons per day (dry weather design flow), a peak demand of 1,036,000 gallons per day (the peak handled by the plant on 8/19/2007). In 2005 the City completed a major upgrade to the wastewater treatment facility within the City. There are approximately 1,080 connections to the sewer utility.

The City has a 2.25-acre industrial park that is served by both municipal water and sewer. Approximately 33-percent of the industrial park is already developed.

Employee Pensions

The full-time and certain part-time employees of the City are covered by defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA.) PERA administers the General Employees Retirement Plan (GERP) and the Public Employees Police and Fire Fund (PEPFF) which are cost sharing multiple-employer retirement plans. PERA members belong to either the Coordinated Plan or

the Basic Plan. Coordinated members are covered by Social Security and Basic Members are not. All new members must participate in the Coordinated Plan. All police officers, fire fighters and peace officers that qualify for membership by statute are covered by the PEPFF. The City contribution to PERA for the year ended December 31, 2020 was \$ 126,908. Detail information on the City's pension plan can be found in Note 4 on page 57 of the 2020 Audit.

Census Data

Population Trends

	<u>Population</u>
1970 U.S. Census	1,885
1980 U.S. Census	2,055
1990 U.S. Census	2,226
2000 U.S. Census	2,394
2010 U.S. Census	2,779
2020 U.S. Census	2,997

Source: U.S. Census Bureau

Income and Housing Statistics

	<u>City of Chatfield</u>	<u>Fillmore County</u>	<u>Olmsted County</u>	<u>State of Minnesota</u>
2019 per Capita Income	\$ 34,858	\$ 30,392	\$ 43,470	\$ 39,025
2019 Median Household Income	74,135	61,207	80,096	74,593
Percent Living in Poverty	3.5%	10.7%	6.3%	9.0%
Median Value of Owner Occupied Housing	171,000	160,000	241,700	246,700

Source: U.S. Census

Employment Data

	<u>Labor Force</u>		<u>Unemployment Rate</u>		
	<u>Fillmore County</u>	<u>Olmsted County</u>	<u>Fillmore County</u>	<u>Olmsted County</u>	<u>Statewide</u>
December, 2020	11,388	86,605	3.9%	3.8%	4.9%
December, 2019	11,731	89,063	3.8%	2.6%	3.5%
December, 2018	11,621	87,474	3.6%	1.8%	3.2%
December, 2017	11,438	86,564	3.4%	2.5%	3.3%

Source: MN Dept. of Employment & Economic Development

Financial Services

The Root River State Bank in Chatfield reported total deposits of \$72,604,000 as of June 30, 2021. The F & M Community Bank, National Association (a branch of Preston) reported deposits of \$37,458,000 as of June 30, 2021.

Source: FDIC Summary of Deposits

Major Employers

<u>Employer</u>	<u>Product/Service</u>	<u>Approximate # of Employees</u>
Strongwell Corp.	Fiberglass & Precast Polymer	150
Chosen Valley Care Center	Skilled Nursing Care Facility	150
Tuohy Furniture Corp.	Wood Office Furniture	150
Chosen Valley Public Schools	Public Education	120
EZ Fabricating	Fabrication	110
Sunshine Foods	Grocery Store	65
Bernard Busing	Transportation	50
Community/Economic Development Ass.	Economic Development	35
Jac's	Food Service/recreation	30
Dairy Queen	Food service (spring/summer)	25
City of Chatfield	City Government	23
Root River State Bank	Banking	20

Source: City Records

Building Permits

<u>Year</u>	<u># of Commercial Industrial Permits</u>	<u># of Residential Permits</u>	<u># of Other Permits</u>	<u>Total Value of Permits</u>
2020	6	50	0	\$ 2,517,000
2019	10	70	2	12,258,583
2018	9	62	0	5,057,500
2017	6	88	0	15,132,478
2016	11	57	0	4,687,000
2015	2	64	1	7,589,500
2014	4	54	8	2,794,934

Source: City Records *As December 31, 2020

Healthcare

There is one medical clinic and one 86-bed nursing home located within the City of Chatfield. Hospital services are available at the Mayo Medical Center located in Rochester, 20 miles north of the City.

Source: City-Data.com

Transportation

The City of Chatfield is located in Fillmore and Olmstead Counties approximately 100 miles southeast of the City of Minneapolis and 20 miles south of the City of Rochester. Interstate 90 runs with nine (9) miles of the City. U.S. Highway 14 runs within 13 miles of the City and MN Highway 74 runs with five (5) miles of the City. Minnesota Highway 30 runs through the City.

The Rochester Express provides inter-city bus services to the City and Care Van and R&S Services provide transportation for the disabled.

The Fillmore County Airport, located in Preston, Minnesota 15 miles to the south, provides air transportation with a 4,000 paved runway. 20 miles to the north is the Rochester International Airport, providing charter and commercial flights.

Source: City-Data.com

Education

There is one elementary school and one senior high school located within the City.

The Rochester Technical College and Rochester Community College provide technical and specialty post-secondary education and are located within 20 miles of the City. The nearest public university is the University of Minnesota ~ Rochester campus and the nearest private college is St. Mary's University located in Winona.

Source: City-Data.com and MN Dept. of Education

Utilities

The City of Chatfield is supplied natural gas by People's Natural Gas and electrical service by Peoples Energy Cooperative and Tri-County Electric.

Source: City Records.

Communications

The City of Chatfield is provided local telephone service by Centurytel. The City also has cable television and local internet access available. The Chatfield News and the Fillmore County Journal provide weekly newspaper coverage and the Rochester Post Bulletin provides daily service. The Chatfield News serves as the City's official newspaper and is published each Wednesday.

The City has an on-line presence at www.ci.chatfield.mn.us The City of Chatfield has been an active user of their website to keep in touch with their citizens. This includes the use of streaming video to air and archive live footage of City Council meetings and other City/School events throughout the City.

Source: City Records

I hereby certify that the TAXING DISTRICT is situated in Fillmore County and that:

1. **CURRENT VALUATION** - The taxable market values and net tax capacities of all taxable property in the TAXING DISTRICT in this county as assessed for the purpose of computing the rates of taxation are as follows:

Property Type	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Real Estate:			
Residential Homestead (Class 1a, 1b)		96,210,100	962,225
Agricultural (Class 1b, 1d, 2a, 2b)		2,228,900	20,451
Commercial & Industrial (Class 3a, 3b, 5(1)):			
Public Utility			
Railroad Operating Property			
All Other Commercial/Industrial		11,052,600	191,022
Residential Non-Homestead (Class 4a, 4b(1-4), 4bb, 4c(2-4, 6-9), 4d)		12,771,600	133,585
Seasonal Recreational-Residential (Class 1c, 4c(1), 4c(5), 4c(10))		43,200	432
Other (Class 5(2))			
Total Real Estate	133,180,900	122,306,400	1,307,715
Total Personal Property	508,900	508,900	10,178
Total Real & Personal Property	133,689,800	122,815,300	1,317,893
Subtract: Tax Increment Captured Tax Capacity			130,446
10% of Tax Capacity of 2000KV Powerlines built after 7/1/74			
Fiscal Disparity Contribution Value			
Local Tax Rate Determination Value			1,187,447
Add: Fiscal Disparity Distribution Value			
Total Adjusted Taxable Value			1,187,447
Total Manufactured Home			

2. **VALUATION HISTORY** (Real & Personal Property)

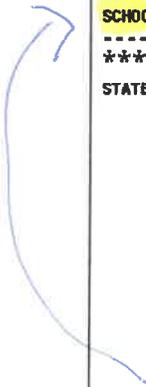
Pay Year	EMV/ Taxable Market Value	Total Tax Capacity	Tax Increment Captured	Homestead Exclusions				Hmstd Excl./ Adjusted TC
				Real Estate 9,473,000	Personal Property	Manufactured Home	Fiscal Disparity Distribution	
2019	114,371,800 102,970,900	1,117,562	90,299			1,027,263	10,382,400 1,027,263	
2018	103,242,100 91,828,800	1,008,229	77,280			930,949	10,601,800 930,949	
2017	100,948,700 90,096,900	991,355	72,707			918,648	10,386,300 918,648	
2016	97,473,500 87,450,000	961,614	59,900			901,714	9,965,000 901,714	
2015	96,686,000 86,422,400	950,676	49,818			900,858	10,097,500 900,858	
2014	95,551,100 85,217,200	945,501	47,446			898,055	10,053,100 898,055	

3. **TEN LARGEST TAXPAYING PARCELS** - A list of the largest taxpaying parcels in the TAXING DISTRICT in the County is enclosed if requested.

4. **TAXING AUTHORITY AND RATE HISTORY** - The TAXING DISTRICT has the power to tax property situated in the County or Counties: **FILLMORE COUNTY T23**

The following governmental units within this county also have the power to levy taxes in the TAXING DISTRICT:

Governmental Unit	Tax Rate History (Levy Year/Collection Year)									
	2015/16		2016/17		2017/18		2018/19		2019/20	
	Tax Cap	Mkt Val	Tax Cap	Mkt Val	Tax Cap	Mkt Val	Tax Cap	Mkt Val	Tax Cap	Mkt Val
**** COUNTY ****										
COUNTY	28.8840%		32.1770%		32.6220%		32.1170%		31.2990%	
**** MUNICIPALITY ****										
CHATFIELD CITY	92.0430%		95.5670%		98.5640%		112.0700%		105.6490%	
**** SCHOOL ****										
SCHOOL DISTRICT 227	25.8270%	0.23040%	29.8400%	0.21940%	29.3620%	0.23527%	28.6520%	0.23317%	27.1600%	0.21450%
**** SPECIAL ****										
STATE	69.8080%		66.6470%		64.6440%		62.3780%		56.8430%	



see attached

4. TAXING AUTHORITY AND RATE HISTORY - The TAXING DISTRICT has the power to tax property situated in the following County or Counties: FILLMORE COUNTY T23

The following governmental units within this county also have the power to levy taxes in the TAXING DISTRICT:

Governmental Unit	2015/16			2016/17			2017/18			2018/19			2019/20		
	Tax Cap	Mkt Val	Tax	Tax Cap	Mkt Val	Tax	Tax Cap	Mkt Val	Tax	Tax Cap	Mkt Val	Tax	Tax Cap	Mkt Val	Tax
**** COUNTY **** COUNTY	28.8840%		32.1770%			32.6220%			32.1170%			31.2990%			
**** MUNICIPALITY **** CHATFIELD CITY	92.0430%		95.5670%			98.5640%			112.0700%			105.6490%			
**** SCHOOL **** SCHOOL DISTRICT 227	25.8270%	0.23040	29.8400%	0.21940		29.3620%	0.23527		28.6520%	0.23317		27.1600%	0.21450%		
**** SPECIAL **** STATE	69.8080%		66.6470%			64.6440%			62.3780%			56.8430%			

5. **BONDED INDEBTEDNESS** - The TAXING DISTRICT and all the governmental units listed in section 4 having bonded debt, have such debt as shown below. Values shown are Adjusted Taxable net tax capacities which have be for Fiscal Disparity Contribution and Distribution, Tax Increment Captured Tax Capacity, and Powerlines.

Governmental Unit	Taxable Net Tax Capacity of ENTIRE Govt Unit in County	Taxable Net Tax Cap. of Portion in TAXING DIST. in County	Bonded Debt as of 12/31/19	2019/20 Debt Service Tax Rate
**** COUNTY **** COUNTY	34,985,760	1,187,447	1,230,000	0.765
**** MUNICIPALITY **** CHATFIELD CITY	2,046,114	1,187,447	12,746,000	31.609
**** SCHOOL **** SCHOOL DISTRICT 227	4,261,836	1,187,447	29,055,000	22.233
**** SPECIAL **** STATE		127,699		

6. TAX LEVIES AND COLLECTIONS FOR YEAR: 2020

Levy/Coll Year	2015/16	2016/17	2017/18	2018/19	2019/20
Gross Tax Levy	829,964.41	877,924.32	917,578.46	1,152,499.30	
Fiscal					
Market Values Levy					
Property Credits/Aids	607.32-	553.19-	541.70-	598.34-	
Net Tax Levy	829,357.09	877,371.13	917,036.76	1,151,900.96	
Adjustments During Coll Year	2.77-	279.05-	4,638.41-		
Adjusted Tax Levy	829,354.32	877,092.08	912,398.35	1,151,900.96	
Current Year Collections	819,371.95-	866,586.42-	905,896.09-	1,146,773.75-	663,343.10-
Year End Delinquency	9,982.37	10,505.66	6,502.26	5,127.21	663,343.10-
Delinquent Adjustments08/18/20					
Delinquent Collections08/18/20	8,861.29-	9,549.69-	4,786.85-	2,827.95-	
Amount Delinquent as of 8/13/20	1,121.08	955.97	1,715.41	2,299.26	663,343.10-

Please list below the name, title, and telephone number of a person(s) to contact regarding the completed certificate in case there are any questions.

Contact person	Char Meiners
Telephone	(507) 765-2661

WITNESS My hand and official seal this 24th day of Aug, 2020 .

Charlene Meiners

FILLMORE COUNTY

T23 FILLMORE CO AUDITOR-TREASURER

(SEAL)

Payable Year: 2020		Authority: 01 TOWNSHIP/CITY		Entity: 6400 CHATFIELD CITY		
Rank	Taxpayer	Estimated Market Value	Taxable Market Value	Net Tax Capacity	Net Tax Payable	Property Classification(s)
1	STRONGWELL CORPORATION	1,723,200	1,723,200	33,714	71,540.00	INDS LAND & BLDGS
2	TUOHY REAL ESTATE, LLC	1,479,700	1,479,700	26,901	55,574.00	INDS LAND & BLDGS AGRICULTURAL
3	FIRST HOMES PROPERTIES	1,117,400	994,500	9,945	18,716.00	RESIDENTIAL
4	MONICA G GRIFFIN TRUST	1,029,900	1,029,900	10,832	18,952.00	RES 1-3 UNIMPR LAND RURAL VACANT LAND AGRICULTURAL RESIDENTIAL
5	R & M VALLEY APARTMENTS, LLC	799,000	799,000	8,106	14,814.00	RES 4 OR MORE UNITS 4D 4 OR MORE UNITS
6	EZ FABRICATING, INC	770,400	770,400	14,658	30,818.00	COMM LAND & BLDGS
7	ROOT RIVER STATE BANK OF	755,500	755,500	14,360	30,180.00	COMM LAND & BLDGS
8	RUE RILEY	747,800	747,800	9,882	19,398.00	RESIDENTIAL COMM LAND & BLDGS
9	CHATFIELD SENIOR HOUSING INC	643,400	643,400	4,826	8,954.23	4D 4 OR MORE UNITS
10	PAUL F NOVOTNY &	640,600	626,200	6,262	11,650.00	RESIDENTIAL
GRAND TOTAL		9,706,900	9,569,600	139,486	280,596.23	

Property classifications existing on multiple valuation records only appear once per taxpayer.

This report shows the values/capacities/taxes as originally billed, and does not reflect special assessments, adjustments, collections or exempt values. JOBZ values/capacities/taxes are included.

**CERTIFICATE AS TO TAXES AND TAXABLE
PROPERTY IN CHATFIELD CITY
(Herein called the "TAXING DISTRICT")**

I hereby certify that the TAXING DISTRICT is situated partly in this County and that:

1. CURRENT VALUATION - The taxable market values and net tax capacities of all taxable property in the TAXING DISTRICT in this county as assessed in 2019 for the purpose of computing the rates of taxes collectible in 2020 are as follows:

Property Type	Estimated Market value	Taxable Market value	Net Tax Capacity
Real Estate:			
Residential Homestead (Class 1a, 1b)	70,574,900	62,076,300	620,958
AGRICULTURAL (CLASS 1B, 1D, 2A, 2B, 2C, 2D, 2E)	124,600	124,600	971
Commerical & Industrial (Class 3a, 3b, 4c(3)i, 4c(3)ii, 5(1)):			
Public Utility			
Railroad Operating Property			
All Other Commerical-Industrial	7,209,700	7,209,700	128,612
All Other Commerical-Industrial			
Residential Non-Homestead (Class 4a,4b(1-4),4bb,4c(2-5,6-9),4d)	8,754,200	8,754,200	84,782
SEASONAL RECREATIONAL-RESIDENTIAL (CLASS 1C, 4C1, 4C(10) 4C)	447,900	447,900	5,599
Other (Class 5(2))			
Total Real Estate	87,111,300	78,612,700	840,922
Total Personal Property	1,676,900	1,676,900	33,538
Total Real and Personal Property	88,788,200	80,289,600	874,460
Subtract: Tax Increment Captured Tax Capacity			13,163
10% Tax Capacity of 200KV Powerlines built after 7/1/74			
Fiscal Disparity Contribution Value			
Local Tax Rate Determination Value			861,297
Add: Fiscal Disparity Distribution Value			
Local Adjusted Taxable Value			861,297

Total Manufactured Home	411,100	295,300	2,953
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Homestead Exclusions

Real Estate	Personal Property	Manufactured Home
7,492,128	0	116,000

2. VALUATION HISTORY (Real & Personal Property)

Pay Year	EMV/ Taxable Market Value	Total Tax Capacity	Tax Increment Captured	10% Power Lines	Fiscal Disparity Contribution	Local Taxable Value	Fiscal Disparity Distribution	Homestead Exclusions/ Adjusted TCAP
2019	82,541,900							7,897,740
	73,653,300	807,561	13,043			794,518		794,518
2018	76,424,900							8,214,678
	67,168,900	741,311	13,278			728,033		728,033
2017	73,882,200							8,443,160
	64,755,800	714,327	11,027			703,300		703,300
2016	68,157,100							8,798,152
	58,677,700	652,009	9,030			642,979		642,979
2015	67,660,300							8,889,325
	58,357,600	644,551	72,482			572,069		572,069
2014	67,641,800							8,956,492
	58,291,400	643,752	72,734			571,018		571,018

3. TEN LARGEST TAXPAYING PARCELS - A list of the largest taxpaying parcels in the TAXING DISTRICT in this county is enclosed if requested.

4. TAXING AUTHORITY AND RATE HISTORY - The TAXING DISTRICT has the power to tax property situated in the following County or Counties: OLMSTED COUNTY, MN

The following governmental units within this county also have the power to levy taxes in the TAXING DISTRICT:

Tax Rate History (Levy Year/Collection Year)

Government Unit	2015/16		2016/17		2017/18		2018/19		2019/20	
	Tax Cap	Mkt Val	Tax Cap	Mkt Val	Tax Cap	Mkt Val	Tax Cap	Mkt Val	Tax Cap	Mkt Val
****COUNTY****										
COUNTY	57.79600		54.34600		54.83700		53.56200		52.01700	
MUNICIPALITY										
CHATFIELD CITY	92.04300		95.56700		98.56400		112.07000		105.64900	
****SCHOOL****										
CHATFIELD SCH DIST	25.85100	0.23040	29.86300	0.21940	29.38800	0.23527	28.67300	0.23317	27.17800	0.21450
****SPECIAL****										
OLMSTED COUNTY HRA	0.86500		0.79300		0.96600		1.28600		1.69200	
ST PAUL PORT AUTHORITY										
STATE TAX	71.00000		66.64700		64.64400		62.37800		56.84300	
SM STATE TAX										
TIF COST STATE									0.00000	

5. BONDED INDEBTEDNESS - The TAXING DISTRICT and all governmental units listed in section 4 having bonded debt, have such debt as shown below. Values shown are adjusted net tax capacities which have been adjusted for Fiscal Disparity Contribution and Distribution, Tax Increment Captured Tax Capacity, and Powerlines.

Government Unit	Taxable Net Tax Capacity of Entire Govt. Unit in County	Taxable Net Tax Capacity of Portion in TAXING DIST. in County	Bonded Debt as of 12/31/2019	2019/20 Debt Service Tax Rate
****COUNTY****				
COUNTY	213,339,678	861,297	142,750,000	2.64400
MUNICIPALITY				
CHATFIELD CITY	861,297	861,297		
****SCHOOL****				
CHATFIELD SCH DIST	3,404,363	861,297	29,055,000	22.23300
****SPECIAL****				
OLMSTED COUNTY HRA	208,556,266	861,297	730,000	
ST PAUL PORT AUTHORITY	213,339,678	861,297		
STATE TAX		129,145		
SM STATE TAX		129,145		
TIF COST STATE		129,145		

6. TAX LEVIES AND COLLECTION FOR YEAR: 2020

Levy/Coll Year	2015/16	2016/17	2017/18	2018/19	2019/20
Gross Levy	592,448.14	676,947.88	724,112.26	890,738.70	907,176.28
Cross County Levy					
Net Gross Levy	592,448.14	676,947.88	724,112.26	890,738.70	907,176.28
Market Levy	0.00	0.00	0.00	0.00	0.00
Property Credits/Aids	-88.14	-87.80	-84.48	-90.12	-91.06
Net Tax Levy	592,360.00	676,860.08	724,027.78	890,648.58	907,085.22
Adjustments During Coll Year	-234.72	0.00	-236.54	-319.40	2,778.62
Adjusted Tax Levy	592,125.28	676,860.08	723,791.24	890,329.18	909,863.84
Current Year Collections	-588,068.96	-668,376.61	-716,830.73	-891,182.39	-479,304.44
Year End Delinquency	4,056.32	8,483.47	6,960.51	-853.21	430,559.40
Delinquent Adjustments as of 06/24/20	-393.94	-4,822.32	-5,892.16	0.00	-29.12
Delinquent Collections as of 06/24/20	-8,123.92	-1,970.09	-5,443.19	-4,925.59	-2,350.04
Amount of Delinquent as of 06/24/20	-4,461.54	1,691.06	-4,374.84	-5,778.80	428,180.24

If there are any questions regarding the completed certificate, please contact

Contact Person(s): Katie Muller

Telephone: 507 328 7633

WITNESS My hand and official seal this 31st day of July, 2020.

W Mark Krupski

OLMSTED COUNTY AUDITOR



07/21/2020
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 ASMT Year 2019

OLMSTED COUNTY, MN
 Top 10 Taxpayers List - Rank by Original Charges
 DETAIL/SUMMARY REPORT
 For CHATFIELD CITY

Rank	TaxPayer/ Parcel Number	City TIF Town	Schl Dist	Estimated Market Value	Taxable Market Value	Net Tax Capacity	Net Tax Property Payable Classification
1	SUNSHINE REAL ESTATE LLC R 513133066129	6400	0227	1,210,900	1,210,900	23,468	54,360.00 3a COMMERCIAL PREFERENTIAL
Total for SUNSHINE REAL ESTATE LLC				1,210,900	1,210,900	23,468	54,360.00
2	MINNESOTA ENERGY RESOURCES P 992601900002	6400	0227	1,110,200	1,110,200	22,204	51,906.00 3a PP PU GAS UTILITIES NON
Total for MINNESOTA ENERGY RESOURCES				1,110,200	1,110,200	22,204	51,906.00
3	CONVENIENCE STORE INVESTMENTS R 513134065371	6400	0227	878,000	878,000	16,810	38,796.00 3a COMMERCIAL PREFERENTIAL
Total for CONVENIENCE STORE INVESTMENTS				878,000	878,000	16,810	38,796.00
4	PREMIER CHATFIELD MN LLC R 513132056688	6400	0227	1,866,800	1,866,800	14,001	28,794.00 4d QUALIFYING LOW INCOME RE
Total for PREMIER CHATFIELD MN LLC				1,866,800	1,866,800	14,001	28,794.00
5	PEOPLES COOPERATIVE SERVICES P 992601900001 P 992601900003	6400	0227	457,000 105,700	457,000 105,700	9,140 2,114	21,366.00 3a PP ELECTRIC DIST POWER I 4,942.00 3a PP ELECTRIC DIST POWER I
Total for PEOPLES COOPERATIVE SERVICES				562,700	562,700	11,254	26,308.00
6	CHATFIELD PROPERTIES LLC R 513134072649	6400	0227	599,600	599,600	11,242	25,778.00 3a COMMERCIAL PREFERENTIAL
Total for CHATFIELD PROPERTIES LLC				599,600	599,600	11,242	25,778.00
7	BERNARD BUS SERVICE INC R 513133066130	6400	0227	547,300	547,300	10,196	23,334.00 3a COMMERCIAL PREFERENTIAL
Total for BERNARD BUS SERVICE INC				547,300	547,300	10,196	23,334.00
8	POPE & YOUNG CLUB INC R 513132058933	Y 6400	0227	490,800	490,800	9,066	20,692.00 3a COMMERCIAL PREFERENTIAL
Total for POPE & YOUNG CLUB INC				490,800	490,800	9,066	20,692.00
9	REED PROPERTIES OF MINNESOTA LLP R 513133075941	6400	0227	347,600	347,600	6,202	13,996.16 3a COMMERCIAL PREFERENTIAL

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 ASMT Year 2019

OLMSTED COUNTY, MN
 Top 10 Taxpayers List - Rank by Original Charges
 DETAIL/SUMMARY REPORT
 For CHATFIELD CITY

Rank	TaxPayer/ Parcel Number	City TIF Town	Schl Dist	Estimated Market Value	Taxable Market Value	Net Tax Capacity	Net Tax Property Payable Classification
Total for REED PROPERTIES OF MINNESOTA L				347,600	347,600	6,202	13,996.16
10	HOLLERMANN,DANIEL	HOLLERMANN,SUSA					
	R 513131078199	6400	0227	335,200	335,200	5,954	13,416.00 3a COMMERCIAL PREFERENTIAL
	R 513131078201	6400	0227	3,900	3,900	78	182.00 3a COMMERCIAL PREFERENTIAL
Total for HOLLERMANN,DANIEL HOLLERMANN,S				339,100	339,100	6,032	13,598.00
Total:				7,953,000	7,953,000	130,475	297,562.16



Submission ID: P11163874

Submission Date: 9/22/2021 12:04 PM

Status: PUBLISHED

Disclosure Categories

Rule 15c2-12 Disclosure

Annual Financial Information and Operating Data: CD Report - Year end 2020 - Chatfield MN, for the year ended 12/31/2020

Document

File	Period Date
CD Report - Year End 2020 - Chatfield MN.pdf	09/22/2021

Associated Securities

The following are associated with this continuing disclosure submission.

CUSIP-6	Issuer Name
161807	CITY OF CHATFIELD, MINNESOTA

Total CUSIPs associated with this submission: 49

The disclosure will be published for the following securities.

CUSIP-9	Issue Description	Dated Date	Maturity Date	Coupon (%)
161807QM7	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2019	2
161807QN5	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2020	2
161807QP0	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2021	2
161807QQ8	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2022	2
161807QR6	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2023	2
161807QS4	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2024	2
161807QT2	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2025	2
161807QU9	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2026	2
161807QV7	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2027	2
161807QW5	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2028	2
161807PM8	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2014	2
161807PN6	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2015	2
161807PP1	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2016	2
161807PQ9	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2017	2
161807PR7	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2018	2

CUSIP-9	Issue Description	Dated Date	Maturity Date	Coupon (%)
161807PS5	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2019	2
161807PT3	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2020	2
161807PU0	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2021	2
161807PV8	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2022	2
161807PW6	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2023	2.15
161807PX4	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2024	2.3
161807PY2	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2025	2.45
161807PZ9	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2026	2.6
161807QA3	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2027	2.7
161807QB1	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2016	2
161807QC9	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2017	2
161807QD7	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2018	2
161807QE5	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2019	2
161807QF2	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2020	2
161807QG0	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2021	2.25
161807QH8	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2022	2.25
161807QJ4	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2023	2.25
161807QK1	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2024	2.25
161807QL9	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2025	2.25
161807QZ8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2020	3
161807RA2	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2021	3
161807RB0	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2022	3
161807RC8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2023	3
161807RD6	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2024	3
161807RE4	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2025	3
161807RF1	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2026	3
161807RG9	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2027	3
161807RH7	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2028	3
161807RJ3	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2029	3
161807RL8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2031	3
161807RN4	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2033	3
161807RQ7	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2035	3.25
161807RT1	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2038	3.25
161807RU8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2039	3.375

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Obligated Person's Contact Information

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Submission ID: P21121416
 Submission Date: 6/16/2021 1:52 PM
 Status: PUBLISHED

Disclosure Categories
Rule 15c2-12 Disclosure
Audited Financial Statements or CAFR: 2020 Audit - Chatfield MN, for the year ended 12/31/2020

Document				
<table border="1"> <thead> <tr> <th>File</th> <th>Period Date</th> </tr> </thead> <tbody> <tr> <td>2020 Audit - Chatfield MN.pdf</td> <td>06/16/2021</td> </tr> </tbody> </table>	File	Period Date	2020 Audit - Chatfield MN.pdf	06/16/2021
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161807QQ8	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2022	2
161807QR6	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2023	2
161807QS4	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2024	2
161807QT2	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2025	2
161807QU9	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2026	2
161807QV7	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2027	2
161807QW5	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2016A	03/15/2016	02/01/2028	2
161807PM8	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2014	2
161807PN6	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2015	2
161807PP1	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2016	2
161807PQ9	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2017	2
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CUSIP-9	Issue Description	Dated Date	Maturity Date	Coupon (%)
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161807PT3	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2020	2
161807PU0	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2021	2
161807PV8	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2022	2
161807PW6	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2023	2.15
161807PX4	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2024	2.3
161807PY2	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2025	2.45
161807PZ9	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2026	2.6
161807QA3	GENERAL OBLIGATION CROSSOVER REFUNDING BONDS, SERIES 2012A	05/01/2012	02/01/2027	2.7
161807QB1	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2016	2
161807QC9	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2017	2
161807QD7	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2018	2
161807QE5	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2019	2
161807QF2	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2020	2
161807QG0	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2021	2.25
161807QH8	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2022	2.25
161807QJ4	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2023	2.25
161807QK1	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2024	2.25
161807QL9	GENERAL OBLIGATION BONDS, SERIES 2014A	09/01/2014	02/01/2025	2.25
161807QZ8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2020	3
161807RA2	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2021	3
161807RB0	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2022	3
161807RC8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2023	3
161807RD6	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2024	3
161807RE4	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2025	3
161807RF1	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2026	3
161807RG9	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2027	3
161807RH7	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2028	3
161807RJ3	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2029	3
161807RL8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2031	3
161807RN4	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2033	3
161807RQ7	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2035	3.25
161807RT1	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2038	3.25
161807RU8	GENERAL OBLIGATION SWIMMING POOL BONDS, SERIES 2018A	09/10/2018	02/01/2039	3.375

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